

**CALIFORNIA COASTAL COMMISSION**

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# Th17c

Date: May 19, 2022

To: **COMMISSIONERS AND INTERESTED PERSONS**

From: **STAFF**

Subject: **Request to Waive Time Limit for Acceptance of Approval** of the City of San Diego Local Coastal Program Amendment No. LCP-6-SAN-21-0006-5 (Moveable Tiny Houses), for Commission review at its meeting of June 9, 2022.

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## **BACKGROUND**

On December 17, 2021, the Commission reviewed and approved the above-referenced City of San Diego LCP amendment LCP-6-SAN-21-0006-5 to amend the Land Development Code, the City's certified Implementation Plan, to introduce Moveable Tiny Houses as a new accessory use. Once an LCP amendment is approved subject to suggested modifications by the Commission, the Executive Director of the Commission transmits copies of the suggested modifications and findings to the local government. In order for the local government to pursue final certification, the local government, by action of its governing body, must acknowledge receipt of the Commission's resolution of certification, including any terms or modifications, and accept and agree to any such terms and modifications and then take the necessary actions to formally satisfy those terms and modifications (e.g., adopting ordinance revisions).

Pursuant to Section 13537(b) of the Commission's regulations, the Commission's certification with suggested modifications expires six months from the date of Commission action. Given timing issues in bringing the suggested modifications before the City Council, the City would like additional time to review and consider the suggested modifications. Therefore, the City has requested in the attached letter, dated April 27, 2022, to preserve all processing options and seek a one-year time extension from the Commission to act on the suggested modifications.

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. Based on the City's request, Commission staff can support the time extension. Staff recommends the Commission extend the six-month time limit for the City to consider acceptance of the suggested modifications for one year.

### **MOTION:**

I move that the Commission extend the six-month time limit for one year in order for the City of San Diego to consider acceptance of the suggested modifications to LCP Amendment No. LCP-6-SAN-21-0006-5 adopted by the Commission on December 17, 2021.

### **STAFF RECOMMENDATION:**

Staff recommends a **YES** vote. An affirmative vote of the majority of the Commissioners present is needed to pass the motion.

April 27, 2022

Diana Lilly  
California Coastal Commission  
7575 Metropolitan Drive #103  
San Diego, CA 92108

**SUBJECT: REQUEST FOR AN EXTENSION – CERTIFICATION OF THE CITY OF SAN DIEGO LCP AMENDMENT NO. LCP-6-SAN-21-006-5 (MOVEABLE TINY HOUSES)**

Dear Ms. Lilly:

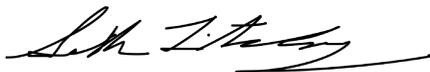
The purpose of this letter is to request a one-year time extension for the City of San Diego's LCP Amendment No. LCP Amendment No. LCP-6-SAN-21-006-5 (Moveable Tiny Houses)

On December 17, 2021 the California Coastal Commission approved the LCP Amendment with suggested modifications that address the development regulations for tiny houses, parking requirements, requiring risk agreements in certain situations, and prohibiting shoreline protection for tiny moveable houses.

The City is in the process of docketing this item for the City Council's approval. Pursuant to Title 14 of the California Code of Regulations section 13535(c) the City of San Diego is requesting a one-year time extension to take formal action related to the incorporation of the Commission's modifications.

Please let me know if additional information is needed to consider this request.

Sincerely,



Seth Litchney, Program Manager  
Planning Department

cc: Heidi Vonblum, Director, Planning Department  
Kelley Stanco, Interim Deputy Director, Planning Department