



## NOTICE OF MEETING

# CITY OF PACIFIC GROVE CITY COUNCIL & PLANNING COMMISSION JOINT SPECIAL MEETING

Wednesday, December 10, 2014, 6:00 P.M.

Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

The Council will not begin consideration of any item on this agenda later than 10:00 p.m. unless such consideration is approved. Any items on this agenda not considered this evening will be continued to a future meeting.

*Copies of the agenda packet are available for review at the Pacific Grove Library located at 550 Central Avenue; the main counter in City Hall at 300 Forest Avenue, Pacific Grove; and on the internet at [www.ci.pg.ca.us/agendas](http://www.ci.pg.ca.us/agendas). The most effective way of communicating your thoughts to the Council on public matters is by submitting your comments in writing to the City Clerk, preferably no later than 8:00 a.m., Friday of the week prior to the council meeting in order for your communication to be reproduced for the agenda packets. Materials submitted after distribution of the agenda packet will also be made available for public inspection at the main counter in City Hall. Any static or electronic presentations relating to items on the meeting agenda of the City Council must be provided to the City Clerk no later than seven calendar days before the meeting. Power Point presentations should be in either “.ppt” or “.pptx” format and may be emailed directly to the City Clerk’s Office at [cityclerk@cityofpacificgrove.org](mailto:cityclerk@cityofpacificgrove.org)*

## AGENDA

### 1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

### 2. GENERAL PUBLIC COMMENT

*Public Comment must deal with matters subject to the jurisdiction of the City and the Council, that are not on the approved agenda. Comments from the public will be limited to three minutes and will not receive Council action. Comments regarding agenda items not on the consent agenda shall be heard prior to Council’s consideration of such items at the time such items are called. Whenever possible, letters should be submitted to the Council in advance of the meeting.*

### 3. NEW BUSINESS

#### A. Local Coastal Program Update **PG 3**

Reference: Mark Brodeur, Community & Economic Development Department Director / Anastazia Aziz, Senior Planner  
No Recommended Action. Receive presentation and provide general policy guidance.

## ADJOURNMENT

NOTICE OF ADA COMPLIANCE: Pursuant to Title II of the Americans with Disabilities Act (Codified At 42 United States Code Section 12101 and 28 Code of Federal Regulations Part 35), and Section 504 of the Rehabilitation Act of 1973, the City of Pacific Grove does not discriminate on the basis of race, color, religion, national origin, ancestry, sex, disability, age or sexual orientation in the provision of any services, programs, or activities. The City of Pacific Grove does not discriminate against persons with disabilities. City Hall is an accessible facility. A limited number of assisted listening devices will be available at this meeting. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format





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

**AGENDA REPORT**

**To:** Honorable Mayor and Members of City Council and Planning Commission

**From:** Mark Brodeur, Community and Economic Development Director

**Meeting Date:** December 10, 2014

**Subject:** Policy Guidance

**CEQA:** This action is not a project under section 15378 of the CEQA Guidelines, set forth in California Administrative Code, Title 14, Section 15000, et seq.

**RECOMMENDATION**

Receive Local Coastal Program Land Use Plan update, and provide general comments.

**DISCUSSION**

In April 2014, the City of Pacific Grove was awarded a \$130,000 grant from the Coastal Commission to update the City's 1989 Local Coastal Program Land Use Plan, draft an Implementation Plan, and achieve Coastal Commission certification. Certification enables the City to permit land use development in the Coastal Zone without additional Coastal Commission permitting. Currently land owners in the Coastal Zone must obtain permit approval from the City of Pacific Grove, and then go through a second permitting process with the Coastal Commission before applying for building permits. Approximately 17.5% of the City is located in the coastal zone.

In July 2014, EMC Planning Group was awarded an \$183,000 contract to complete the update and certification process. To date staff and EMC have completed:

- A community meeting held on October 9, 2014
- A Local Coastal Program Update on the City's website
- A "Frequently Asked Questions" and fact sheet
- An online survey

Additional background information, including the current Land Use Plan and the Coastal Act, can be found on the City's website: <http://www.ci.pg.ca.us/index.aspx?page=104>

The goal of this Study Session is to provide background and focus on the major policy issues that were identified in the reports and at community meetings, primarily:

- 1) How to address future coastal hazards and sea level rise;
- 2) The appropriate amount and type of visitor accommodation in the Coastal Zone;
- 3) Protection of certain sensitive marine environments; and,
- 4) The appropriate future uses at Lover's Point.

## **FISCAL IMPACT**

None.

## **ATTACHMENTS**

1. Local Coastal Program FAQ's
2. Presentation

Respectfully submitted,



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Mark Brodeur  
Community & Economic Development Director

Reviewed by:



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Steven Silveria  
City Manager Pro Tem



## CITY OF PACIFIC GROVE

### Community and Economic Development Department

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • [www.ci.pg.ca.us/cdd](http://www.ci.pg.ca.us/cdd)

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## Local Coastal Program FAQ

### 1. What is a certified Local Coastal Program?

Local Coastal Programs are basic planning tools used by local governments to guide development in the coastal zone, in partnership with the Coastal Commission. The Local Coastal Programs specify appropriate location, type, and scale of new or changed uses of land and water. Each Local Coastal Program includes a **Land Use Plan**, which outlines policies, and an **Implementing Ordinances Plan**.

The Local Coastal Program reflects the unique characteristics of individual local coastal communities; however, regional and statewide interests and concerns must also be addressed in conformity with [Coastal Act](#) goals and policies. Following adoption by a City Council, a Local Coastal Program is submitted to the Coastal Commission for review for consistency with Coastal Act requirements, and ultimately, certification by the Commission.

### 2. Why does the City need a certified Local Coastal Program?

The California Coastal Act of 1976 ushered in an era of significant new land use planning in California. Bases on Coastal Act requirements [Section 30500](#), local governments prepare and implement Local Coastal Programs to carry out the Act's mandate to protect coastal resources and maximize public access to the shoreline. The City is completing the process that was started in 2000.

### 3. Why is a certified Local Coastal Program important and what are the implications?

A Local Coastal Program allows local government bodies to govern decisions that determine the short- and long-term conservation and use of coastal resources. Property owners and residents will no longer be subject to a separate Coastal Commission permit process and will no longer need to travel out of the area to meet with Coastal Commission staff, or attend Coastal Commission hearings, unless a permit is appealed.

### 4. Where is Pacific Grove's coastal zone?

Pacific Grove's [Coastal Zone](#) extends along the coast from the City of Monterey to Pebble Beach and encompasses a diversity of natural and built resources including many sandy beaches, a recreation trail, archeological sites, a golf course, the Asilomar Dunes area, endangered and special status species, and many historic resources including the oldest continuously operating lighthouse on the west coast, and the Retreat area.

### 5. What is the Coastal Commission's permitting role once the Local Coastal Program is certified?

After a Local Coastal Program has been finally approved, the Commission's coastal permitting authority over most new development is transferred to the local government. The local government applies the requirements of the Local Coastal Program, both the Land Use Plan and the Implementation Plan, in reviewing and making decisions about proposed developments.

The Commission retains permanent coastal permit jurisdiction over development proposed on tidelands, submerged lands, and public trust lands, and the Commission also acts on appeals from certain local government coastal permit decisions. The Commission reviews and approves any amendments to previously certified Local Coastal Programs. The Coastal Commission is the [appeal body](#) for certain Coastal Development permits.



**6. What steps remain in the process and what is the schedule?**

The approximate schedule is outlined below.

Document	Date	Planning Commission/Council Study Session Date
Background Report	Late November 2014	December 10, 2014
Draft Land Use Plan	Spring 2014	Spring 2014
Draft Implementing Ordinances Plan	Summer 2015	Summer 2015
Coastal Commission adoption and certification hearings	Winter 2015/Spring 2016	

**Frequently Used Acronyms**

**LCP:** Local Coastal Program      **LUP:** Land Use Plan [component of the LCP]

**IP:** Implementing Ordinances Plan (zoning ordinances, zoning district maps, and other implementing actions).

## CITY OF PACIFIC GROVE

# Local Coastal Program Study Session

December 10, 2014

City Council Chambers



Presented by

EMC Planning Group

# Local Coastal Program Team

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**City Staff:** Mark Brodeur, CEDD Director

Anastazia Aziz, Senior Planner and Project Manager

**Consultant:** EMC Planning Group Inc.

Polaris Kinison Brown, Senior Planner and Project Manager

Ashley Hefner, Associate Planner

Sally Rideout, Principal Planner

**Coastal Commission Staff:**

Kevin Kahn, Central Coastal LCP Planning Supervisor

Mike Watson, Coastal Planner

Brian O'Neil, Coastal Planner

Susan Craig, District Manager

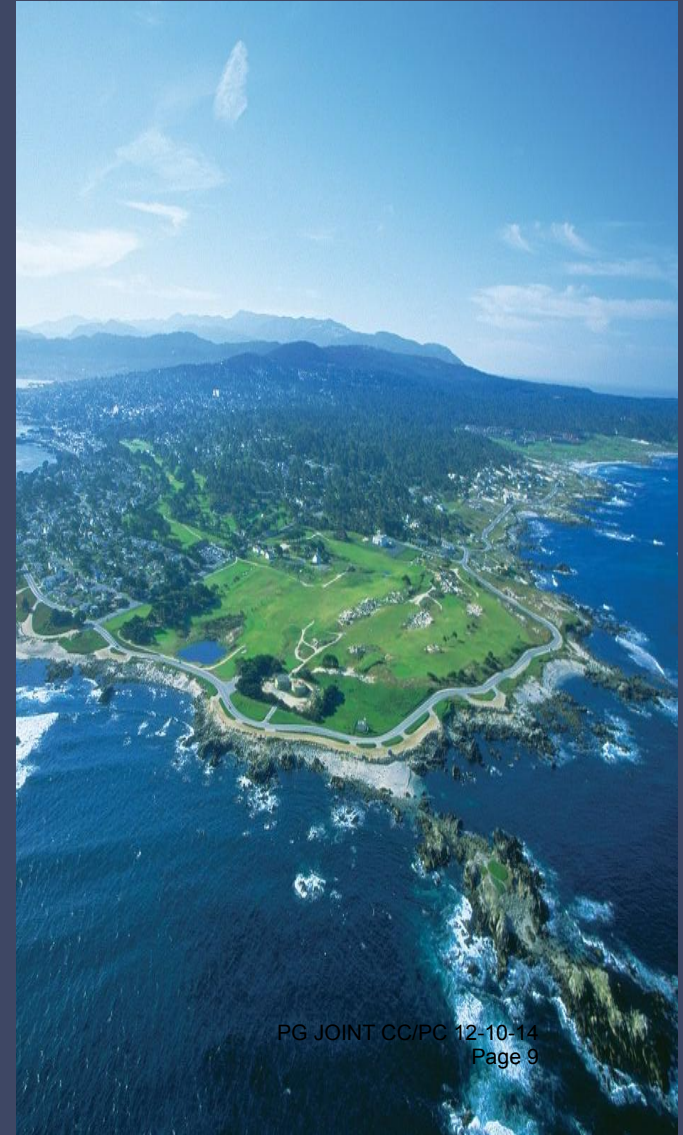
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# Study Session Goals and Format

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- Inform
- Presentation to explain the purpose of the Local Coastal Program, the approval process, and key policy topics that need to be addressed in the Land Use Plan
- Feedback



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# Why a Local Coastal Program Update?

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- Certified Local Coastal Program is required by the Coastal Act
  - “Local community has a better understanding of how best to manage the area’s unique coastal resources”
- Provide local jurisdictional review
- Increase administrative/procedural efficiency
- Two Year Process 2014-2016



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# Where is the Coastal Zone Boundary?

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0 1800 feet

## Legend

- Planning Area Boundaries
- City of Pacific Grove
- Major Roads
- Coastal Zone

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Source: City of Pacific Grove, Google Earth 2013  
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# The Local Coastal Program – Two Parts

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## 1. Policy

- Land Use Plan: policy guidance for public and private development and activities.

## 2. Ordinances

- Implementation Plan: rules to protect coastal resources, including public access, views, and habitat, and standards and procedures for development review, permitting, and appeals.

# Local Coastal Program Process Approach

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- City staff and the consultant team will draft updated Land Use Plan using:
  - Vulnerability Assessment;
  - the Coastal Act, and;
  - Feedback from the study session.
- Review Land Use Plan with Coastal Commission Staff and incorporate feedback;
- Land Use Plan presented at City's Planning Commission and City Council for adoption; and
- Submission to Coastal Commission for adoption.





# Local Coastal Program Process Approach

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- City staff and consultant team update the 1999 Draft Implementation Plan using:
  - Updated Land Use Plan, Coastal Parks Plan (1998), Measure C/ Measure U Code Amendments (2011), 1999 Draft Lovers Point Master Plan;
  - Feedback from future Study Session #2 and Community Outreach.
- Review Implementation Plan with and Coastal Commission Staff feedback
- Implementation Plan presented at City's Planning Commission and City Council for adoption
- Submission to Coastal Commission for adoption and certification. Once certified the permit authority will be transferred from the Commission to the City

# Land Use Plan Policy Update – Key Issues

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- Coastal Hazards
- Water Quality Protection
- Land Use and Development
- Public Access
- Environmentally Sensitive Habitats and Other Natural Resources
- Recreation and Visitor-Serving Facilities



# Coastal Hazards – Key Policy Topics

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## ■ Issues:

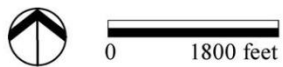
- Public safety, socio-economic and environmental threats to humans, coastal resources, and infrastructure resulting from climate change effects, primarily rising sea level
- Flooding, erosion, inundation




## ■ Potential Solutions:

- Armoring/seawall construction/ alternative armoring opportunities
- Increased development setbacks where feasible
- Relocation (Managed Retreat)



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-  Planning Area Boundaries
-  City of Pacific Grove
-  Major Roads
-  Coastal Zone

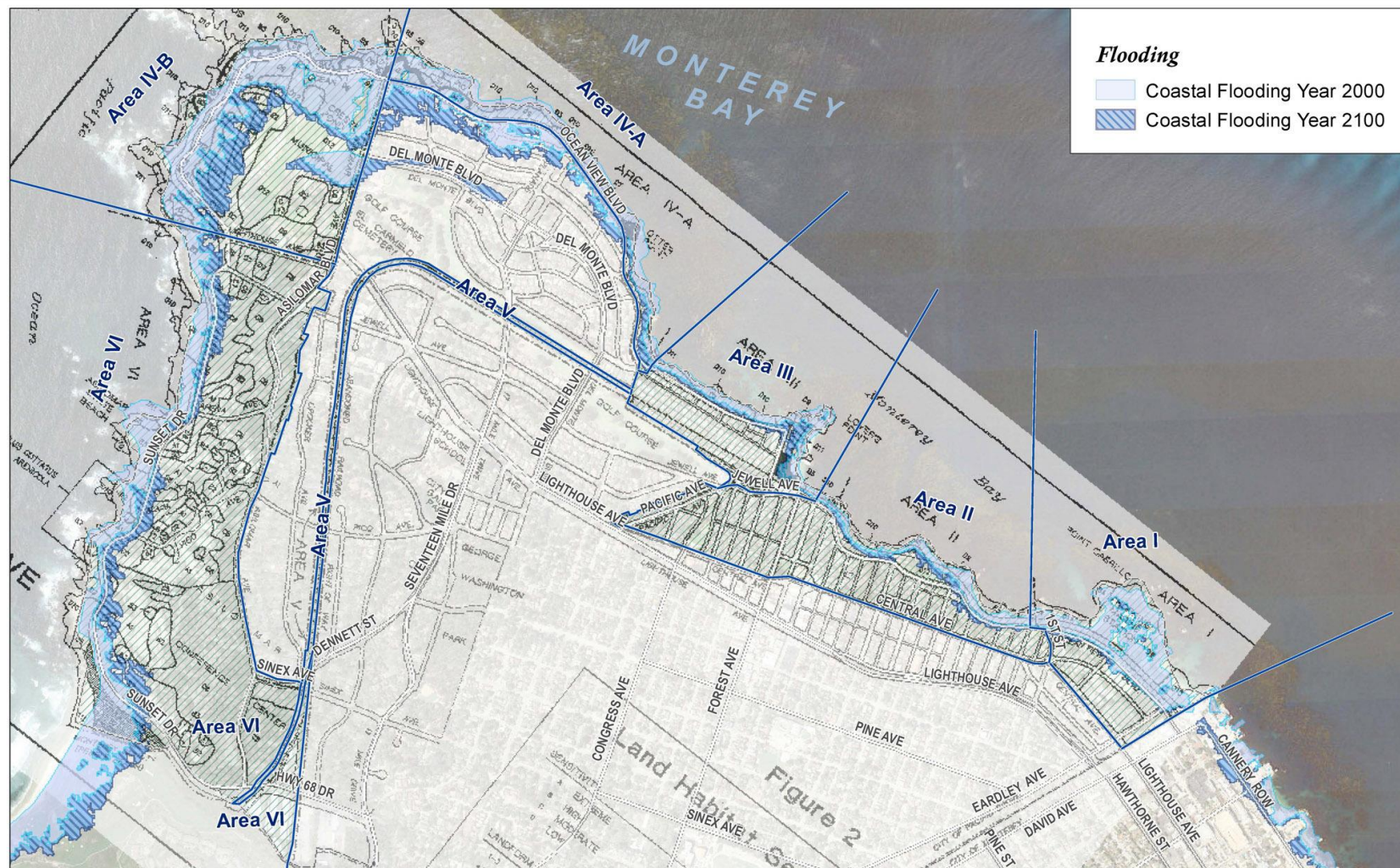
Source: NOAA 2014, City of Pacific Grove, Google Earth 2013



# Sea Level Rise

## Areas with Increased risk of flooding

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0 1800 feet

### Legend

- Planning Area Boundaries
- City of Pacific Grove
- Major Roads
- Coastal Zone

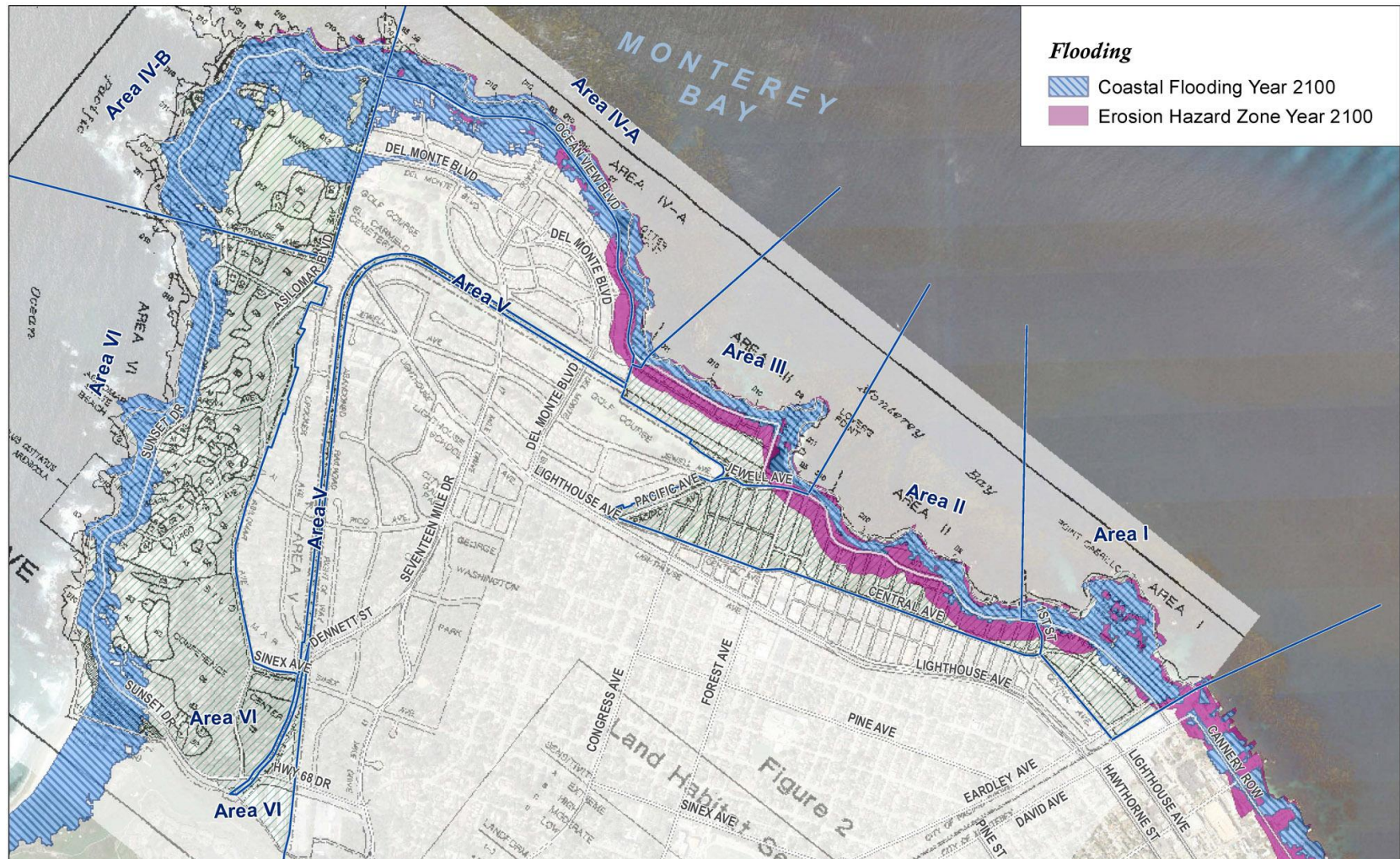
Source: Pacific Institute 2014, City of Pacific Grove, Google Earth 2013  
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# Sea Level Rise

## Areas with Increased Risks of Erosion

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Source: Pacific Institute 2014, PG JOINT CC/PC 12-10-14  
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# Areas subject to Tsunami Runup/Inundation



-  Planning Area Boundaries
-  City of Pacific Grove
-  Major Roads
-  Coastal Zone

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# Water Quality Protection Key Policy Topics

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## ■ Issues:

- Urban/Storm water runoff into coastal areas
- LUP does not contain policies for watershed or storm water management

## ■ Potential Solutions:

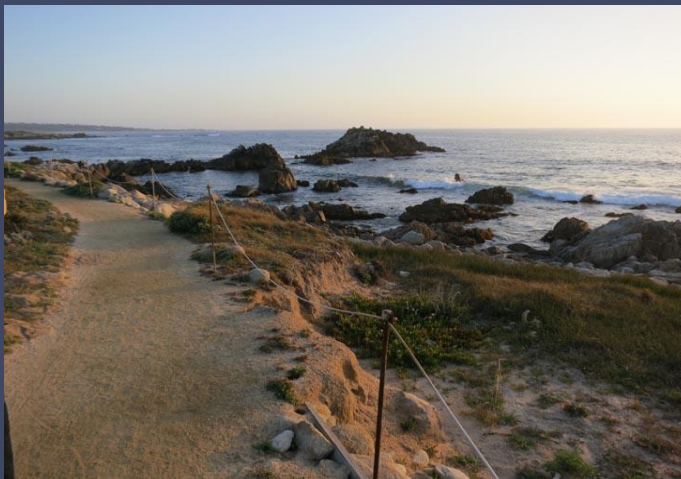
- Add policy text confirming that new development comply with Phase 2 Non-Pollutant Discharge Elimination System Permit
- Continue to apply for grants to address infrastructure issues that contribute to poor water quality



# Public Access Key Policy Topics

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- Lack of or incomplete Trails
- Bike route connectivity
- Connectivity from Downtown
- Parking
- Barriers to Access



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## ■ Issues:

- California Coastal Trail connectivity
- Lack of/ incomplete, and narrow trails
- Lighting on the recreation trail



## ■ Potential Solutions:

- Connect missing trail segments: Lovers Point, Esplanade connection, Sunset/Crocker commercial area trails
- Designate railroad right-of-way for trail use
- Add policy for low-intensity lighting on recreational trail

# Public Access – Bike Routes

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## ■ Issues:

- Lack of or incomplete bike routes

## ■ Potential Solutions:

- Complete the bikeways plan
- Designate Jewell Avenue as a bicycle feeder



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## ■ Issues:

- Amount and location of parking areas

## ■ Potential Solutions:

- Improve efficiency of unimproved parking areas/Locate parking pockets to maximize views
- Locate new parking opportunities/shuttle to improve access
- Consider additional public parking spaces with new development

## ■ Issues:

- Temporary Events
- Sensitive Species Protection
- Loss of beach due to natural phenomena or development (seawall/armoring)
- Unrestricted access implications



## ■ Potential Solutions:

- Area wide fencing guidelines in Coastal Zone
- Policy for Beach Management Program Mitigation for impacts to beaches from development (i.e., new sea walls, etc.).
- Update policies for mammal protection
- Consider defining priority access areas (i.e., active/passive)

# Recreation and Visitor-Serving Facilities

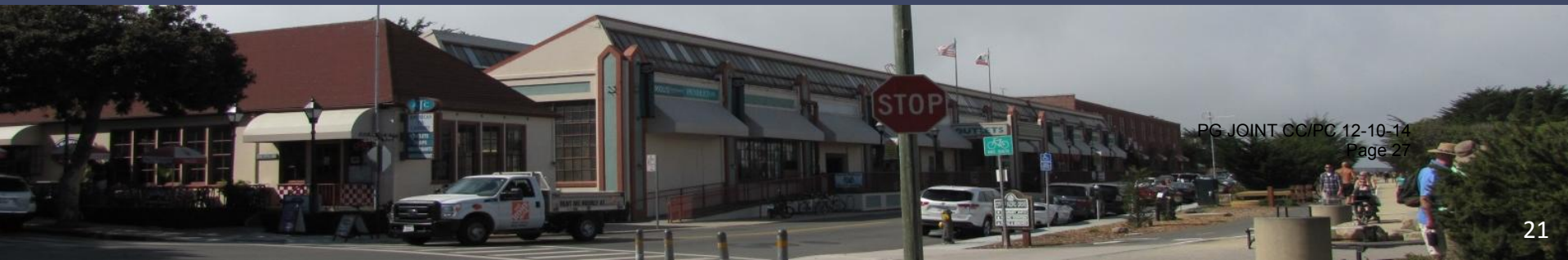
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## ■ Issues:

- Policy Guidance for Use of Lovers Point Park and its Amenities
- Underutilized commercial properties in Coastal Zone (ie. American Tin Cannery and Sunset Commercial District)

## ■ Potential Solutions

- Clarify policy for appropriate mixes of uses at Lovers Point Park
- Change Land Use Plan designations to Visitor Accommodation at key sites to allow hotels and motels



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# How Can You Stay Involved?

- Fill out your comment cards tonight or send your comments to [aaziz@cityofpacificgrove.org](mailto:aaziz@cityofpacificgrove.org)
- Visit the Local Coastal Program Update webpage by following the link on the City's website to stay informed
- Take the Survey on the City's main webpage
- Sign up on the notification list at tonight's meeting so you will be sent notice of all future public hearings
- Attend future Community Meetings, Study Sessions, Planning Commission, City Council and Coastal Commission hearings over the next two years

# Land Use Plan Policy Discussion

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- Coastal Hazards and Sea-Level Rise
  - Armoring vs. setbacks vs. managed retreat
- Consideration of new Visitor Accommodation designations
  - American Tin Cannery
  - Sunset Drive
- Access and Marine Environment
  - Seal pups
  - Unrestricted access implications
- Lover's Point Park
  - Additional food service and commercial uses



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# Questions

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