

## CALIFORNIA COASTAL COMMISSION

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**W14b**

TO: Commissioners and  
Interested Persons

DATE: February 17, 2011

FROM: Staff

SUBJECT: Request to Waive Time Limit for City of Encinitas LCP Amendment No. 5-10 (Affordable Housing) for the Commission Meeting of March 9-11, 2011

On January 13, 2011, the City of Encinitas Local Coastal Program (LCP) Amendment #5-10 was filed in the San Diego District office. The amendment involves revisions to the City's housing regulations; specifically, its inclusionary provisions. The amendment seeks to revise Chapter 24.21 to address the sale price of for-sale units only, as opposed to establishing the initial rental rate of affordable apartments in response to court decisions. The proposed amendment only involves the certified implementation plan.

Pursuant to Section 30513 of the Coastal Act, the Commission must act on implementation plan amendments within 60 days of filing. Based on the above-cited time limits, the proposed LCP amendment must be scheduled for review by the Commission at the March 9-11, 2011 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, along with the volume of other pending LCP amendments. Staff recommends the Commission extend the 60-day time limit for one year.

**MOTION:**

I move that the Commission extend the 60-day time limit to act on the City of Encinitas LCP Amendment No. 5-10 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.