

CALIFORNIA COASTAL COMMISSION

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F19c

Date: September 17, 2020

To: **COMMISSIONERS AND INTERESTED PERSONS**

From: **STAFF**

Subject: **Request to Waive Time Limit for City of Carlsbad LCP Amendment No. LCP-6-CAR-20-0033-1 (Inclusionary Housing and Density Bonus Updates) for the Commission Meeting of October 7-9, 2020**

On July 23, 2020 the City of Carlsbad Local Coastal Program (LCP) Amendment No. LCP-6-CAR-20-0033-1 was filed in the San Diego District office. The amendment involves revisions to the City's Zoning Ordinance related to inclusionary housing and density bonus provisions. Consistent with AB 1505 (Bloom), the proposed changes to Chapter 21.85 clarify that the affordable housing requirements apply equally to rental and ownership projects. The proposed revisions to Chapter 21.86 Residential Density Bonus and Incentives of Concessions are intended to implement changes in state law from AB 2501 (Bloom and Low), AB 2442 (Holden), AB 2556 (Nazarian), AB 1934 (Santiago), AB 2797 (Bloom), AB 2753 (Friedman), and SB 1227 (Skinner). The proposed amendment will affect the certified LCP implementation plan only.

Pursuant to Section 30513 of the Coastal Act, the Commission must act on implementation plan amendments within 60 working days of filing. Based on the above-cited time limits, the proposed LCP amendment must be scheduled for review by the Commission at the October 7-9, 2020 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 to the above item, the City submitted LCP Amendment No. LCP-6-CAR-20-0032-1 (Floodplain Management Regulations), which is also filed and undergoing review to be presented at an upcoming hearing. Commission staff is also reviewing a draft Implementation Plan submitted by the City in fulfillment of its 2015 LCP grant to address coastal hazards and comprehensively update its LCP. Given this workload volume and operational constraints related to the current public health crisis, the requested time will allow for Commission review and resolution of issues or scheduling conflicts that may arise. Staff recommends the Commission extend the 60-day time limit for one year. However, it is anticipated that the amendment request will be scheduled for Commission action this winter.

PROCEDURE

MOTION:

I move that the Commission extend the 60-day time limit to act on the City of Carlsbad LCP Amendment No. LCP-6-CAR-20-0033-1 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.