

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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**Th25f**

TO: Commissioners and
Interested Persons

DATE: January 10, 2019

FROM: Staff

SUBJECT: Request to Waive Time Limit for City of San Diego LCP Amendment No. LCP-6-SAN-18-0091-3 (Live/Work Quarters) for the Commission Meeting of February 6-8, 2019

On December 19, 2018, the City of San Diego Local Coastal Program (LCP) Amendment No. LCP-6-SAN-18-0091-3 was filed in the San Diego District office. The amendment involves modifying the regulations in the certified Implementation Plan (IP) governing live/work quarters – studio spaces in buildings designed for industrial or commercial use that incorporate living space – to promote their development by reducing the minimum floor area requirements and expanding the number of zones they may be developed in and the range of uses that can occupy them. The proposed amendment will only affect the certified IP.

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 February 6-8, 2019 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.

Currently, there are three other pending items from the City of San Diego: LCP-6-SAN-18-0064-2 (Placemaking), which received a one-year time extension at the October 2018 hearing; LCP-6-SAN-18-0089-1 (Vernal Pool Habitat Conservation Plan), which received a one-year time extension at the August 2018 hearing; and LCP-6-CCP-18-0094-4 (Midway Community Plan Update), which was also received on December 19, 2018 and is currently under review. Commission staff is requesting the time extension due to insufficient staff time to adequately review the amendment and prepare a recommendation. In addition, the City has been consulted and has indicated the request for postponement is acceptable. 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-18-0091-3 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.