

CALIFORNIA COASTAL COMMISSION

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W15f

Date: January 21, 2021

To: COMMISSIONERS AND INTERESTED PERSONS

From: STAFF

Subject: Request to Waive Time Limit for City of Del Mar LCP Amendment No. LCP-6-DMR-20-0079-3 (North Commercial and Professional Commercial Land Use and Zone Amendments) for the Commission Meeting of February 10-12, 2021

On November 6, 2020, the City of Del Mar Local Coastal Program (LCP) Amendment No. LCP-6-DMR-20-0079-3 was filed in the San Diego District office. The amendment involves revisions to the City's certified Land Use Plan (LUP) to add new housing policies and to revise the land use designation on multiple properties, as well as amend the provisions of the North Commercial and Professional Commercial zones in the certified Implementation Plan (IP). The proposed revisions would allow residential uses up to a density of 20 du/ac for projects with an affordable housing component. The proposed amendment will therefore affect both the certified LUP and IP components of the LCP.

Pursuant to Section 30512 of the Coastal Act, the Commission must act on land use plan amendments within 90 working days of complete submittal or filing. Pursuant to Section 30513 of the Coastal Act, the Commission must act on implementation plan amendments within 60 working days of filing. Amendments containing both land use and implementation plan components, must be acted upon by the Commission within 90 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 February 10-12, 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, especially to consider the multiple sites being proposed for the change in permitted land use. In addition to the above item, there are two other pending items under review from the City. They are LCP-6-DMR-20-0005-1 (Sea Level Rise) and LCP-6-DMR-20-0044-2 (ADU Update). The City has been consulted and prioritized this item for review. However, given workload demands, staffing limits and the operational constraints related to the current public health crisis, the time extension is necessary to allow for Commission review and resolution of issues or scheduling conflicts that may arise. Staff therefore recommends the Commission extend the 90-day time limit for one year. However, staff recognizes the City's request to prioritize this amendment and will schedule it in the next few months.

PROCEDURE

MOTION:

I move that the Commission extend the 90-day time limit to act on the City of Del Mar's LCP Amendment No. LCP-6-DMR-20-0079-3 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.