

CALIFORNIA COASTAL COMMISSION

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F18c

TO: Commissioners and
Interested Persons

DATE: December 19, 2016

FROM: Staff

SUBJECT: Request to Waive Time Limit for City of San Diego LCP Amendment Nos. LCP-6-SAN-16-0063-2/Part A (Affordable Housing Density Bonus); LCP-6-SAN-16-0063-2/Part B (Emergency Shelters/Continuing Care Retirement Communities) and LCP-6-CCP-16-0064-2 (Downtown Mobility Plan Revisions) for the Commission Meeting of January 11 – 13, 2017

On November 10, 2016, the City of San Diego Local Coastal Program (LCP) Amendment Nos. LCP-6-SAN-16-0063-2/Part A; LCP-6-SAN-16-0063-2/Part B and LCP-6-CCP-16-0064-2 were filed in the San Diego District office as a batched submittal. It represents the City's second major amendment submittal for the 2016 calendar year. The amendment involves three separate items; two involve modifications to the certified Land Development Code (IP) related to density bonuses and special housing while the third item involves revisions to the certified Downtown Community Plan (LUP) to reflect changes to the segment's mobility plan. As such, the proposed amendment package will affect both the land use and implementation plan components of the City's certified LCP.

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 February 8-10, 2017 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. In addition, although staff anticipates that the items will be agendized for the February 2017 hearing in Newport Beach, the time extension for a full year will allow for resolution of any concerns or scheduling issues that may arise. There is only one other pending item from the City's first amendment package for this year; it is LCP-6-MBE-16-0029-6 (Mission Beach Residences) and it remains non-filed. 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 San Diego LCP Amendment Nos. LCP-6-SAN-16-0063-2/Part A; LCP-6-SAN-16-0063-2/Part B and LCP-6-CCP-16-0064-2 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.