

CALIFORNIA COASTAL COMMISSION

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W14a

Date: November 20, 2025

To: **COMMISSIONERS AND INTERESTED PERSONS**

From: **STAFF**

Subject: **Request to Waive Time Limit for City of Oceanside LCP Amendment No. LCP-6-OCN-25-0019-1 (Short-Term Rentals) for the Commission Meeting of December 10, 2025**

On October 9, 2025, the City of Oceanside Local Coastal Program (LCP) amendment LCP-6-OCN-25-0019-1 was filed in the San Diego District office. The amendment involves an update to the City's certified Implementation Plan to update the provisions for short-term rentals (STRs) in Chapter 24 of the Municipal Code. Specifically, the amendment would limit the number of STR permits in all residential zones excluding the R-1 district, remove the STR permit upon transfer of ownership, remove STR permits of R-1 zoned properties due to expansion of habitable space, specify STR operator guidelines, and add new guidance for STR violations and stricter penalties.

Pursuant to Section 30513 of the Coastal Act, the Commission must act on implementation plan amendments within 60 working days of filing. 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. In addition, the City has been consulted and is aware of this request.

Staff recommends the Commission extend the 60-day time limit for one year.

PROCEDURE

MOTION:

I move that the Commission extend the 60-day time limit to act on the City of Oceanside LCP Amendment No. LCP-6-OCN-25-0019-1 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.