

CALIFORNIA COASTAL COMMISSION

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W16g

TO: Commissioners and
Interested Persons

FROM: Staff

SUBJECT: Request to Waive Time Limit for City of Carlsbad LCP Amendment No. CAR-MAJ-3-12A, B, C, D and E (Housing Element Revisions) for the Commission Meeting of June 12-14, 2013

On March 29, 2013, the City of Carlsbad Local Coastal Program (LCP) Amendment #3-12 A, B, C, D and E was filed in the San Diego District office. The amendment involves five unrelated revisions to the Village Master Plan and Design Manual (LUP/IP) and the zoning code to implement Housing Element policies for increasing minimum densities; farmworker housing; emergency shelters; transitional and supportive housing and managed living units. Since the Village Master Plan and Design Manual also constitutes the land use plan for that segment, the proposed amendment will affect both the certified land use and implementation plans.

Pursuant to Section 30512 of the Coastal Act, the Commission must act on land use plan amendments within 90 days of complete submittal or filing. Pursuant to Section 30513 of the Coastal Act, the Commission must act on implementation plan amendments within 60 days of filing. Amendments containing both land use and implementation plan components must be acted upon by the Commission within 90 days of filing. Based on the above-cited time limits, the proposed LCP amendment must be scheduled for review by the Commission at the June 2013 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 these five amendments, there are five other pending LCP amendments filed from the City of Carlsbad. Two of those are also related to housing element revisions (CAR-MAJ-2-12A & B) and one other on land use administration (CAR-MAJ-2-12C) are scheduled for Commission action at this same hearing (June 2013). Another pending LCP amendment relates to the Encina Power Plant and it is being handled by the Energy Unit. The fifth LCP Amendment also relates to housing element implementation in the Barrio area of the City and will likely need a time extension next month. Commission staff is requesting the subject time extension due to insufficient time to adequately review the amendment and prepare a recommendation given the volume of pending LCP amendments; however, staff will plan to schedule this package no later than the October or November 2013 hearings in Southern California. However, staff recommends that the Commission extend the deadline for a full year as provided by the Coastal Act to allow for uncertainty in the review process and scheduling issues that may arise. Staff therefore recommends the Commission extend the 90-day time limit for one year.

MOTION:

I move that the Commission extend the 90-day time limit to act on the City of Carlsbad LCP Amendment No. CAR-MAJ-3-12A, B, C, D and E 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.