

CALIFORNIA COASTAL COMMISSION

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Th8c

Date: August 20, 2020

To: **COMMISSIONERS AND INTERESTED PERSONS**

From: **STAFF**

Subject: **Request to Waive Time Limit for City of San Diego LCP Amendment No. LCP-6-SAN-20-0045-2 (Inclusionary Housing Regulations) for the Commission Meeting of September 9-11, 2020**

On July 16, 2020, the City of San Diego Local Coastal Program (LCP) Amendment No. LCP-6-SAN-20-0045-2 was filed in the San Diego District office. The amendment involves updates to the city's inclusionary housing ordinances. In line with recent state legislation (AB 1505, Bloom), the proposed LCP amendment will update requirements for development of on-site affordable housing units as part of new residential and mixed-use development and condominium conversions, or the provision of alternative compliance through updated in-lieu fees or off-site development. The proposed amendment will affect the Land Development Code which serves, in large part, as the City's certified LCP Implementation Plan.

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 previously submitted LCPA Nos. LCP-6-SAN-19-0142-2 (Fiesta Island Update), LCP-6-SAN-19-0161-3 (Mission Valley Rezone), LCP-6-SAN-19-0165-3 (Balboa Avenue Station Specific Plan), and LCP-6-SAN-20-0026-1 (12th Update to Land Development Code), all of which have been filed and are undergoing review to be presented at upcoming hearings. 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 has been consulting with the City on prioritization of its submittals for Commission review. Staff recommends the Commission extend the 60-day time limit for one year.

PROCEDURE

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-20-0045-2 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.