

CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
VOICE (619) 767-2370
FAX (619) 767-2384



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Date: January 7, 2022

To: **COMMISSIONERS AND INTERESTED PERSONS**

From: **STAFF**

Subject: **Request to Waive Time Limit for City of San Diego LCP Amendment No. LCP-6-SAN-21-0090-3 (Moderate Income Housing) for the Commission Meeting of February 9-11, 2022.**

On January 10, 2022 the City of San Diego Local Coastal Program (LCP) Amendment No. LCP-6-SAN-21-0090-3 was filed in the San Diego District office. The amendment involves changes to the City's certified affordable housing regulations in the Land Development Code (LDC) to add moderate income housing as an additional type of housing qualifying for development incentives. The proposed amendment will affect the LDC, 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 February 2022 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-21-0046-2 (Short Term Rentals), LCP-6-SAN-21-0033-1 (Complete Communities), LCP-6-SAN-21-0031-1 (2020 Code Update), LCP-6-SAN-21-0091-3 (Spaces as Places), and LCP-6-SAN-21-0092-3 (Airport Amendments). Given this workload, 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. The City has been consulted and has indicated the request for postponement is acceptable. 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-21-0090-3 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.