

CALIFORNIA COASTAL COMMISSION

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TO: Commissioners and
Interested Persons

DATE: December 16, 2015

FROM: Staff

SUBJECT: Request to Waive Time Limit for City of San Diego LCP Amendment No. LCP-6-SAN-15-0035-4 (Part A/Affordable Housing Density Bonus; Part B/Community Plan Implementation Ordinance and Part C/Solar Energy Systems) for the Commission Meeting of January 13-15, 2016

On November 19, 2015, the City of San Diego Local Coastal Program (LCP) Amendment No. LCP-6-SAN-15-0035-4 was filed in the San Diego District office. The amendment involves revisions to the City's Land Development Code (LDC) which serves, in large part, as the City's certified implementation plan. Specifically, the proposed changes amend the existing code relative to affordable housing density bonuses; the establishment of a community plan implementation ordinance and solar energy system regulations. The submittal only affects the certified LCP 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 January 13-15, 2016 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. At this time, there are three other pending LCP amendment items from the City of San Diego; the City's proposed 9th LDC Update/Small Lot Subdivisions and the certification review for the Ocean Beach Community Plan Update are both on this same agenda. In addition, one other component of this submittal was deemed a de minimis LCP amendment (LCP-6-SAN-15-0035-4 (Part D/Chollas Creek Triangle) and is being agendized for the January hearing. Given the holidays and other workload, staff will schedule these remaining three components for the March 2016 hearing in Southern California. Nonetheless, 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 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 San Diego LCP Amendment No. LCP-6-SAN-15-0035-4 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.