

CALIFORNIA COASTAL COMMISSION

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Date: November 24, 2021

To: COMMISSIONERS AND INTERESTED PERSONS

From: STAFF

Subject: Request to Waive Time Limit for City of San Diego LCP Amendment No. LCP-6-SAN-21-0046-2 (Short Term Rentals) for the Commission Meeting of December 17, 2021

On October 8, 2021, the City of San Diego Local Coastal Program (LCP) Amendment No. LCP-6-SAN-21-0046-2 was filed in the San Diego District office. The amendment involves changes to the City's Land Development Code (LDC) to regulate and limit the number of residential short-term rentals. The proposed amendment will affect the LDC, which serves in large part as the City's 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 December 2021 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 this request, the City of San Diego has multiple other LCP amendments currently undergoing review, including LCP-6-SAN-21-0005-5 (2019 Housing Legislation package), LCP-6-SAN-21-0006-5 (Moveable Tiny Houses), LCP-6-SAN-21-0033-1 (Complete Communities), LCP-6-SAN-21-0031-1 (2020 Code Update), and LCP-6-SAN-21-0007-5 (Moderate-Income Housing). Given this workload volume, staffing limits, and the operational constraints presented by the current public health crisis, the requested time will allow for Commission review and resolution of issues or scheduling conflicts that may arise. It is however anticipated that the amendment request will be scheduled for Commission action within the next few months. Therefore, 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-21-0046-2 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.