

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



W16a

**TO: Commissioners and
Interested Persons**

DATE: May 23, 2013

FROM: Staff

**SUBJECT: Request to Waive Time Limit for City of Oceanside LCP Amendment
No. OCN-MAJ-1-12 (Density Bonus Provisions) for the Commission
Meeting of June 12-14, 2013**

On April 30, 2013, the City of Oceanside Local Coastal Program (LCP) Amendment #1-12 was filed in the San Diego District office. The amendment involves revisions to the City's certified Implementation Plan to add Article 40 to its Coastal Zoning Ordinance in order to bring the City's density bonus provisions into conformance with state housing law. The proposed amendment will affect the certified LCP implementation plan only.

Pursuant to Section 30513 of the Coastal Act, the Commission must act on implementation plan amendments within 60 days of filing. Based on the above-cited time limits, the proposed LCP amendment must be scheduled for review by the Commission at the June 2013 meeting. However, Section 30517 of the Coastal Act and Section 13535(c) of the California Code of Regulations state that the Commission may extend for good cause any applicable time limits for a period not to exceed one year.

The City of Oceanside currently has three pending LCP amendments. Oceanside LCPA 3-12 involves revisions to the City's certified Downtown "D" District Ordinance to allow additional land use types within Subdistrict 6A and reclassifies a property located on the east side of North Coast Highway, between the San Luis Rey River and the intersection of Highway 76 and North Coast Highway, from Subdistrict 7B (Recreational/Commercial/Residential) to Subdistrict 6A (Visitor Serving Commercial). LCPA 3-12 is scheduled for Commission review at the June, 2013 hearing. The second amendment (LCPA 2-12) addresses signage and contains two components "a" and "b." The first component addressed signage in the downtown district. The second addresses signage policies to be applied city-wide. A time extension for these items is also scheduled for the Commission's June, 2013 hearing. Staff is anticipating this item will be heard no later than the October, 2013 hearing but staff recommends that the Commission extend the deadline for a full year as provided by the Coastal Act to allow for uncertainty in the review process and scheduling issues that may arise. Staff therefore recommends the Commission extend the 60-day time limit for one year.

MOTION:

I move that the Commission extend the 60-day time limit to act on the City of Oceanside LCP Amendment No. 1-12 for one year.

STAFF RECOMMENDATION:

Staff recommends a **YES** vote. An affirmative vote of the majority of the Commissioners present is needed to pass the motion.