

CALIFORNIA COASTAL COMMISSION

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W16e

Date: July 21, 2022

To: **COMMISSIONERS AND INTERESTED PERSONS**

From: **STAFF**

Subject: **Request to Waive Time Limit for City of Imperial Beach LCP Amendment No. LCP-6-IMB-22-0011-1 (Accessory Dwelling Unit Update) for the Commission Meeting of August 10-12, 2022**

On March 10, 2022, the City of Imperial Beach Local Coastal Program (LCP) amendment #LCP-6-IMB-22-0011-1 was filed in the San Diego District office. The amendment involves updating the City's Zoning Ordinance to make the City's regulation of accessory dwelling units (ADUs) and junior ADUs (JADUs) consistent with recent changes in state law. Specifically, the amendment would revise the Zoning Ordinance by adding a new Chapter 19.66 (Accessory Dwelling units and Junior Accessory Dwelling Units) for development standards for ADUs and JADUs; adding definitions for ADUs, JADUs, and related terms; adding ADUs and JADUs as permitted uses in various zones; and incorporating various clarifications related to ADUs and JADUs throughout the Zoning Ordinance. 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 August 10-12, 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, the City has been consulted and has indicated the request for postponement is acceptable.

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 Imperial Beach LCP Amendment No. LCP-6-IMB-22-0011-1 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.