

CALIFORNIA COASTAL COMMISSION

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F19b

**TO: Commissioners and
Interested Persons**

DATE: October 30, 2014

FROM: Staff

SUBJECT: Request to Waive Time Limit for City of Imperial Beach LCP Amendment No. LCP-6-IMB-14-0838-1 (Housing Element Zoning Implementation) for the Commission Meeting of November 12-14, 2014

On October 3, 2014, the City of Imperial Beach Local Coastal Program (LCP) Amendment No. LCP-6-IMB-14-0838-1 was filed in the San Diego District office. The amendment involves revisions to the City's certified zoning code (IP) to implement Housing Element Programs 12 (Affordable Housing Density Bonus) and 13 (Special Needs Housing). The proposed changes primarily focus on Chapter 19.65 (Affordable Housing Density Bonus) but revisions are also contained in additional chapters of the code. The proposed amendment only involves changes to 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 and the filing date of the amendment request, the proposed LCP amendment would have to be acted on at the November 2014 hearing. 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.

At this time, there are no other pending planning items from the City of Imperial Beach. However, the filing date for the subject LCP amendment request did not allow sufficient time to adequately review the proposed amendment and prepare a report for this hearing. In consultation with the City, Commission staff would commit to scheduling this item for the January 2015 hearing in Southern California. However, to allow for uncertainty in the review process and scheduling issues that may arise, staff recommends that the Commission extend the deadline for a full year as provided by the Coastal Act. 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 Imperial Beach LCP Amendment No. LCP-6-IMB-14-0838-1 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.