

**CALIFORNIA COASTAL COMMISSION**

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



October 24, 2019

**TO: COMMISSIONERS AND INTERESTED PARTIES****Th18a****FROM: JOHN AINSWORTH, EXECUTIVE DIRECTOR**

**SUBJECT: EXECUTIVE DIRECTOR'S DETERMINATION** that the action by the City of Oceanside, certifying the City's Local Coastal Program Amendment No. LCP-6-OCN-18-0069-2 (Base Zone Districts), is adequate to effectively certify its local coastal program (for Commission review at its meeting of November 13-15, 2019).

**BACKGROUND**

At its July 10, 2019 meeting, the Coastal Commission certified, with thirty-two suggested modifications, the City of Oceanside Local Coastal Program Amendment No. LCP-6-OCN-18-0069-2, which repeals all residential, office, commercial, and industrial zones as well as Article 14 ("F" Floodplain Area), 14.5 (Hillside Development Regulations), 40 (Affordable Housing/Density Bonus) and 41 (Reasonable Accommodations), Article 17 (General Provisions, Development Standards, Conditions and Exceptions) and Article 41C (Use Permit – Coastal Zone Exclusive of Downtown). Articles certified by the amendment include Article 10C (Coastal Residential Districts), Article 11C (Coastal Commercial Districts), Article 13C (M-1/CZ Light Industrial Zone), and Article 30 (Site Regulations) which contains a number of provisions that generally regulate development as well as regulations for hillside development, Affordable Housing/Density Bonus, and Reasonable Accommodations.

By its action adopting Ordinance No. 19-OR0595-1 on August 21, 2019, the City Council has acknowledged and accepted all thirty-two of the Commission's suggested modifications. The bulk of the modifications reinsert previously certified policies within the new zoning document, make clarifications, or include minor revisions that were requested by the City. The remaining suggested modifications are concentrated within Article 30 (Site Regulations) and call out the requirements of the Local Coastal Program or the Coastal Development Permit (CDP) process where necessary; including restrictions on various types of development if proposed within geologic setbacks, public accessways, environmentally sensitive habitat areas, areas reserved as fuel modification zones, or located within the floodplain. The City already has coastal development permit authority over this geographic area and will continue issuing permits consistent with the local coastal program as amended.

As provided for in Section 13544 of the Commission's Code of Regulations, the Executive Director must determine if the action of the City of Oceanside is legally sufficient to finalize Commission review of the LCP amendment. The City's actions have been reviewed and determined to be adequate by the Executive Director. Section 13554 of the Commission's Code of Regulations then requires this determination be reported to the Commission for its concurrence.

**RECOMMENDATION**

Staff recommends that the Commission **CONCUR** with the Executive Director's determination as set forth in the attached letter (to be sent after Commission endorsement).

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO AREA  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
(619) 767-2370



November 18, 2019

Mayor Peter Weiss  
City of Oceanside  
300 N Coast Highway  
Oceanside, CA 92054

RE: Certification of the City of Oceanside Local Coastal Program Amendment  
No. LCP-6-OCN-18-0069-2 (Base Zone Districts)

Dear Mayor Weiss,

The California Coastal Commission has reviewed the City's Resolution No. 19-R0563-1 and Ordinance No. 19-OR0595-1 together with the Commission's action of July 10, 2019 certifying City of Oceanside Local Coastal Program Amendment No. LCP-6-OCN-18-0069-2, which repeals all residential, office, commercial and industrial zones as well as Article 14 ("F" Floodplain Area), 14.5 (Hillside Development Regulations), 40 (Affordable Housing/Density Bonus) and 41 (Reasonable Accommodations), Article 17 (General Provisions, Development Standards, Conditions and Exceptions) and Article 41C (Use Permit – Coastal Zone Exclusive of Downtown). Articles certified by the amendment include Article 10C (Coastal Residential Districts), Article 11C (Coastal Commercial Districts), Article 13C (M-1/CZ Light Industrial Zone), and Article 30 (Site Regulations) which contains a number of provisions that generally regulate development as well as regulations for hillside development, Affordable Housing/Density Bonus, and Reasonable Accommodations. In accordance with Section 13544 of the Commission's Code of Regulations, I have made the determination that the City's actions are legally adequate, and the Commission has concurred at its meeting of November 14, 2019.

By its action on August 21, 2019, the City has formally acknowledged and accepted the Commission's certification of the Local Coastal Program Amendment including all 32 suggested modifications. The bulk of the modifications reinsert previously certified policies within the new zoning document, make clarifications, or include minor revisions that were requested by the City. The remaining suggested modifications are concentrated within Article 30 (Site Regulations) and call out the requirements of the Local Coastal Program or the Coastal Development Permit (CDP) process where necessary; including restrictions on various types of development if proposed within geologic setbacks, public accessways, environmentally sensitive habitat areas, areas reserved as fuel modification zones, or located within the floodplain. The City is already issuing coastal development permits in conformance with the certified local coastal program for this area and will continue issuing permits consistent with the local coastal program as amended.

In conclusion, I would like to congratulate you and all other elected or appointed officials, staff and concerned citizens for continuing to work towards full implementation of the Coastal Act. We remain available to assist you and your staff in any way possible as you continue to develop and implement the City's local coastal program.

Sincerely,

John Ainsworth  
Executive Director