

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO AREA  
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# Th20d

TO: Commissioners and  
Interested Persons

DATE: July 16, 2019

FROM: Staff

SUBJECT: Request to Waive Time Limit for City of San Diego LCP Amendment No. LCP-6-SAN-19-0063-1 (Transit Priority Area) for the Commission Meeting of August 7-9, 2019

On May 22, 2019, the City of San Diego Local Coastal Program (LCP) Amendment No. LCP-6-SAN-19-0063-1 was filed in the San Diego District office. The amendment involves the adoption of Transit Priority Areas (TPA), defined as being within one-half mile of a major transit stop, wherein the parking requirement for multi-family residential development would be lowered to zero in exchange for providing transportation amenities onsite. The proposed amendment only affects the Land Development Code (LDC), which serves as the certified Implementation Plan (IP).

Pursuant to Section 30513 of the Coastal Act, the Commission must act on implementation plan amendments within 60 business days of filing. Based on the above-cited time limits, the proposed LCP amendment must be scheduled for review by the Commission at the August 7-9, 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 two other pending item from the City of San Diego: LCP-6-SAN-18-0049-1 (Vernal Pool Habitat Conservation Plan), which received a one-year time extension at the August 2018 hearing, and LCP-6-NOC-19-0061-1 (Tierra Alta Rezone), which is currently filed as incomplete. Commission staff is requesting the one-year time extension due to insufficient staff time to adequately review the amendment and prepare a recommendation. The requested time will allow for Commission review and resolution of any issues or address scheduling conflicts that may arise. In addition, the City has been consulted and has indicated the request for postponement is acceptable so that the matter may be heard in Southern California. Staff therefore 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-19-0063-1 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.