

**CALIFORNIA COASTAL COMMISSION**

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**F19a**

**TO: Commissioners and  
Interested Persons**

DATE: October 23, 2014

**FROM: Staff**

**SUBJECT: Request to Waive Time Limit for City of Chula Vista LCP Amendment No. LCP-6-CHV-14-0824-1 (LUP/Bayfront Specific Plan Clean-up Amendment) for the Commission Meeting of November 12-14, 2014**

On September 23, 2014, the City of Chula Vista Local Coastal Program (LCP) Amendment No. LCP-6-CHV-14-0824-1 was filed in the San Diego District office. The amendment involves revisions to the Chula Vista Land Use Plan (LUP) and Bayfront Specific Plan (IP) to process changes needed for internal consistency between the documents and technical corrections. This work resulted from the City's and Port of San Diego's efforts to update the Chula Vista Bayfront Master Plan in 2012. The proposed amendment affects both the LUP and implementation plan components.

Pursuant to Section 30512 of the Coastal Act, the Commission must act on land use plan amendments within 90 days of filing. Pursuant to Section 30513 of the Coastal Act, the Commission must act on implementation plan amendments within 60 days of filing. Amendments containing both land use and implementation plan components must be acted upon by the Commission within 90 days of filing. Based on the above-cited time limits, the proposed LCP amendment would have to be acted on by the December 2014 hearing. 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.

At this time, there are no other pending planning items from the City of Chula Vista. However, the subject LCP amendment request includes a companion mapping request for possible delegation of public trust lands that are committed to urban development. The Commission's Mapping Unit is reviewing that item. Although the specific changes in the LCP amendment request appear minor based on initial review, the scope of the amendment and the number of requested changes in both the LUP and IP component are substantial. Therefore, staff expects that additional time will be necessary to adequately review the amendment request and also consider the possible change in jurisdictional authority related to the mapping request. If the proposed revisions do not raise any significant issues, staff, in consultation with the City, would commit to scheduling it at the January 2015 hearings in Southern California. Nonetheless, 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 recommends the Commission extend the 90-day time limit for one year.

**MOTION:**

I move that the Commission extend the 90-day time limit to act on the City of Chula Vista LCP Amendment No. LCP-6-CHV-14-0824-1 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.