

CALIFORNIA COASTAL COMMISSION

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W14a

Date: February 17, 2022

To: COMMISSIONERS AND INTERESTED PERSONS

From: STAFF

Subject: Request to Waive Time Limit for City of Oceanside LCP Amendment No. LCP-6-OCN-21-0077-2 (Coast Highway Corridor Incentive District) for the Commission Meeting of March 9, 2022

On December 3, 2021, the City of Oceanside Local Coastal Program (LCP) amendment no. LCP-6-OCN-21-0077-2 was filed in the San Diego District office. The amendment was previously submitted as LCP-6-OCN-19-0047-3 but was withdrawn and resubmitted in order to allow City and Commission staff to continue working on a recommendation for the amendment. The amendment involves revisions to both the City's certified land use plan (LUP) and implementation plan (IP) to facilitate redevelopment along the northern portion of Coast Highway. The will affect both the certified LUP and IP components.

Pursuant to Section 30512 of the Coastal Act, the Commission must act on land use plan amendments within 90 working days of complete submittal or filing. Pursuant to Section 30513 of the Coastal Act, the Commission must act on implementation plan amendments within 60 working days of filing. Submittals containing both land use and implementation plan amendments must be acted upon by the Commission within 90 working days of filing. Based on the above-cited time limits, the proposed LCP amendment must be scheduled for review by the Commission at the April 2022 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.

In addition to the above item, other Oceanside LCP amendment requests currently undergoing review include LCP-6-OCN-20-0087-3 (Time Extensions), LCP-6-OCN-20-0088-3 (Climate Action Ordinances) and LCP-6-OCN-21-0065-1 (Tattoo Regulations), as well as LCP-6-OCN-21-0094-2 (Emergency Shelters) which is also scheduled to be heard at the Commission's March 2022 hearing. Commission staff is requesting the time extension due to insufficient staff time to adequately review the amendment and prepare a recommendation. Given the scope of work, the volume of workload, staffing limits and operational constraints related to the current public health crisis, the requested time will allow for Commission review and resolution of any issues or scheduling conflicts that may arise. The City has been consulted and has indicated the request for postponement is acceptable

Staff recommends the Commission extend the 90-day time limit for one year. However, it

is anticipated that the amendment request will be scheduled as workload and City priorities can be accommodated.

PROCEDURE

MOTION:

I move that the Commission extend the 90-day time limit to act on the City of Oceanside LCP Amendment No. LCP-6-OCN-21-0077-2 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.