



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

**AGENDA REPORT**

**TO:** Chair Fredrickson and Members of the Planning Commission

**FROM:** Anastazia Aziz, AICP, Principal Planner  
Mark Brodeur, Director of Community and Economic Development

**MEETING DATE:** October 5, 2017

**SUBJECT:** Local Coastal Program Update – Draft Implementation Plan and Land Use Plan

**CEQA STATUS** Statutory Exemption, CEQA Guidelines Section 15265, Adoption of Coastal Plans and Programs

**RECOMMENDATION**

Accept as information.

**BACKGROUND**

The [Local Coastal Program Update](#) was initiated in April 2014 when the California Coastal Commission awarded a grant of \$130,000 to assist the City in achieving Local Coastal Program certification. There are two overriding purposes for this effort. First, to bring the 1989 Land Use Plan current, providing the community and other stakeholders the opportunity to reassess all of the key principles that guide land use in the City's [Coastal Zone](#), including sea level rise hazards. And second, once the program is certified by the Coastal Commission, to facilitate the review and approval of coastal development permits by the City, as the Coastal Commission will delegate authority for those functions to the City.

**DISCUSSION**

The City anticipates the Coastal Commission to provide the Implementation Plan (IP) comments regarding the Community Design and Public Access and Infrastructure sections in early October. The revisions to the IP suggested by the Coastal Commission staff on June 2017 focused on clarifying the Coastal Development Permit process and outlining the technical reports and additional plans needed to protect coastal resources in sensitive areas. Coastal hazards, potential water quality issues, scenic resources, biological resources and/or environmentally sensitive habitat, cultural resources, and public infrastructure projects would require specific additional information to accompany permit applications.

Coastal Commission staff has eliminated the zoning districts within the Implementation Plan. Instead general Community Design standards are proposed, still yet to be drafted by Coastal Commission staff, to apply to development proposals that require a Coastal Development Permit. City staff has not yet received the proposed Community Design standards. The Land Use Plan would provide policy direction to guide parks, open space and development. Zoning districts would remain in the Pacific Grove Municipal Code Title 23.

The Union Pacific railroad right-of-way was also a recent subject of discussion. Coastal Commission staff indicated there may be support for re-designating a portion of the wider 100-foot right-of-way at the intersection of Sinex Ave. and Crocker Avenue in the Land Use Plan from *Open Space-Recreational*

to *Medium-High Density Residential* to facilitate new residential uses, or *Visitor-Accommodation* provided an adequate trail right-of-way is retained; however, Coastal Commission staff is working with Union Pacific Railroad to determine if the Asilomar Station parcel is within the Coastal zone. A Land Use Plan re-designation could be considered as part of the Local Coastal Program update if the parcel is determined to be within the coastal zone by Coastal Commission staff. Potable water continues to be an impediment for construction of new development.

City staff continues to analyze the administration of coastal development permits, being mindful of limited staffing and in-house expertise. Staff will provide a full update to Council once full additional comments on the IP are received.

**FICAL IMPACTS**

The City currently has three planners on staff that process City planning permits, answer public inquiries, staff a variety of Boards, Committees and Commissions, perform long-range planning duties and assist with other issues and duties as they arise. An additional Associate Planner Full Time Equivalent (FTE) may be necessary, in addition to an Engineering Technician or Associate Engineer to ensure reasonable permit processing timelines as the staff workload will increase significantly with the addition of coastal development permit responsibilities. Coastal Development permit fees would help to offset these additional staffing costs.

**CITY COUNCIL GOAL**

This agenda item is consistent with City Council Goal #5 – Environment – Preserve the community’s unique natural assets and resources through appropriate environmental stewardship. The Local Coastal Program is a key strategy to fulfill this goal.

**ATTACHMENTS**

None.

RESPECTFULLY SUBMITTED:

*Anastazia Aziz*

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Anastazia Aziz, AICP  
Principal Planner



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Mark J. Brodeur, Director  
Community and Economic Development Dept.