



CITY OF PACIFIC GROVE
300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO: Honorable Mayor and Members of the City Council
FROM: Mark Brodeur, Community and Economic Development Director
MEETING DATE: January 20, 2016
SUBJECT: Local Coastal Program Update – 2016 Timeline Endorsement
CEQA STATUS Statutory Exemption, CEQA Guidelines Section 15265

RECOMMENDATION

Receive as information and provide endorsement of timeline.

DISCUSSION

The City has undertaken an effort to update and certify the City's [Local Coastal Program](#) which is underwritten in part by a grant received from the Coastal Commission in April 2014. The grant ends on April 30, 2016. The Local Coastal Program is composed of two documents, the *Land Use Plan* and the *Implementing Ordinance*.

There are two overriding purposes for this update effort. First, to bring the plan current, providing the community and other stakeholders the opportunity to rethink all of the key principles that guide land use and re-use in the Coastal Zone. And second, once the program is certified by the Coastal Commission, to facilitate the review and approval of land use applications, as the Coastal Commission will delegate authority for those functions to the City.

Final Land Use Plan and Implementing Ordinances 2016 Timeline

The timeline below outlines a schedule that incorporates review periods for both the *Final Draft Land Use Plan* and *Draft Implementing Ordinances*, workshops for both the Planning Commission and Council and the public, and submission to the Coastal Commission by the end of April 2016. The timeline differs from the one presented to and recommended by the Planning Commission because the vote date of April 19, 2016 for the potential zoning change of the American Tin Cannery site (125 Ocean View Blvd) became clear. Additional time for public review of the Implementing Ordinances was also included.

The original timeline was delayed due to Planning Commission and Council's direction to hold two workshops on the *Draft Land Use Plan* which were held in Fall 2015; however, the timeline below attempts to balance both the need for public participation and review, along with submission of the documents in accordance with the Coastal Commission grant.

Activity	Date
Release of Revised Final Land Use Plan	January 14, 2016
Special Planning Commission meeting on Revised Land Use Plan	January 19, 2016

Council meeting to consider and comment on Timeline and Revised Land Use Plan	January 20, 2016
Planning Commission continued review of Revised Final Land Use Plan	January 21, 2016
Public Release Draft Implementing Ordinances	January 29, 2015
Implementing Ordinances Public Workshop	February 10, 2016
Joint City Council and Planning Commission Implementing Ordinances Workshop	February 24, 2016
Release Final Revised Implementing Ordinances and Final Land Use Plan	March 18, 2016
Vote on Zoning for American Tin Cannery site – Project Bella	April 19, 2016
Planning Commission Recommendation on Final Land Use Plan and Final Implementing Ordinances	April 21, 2016
City Council First Read	May 4, 2016
City Council Second Read	May 18, 2016
Submit to Coastal Commission	May 19, 2016
Coastal Commission hearing	TBD, tentatively August 10, 2016
Council adoption (if changes made by Coastal Commission)	TBD

Respectfully submitted,



Mark Brodeur, Director
Community and Economic Development Dept.

Reviewed by:



Jocelyn Francis
City Manager Pro Tem