

CALIFORNIA COASTAL COMMISSION

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W14f

Date: February 17, 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-21-0006-5 (Moveable Tiny Houses) for the Commission Meeting of March 10-12, 2021**

On December 29, 2020, the City of San Diego Local Coastal Program (LCP) Amendment No. LCP-6-SAN-21-0006-5 was filed in the San Diego District office. The amendment involves adding "moveable tiny houses" as a separately regulated residential use within the accessory dwelling unit/junior unit regulations to encourage housing supply, choices and affordability. The proposed amendment will only affect the 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 March 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 eight other pending LCP amendments involving the Fiesta Island Master Plan, the Balboa Avenue Station Specific Plan, a Mission Valley Rezone, the Morena Corridor Specific Plan, a cannabis outlet/production facility amendment and three other housing-related amendments. Two of the other housing-related measures are also on this agenda for time extensions. 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-21-0006-5 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.