

CALIFORNIA COASTAL COMMISSION

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W14d

Date: February 17, 2022

To: COMMISSIONERS AND INTERESTED PERSONS

From: STAFF

Subject: Request to Waive Time Limit for City of Encinitas LCP Amendment No. LCP-6-ENC-21-0075-2 (Inclusionary Housing) for the Commission Meeting of March 9-11, 2022

On January 11, 2022, the City of Encinitas Local Coastal Program (LCP) amendment #LCP-6-ENC-21-0075-2 was filed in the San Diego District office. The amendment involves revisions to the Encinitas Municipal Code to increase the inclusionary housing percentage requirements to address the need for new affordable housing in the city. The proposed amendment will affect the certified LCP implementation plan.

Pursuant to Section 30512 of the Coastal Act, the Commission must act on land use plan amendments within 90 days of complete submittal or filing. Pursuant to Section 30513 of the Coastal Act, the Commission must act on implementation plan amendments within 60 days of filing. Amendments containing both land use and implementation plan components, must be acted upon by the Commission within 90 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 9-11, 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.

In addition to the above item, the City's batched submittal included LCP-6-ENC-21-0076-2 (Tandem & Inclusionary Parking) which is on the March hearing for a time extension request, and LCP-6-ENC-21-0092-2 (Transit Oriented Development Parking) which remains non-filed. Commission staff is requesting a time extension for the subject LCPA due to insufficient staff time to adequately review the amendment and prepare a recommendation. Given the scope of work, the volume of workload, staffing limits and operational constraints related to the current public health crisis, the requested time extension will allow for Commission review and resolution of any issues or scheduling conflicts that may arise.

Staff recommends the Commission extend the 60-day time limit for one year. However, it is anticipated that the subject amendment request will be scheduled as workload and the City's priorities can be accommodated.

PROCEDURE

MOTION:

I move that the Commission extend the 60-day time limit to act on the City of Encinitas LCP Amendment No. LCP-6-ENC-21-0075-2 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.