

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT  
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# F14a

**Prepared April 30, 2021 for May 14, 2021 Hearing**

**To:** Commissioners and Interested Persons

**From:** Jeannine Manna, North Central Coast District Manager  
Julia Koppman Norton, Coastal Planner

**Subject: Extension of Time Limit for Commission Action on City of Pacifica Local Coastal Program Amendment No. LCP-2-PAC-20-0027-1 (Accessory Dwelling Units/Reasonable Accommodations)**

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The City of Pacifica has submitted the above-referenced LCP amendment request to amend the LCP Implementation Plan (IP) to modify existing Accessory Dwelling Unit (ADU) provisions and enact a Reasonable Accommodation process. The proposed amendment serves to comply with changes in state housing law and includes the following: allowances for ADUs and Junior ADUs (JADU) in certain zoning districts (i.e., single and multi-family residential districts and commercial districts where residential use is permitted by-right or where a use permit for residential use has been obtained); specifies the maximum numbers of ADUs and JADUs allowed per parcel; streamlines ADU/JADU review and permit processing; provides ADU development standards (e.g., for requirements related to setbacks, parking, JADUs, owner occupancy, etc.); etc.). In addition, the amendment would introduce a procedure to process requests for reasonable accommodations that would provide individuals with disabilities, or those developing housing for people with disabilities, flexibility in the application of land use and zoning practices and procedures.

Coastal Act Section 30510 requires proposed LCP amendment submittals to contain materials sufficient for a thorough and complete review. Once that requirement is satisfied and an amendment request is deemed submitted (or "filed"), the Coastal Act requires the Commission to act on Implementation Plan (IP) amendments within 60 working days, and on Land Use Plan (LUP) amendments and combined LUP/IP amendments within 90 working days. If Commission action is not taken within the applicable timeframe, then the amendment is deemed approved and certified by the Commission.

The subject LCP amendment was filed as complete on March 3, 2021 and includes IP changes only, thus the 60-working-day requirement applies; the 60<sup>th</sup> working day is May 27, 2021. Therefore, this amendment would have to be scheduled for action by the Commission's May 2021 hearing if it were to be decided within the applicable

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timeframe. However, Coastal Act Section 30517 allows the Commission to extend, for good cause, the time limit for Commission action for a period not to exceed one year.

Although Commission staff has been working with City staff to address concerns with regard to potential impacts on coastal resources through implementation of the ADU/JADU and reasonable accommodations provisions in the City's coastal zone, the two staffs have not yet completed that consultation. The starting point for staff to complete its analysis of the proposed amendment and to prepare a staff recommendation is completing said consultation, including related to any potential modifications that might be recommended. Therefore, staff recommends extending the deadline for Commission action, where a one-year extension would result in a new deadline for Commission action of May 27, 2022.

Although staff believes that this matter will be brought to hearing before such new deadline, it has generally been the Commission's practice to extend such deadlines for a full year as provided by the Coastal Act to allow for flexibility in hearing scheduling (including to accommodate any requested or otherwise necessary postponements, continuances, etc.) and in terms of allotting scarce staff resources. Therefore, staff recommends that the Commission extend the deadline for Commission action on this proposed LCP amendment by one year.

**Summary of the Staff Recommendation**

Staff recommends that the Commission extend the deadline for Commission action on the proposed amendment by one year. Staff recommends a **YES** vote on the motion below. Passage of the motion will result in a new deadline for Commission action on the proposed LCP amendment. The motion passes only by an affirmative vote of a majority of the Commissioners present.

***Motion:*** *I move that the Commission extend the time limit to act on City of Pacifica Local Coastal Program Amendment Number LCP-2-PAC-20-0027-1 to May 27, 2022, and I recommend a **yes** vote.*