

CALIFORNIA COASTAL COMMISSION

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

**W14c**

TO: Commissioners and
Interested Persons

DATE: August 24, 2017

FROM: Staff

SUBJECT: Request to Waive Time Limit for City of Imperial Beach LCP Amendment No. LCP-6-IMB-17-0044-1 (Commercial Development Revisions) for the Commission Meeting of September 13-14, 2017

On June 26, 2017, the City of Imperial Beach Local Coastal Program (LCP) amendment #LCP-6-IMB-17-0044-1 was filed in the San Diego District office. The amendment involves revisions to the City's land use designation table and regulations regarding mixed-use and residential development in three of the City's commercial/mixed-use zones. The proposed amendment will affect both the certified LCP land use plan and implementation plan.

Pursuant to Section 30512 of the Coastal Act, the Commission must act on land use plan amendments within 90 days of complete submittal or 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 must be scheduled for review by the Commission at the September 2017 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.

Commission staff is requesting the time extension due to insufficient staff time to adequately review the amendment and prepare a recommendation. Staff is now reviewing the LCP amendment and anticipates that it will be agenized for Commission action this fall at a southern California meeting location. There are no other pending items from the City of Imperial Beach. Although staff anticipates that the item will be scheduled in the next month, the time extension for a full year will allow for resolution of any concerns or scheduling issues that may arise. Staff therefore recommends that 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 Imperial Beach LCP Amendment No. LCP-6-IMB-17-0044-1 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.