

**LOCAL
COASTAL
PROGRAM**

Chapter One -

INTRODUCTION

I. FORWARD:

The California Coastal Act of 1976, requires that all local jurisdictions within the Coastal Zone prepare a Local Coastal Program (LCP) which meets the policies and objectives of the Act. This Local Coastal Program Land Use Plan for Oceanside is intended to fulfill that requirement of the Coastal Act. It is also intended to address local concerns and desires for the future of the Coastal Zone as expressed by Oceanside's citizens and decision-makers during the LCP preparation process.

The Oceanside Coastal Zone of the future -- as projected in this plan -- will be somewhat more compact, with a broad range of housing choices and a vital, inhabited downtown area. Restoration of Oceanside's beaches to their original width is, of course, a first priority. New and improved access points are proposed to be provided along the widened beach. In addition, the LCP proposes measures for providing adequate beach parking and support facilities such as restrooms, picnic areas, and play equipment.

The LCP contains a number of proposals for upgrading and beautifying Oceanside Harbor. Boating facilities are to be expanded and remodeled for both recreationists and commercial fishermen. Also, several new lease parcels for yacht sales, restaurant and speciality commercial uses are to be created in areas where adequate parking can be provided.

The City will be continuing its commitment to make the Coastal Zone more attractive, particularly in the downtown area. Major redevelopment is proposed for The Strand area with a new tourist complex proposed for the land around the pier.

Buena Vista Lagoon and the San Luis Rey River will be protected as natural resources providing beauty and solitude. The LCP suggests that additional land be acquired at the east end of Buena Vista Lagoon so that the bird sanctuary can be permanently protected. Plans for the San Luis Rey River include measures to improve the wildlife value of the river and a proposal to develop a recreational vehicle park/campground near the river which could be connected to the beach and Harbor by trail systems along both shores of the river.

In essence, this Local Coastal Program Land Use Plan provides a "blueprint" for creating a balance of recreational, residential, commercial and public land uses in an attractive, liveable, and environmentally sensitive setting.

II. PURPOSE AND LEGISLATIVE AUTHORITY:

The California Legislature, in approving the Coastal Act of 1976, found that "to achieve maximum responsiveness to local conditions, accountability, and public accessibility it is necessary to rely heavily on local government and local land use planning procedures and enforcement". Based on this philosophy, all

Local jurisdictions within the Coastal Zone are required to prepare a Local Coastal Program which reconciles all local land use plans and zoning regulations with the policies of the Coastal Act.

Currently, all proposed developments in Oceanside's Coastal Zone must receive a Coastal Permit from the Regional Coastal Commission. Once Oceanside's Local Coastal Program is certified by the State Coastal Commission, permits in the Coastal Zone will be returned to the City, with only limited appeal authority retained by the Coastal Commission.

Oceanside's Local Coastal Program has been broken into two phases. The first phase, which this document represents, is the Land Use Plan. Based on the policies and findings of the LCP Land Use Plan, the City will undertake the second phase, known as Implementation. The Implementation phase will involve preparation of ordinances, regulations and programs to fulfill the policies set forth in this document.

The LCP Land Use Plan is the product of an intensive two-year program of identifying issues, refining objectives and developing policies for the City's Coastal Zone. The Coastal Projects Committee, a citizen committee, has played a major role in developing the plan. The City has also attempted to maintain ongoing consultation with the State and Regional Coastal Commission staffs and other governmental entities. Maximum public participation has been encouraged at over 90 public meetings held on various aspects of the LCP. A summary of public participation efforts is provided in Appendix E.

III. FORMAT:

This Land Use Plan document has been organized into the following sections:

The Policy Group Summaries contain the major findings and policies developed as part of individual LCP studies. These summaries are generally categorized by issue (such as shoreline access, housing, sensitive habitat, etc.). The summary for the San Luis Rey River Specific Plan, however, is area - specific and encompasses several different coastal issues.

A description of Coastal Zone Land Use Classifications is provided as the narrative component of the LCP Land Use Plan (Exhibit A).

The Procedures for Local Issuance of Coastal Permits outline the discretionary review regulations which the City proposes to adopt to enforce the policies and land uses contained in the LCP.

Finally, The Oceanside Small Craft Harbor Precise Plan and Redevelopment Neighborhood Plan are Land Use Plan components

for two areas governed by entities separate from the City of Oceanside. These two documents are consistent with and subject to the policies and land uses contained elsewhere in this Land Use Plan. However, because of differences in their content, these documents are not readily adaptable to the format established in the policy group summaries. Therefore, they are provided separately.

This Land Use Plan represents a summary of the key findings and policies from 15 separate LCP studies performed over the last two years. Those studies are not duplicated here, but are referenced in Appendix F, and may be reviewed at the Oceanside Planning Department or Public Library.