CITY OF PACIFIC GROVE

Local Coastal Program
Community Workshop #1

Pacific Grove Community Center
October 19, 2015

Presented by
EMC Planning Group
Local Coastal Program Team

**City Staff:**  Mark Brodeur, CEDD Director
Anastazia Aziz, Senior Planner
Wendy Lao, Assistant Planner

**Consultant:**  EMC Planning Group Inc.
Michael Groves, Senior Principal
Polaris Kinison Brown, Project Manager
Candy Ingram, Principal, The Ingram Group

**Coastal Commission Staff:**  
Kevin Kahn, Central Coastal District Supervisor
Brian O’Neill, Coastal Planner
Tonight's Format and Focus

- Brief presentation to provide an overview of the Local Coastal Program Update process and where we are in the process
- Community Input/Round Table Discussion
- Summary
- Focus on Land Use Plan Topics
  - Commercial Uses
  - Scenic Areas
  - Coastal Park Planning, Trails and Resource Management
Local Coastal Program Overview

- 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
- Two Parts
  1. Land Use Plan (Policy)
  2. Implementation Plan (Ordinances)
Where is the Pacific Grove Coastal Zone Boundary?

Legend

- City of Pacific Grove
- Major Roads
- Coastal Zone

Source: City of Pacific Grove, Google Earth 2013
Land Use Plan and Implementation Plan Process

- Land Use Plan
  - Background Report and Vulnerability Assessment
  - Draft Land Use Plan
  - Coastal Commission Staff Review
  - Outreach/Meetings/Study Sessions/Workshops
  - Incorporate Feedback
  - Final Land Use Plan
Land Use Plan and Implementation Plan Process

- Implementation Plan
  - City staff and consultant team update the 1999 Draft Implementation Plan
  - Review Implementation Plan and obtain Coastal Commission Staff feedback
  - Outreach/Meetings/Study Sessions/Workshops
  - Final Implementation Plan
  - Implementation Plan presented at City’s Planning Commission and City Council for consideration and adoption
Land Use Plan and Implementation Plan Process

- Adoption
  - Submission to Coastal Commission for consideration of adoption and certification of Land Use Plan and Implementation Plan
  - Back to City Council for acceptance
  - Once certified, the permit authority will be transferred from the Coastal Commission to the City
Land Use Plan and Implementation Plan Process

- Background Report
- Draft LUP
- Joint PC Meeting
- Final LUP Draft IP
- Final IP
- Submit LUP & IP to CCC

- Workshop #2
- IP Workshop

- Vulnerability Assessment
- Grant

You Are Here

Public Review

CCC Staff Review

Staff Review

SPRING
<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
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<tbody>
<tr>
<td>9/15/2014</td>
<td>Local Coastal Program Webpage updated and revised to highlight Update process</td>
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<tr>
<td>9/15/2014</td>
<td>Frequently Asked Questions developed and posted</td>
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<td>10/9/2014</td>
<td>Community Kick Off meeting</td>
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<td>Fall 2014</td>
<td>Stakeholder interviews</td>
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<td>12/10/2015</td>
<td>Joint Planning Commission &amp; City Council kick off meeting</td>
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<tr>
<td>1/8/2015</td>
<td>Planning Commission - Lovers Point Uses</td>
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<td>1/22/2015</td>
<td>Planning Commission - Visitor Accommodation and Visitor Commercial</td>
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<td>1/31/2015</td>
<td>Online survey Nov. 22- Jan. 31 closes</td>
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<td>2/5/2015</td>
<td>Planning Commission - Climate Change and Sea Level Rise</td>
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<td>3/5/2015</td>
<td>Planning Commission - ESHA</td>
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<td>4/2/2015</td>
<td>Planning Commission- water and marine resources and shoreline access</td>
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<td>4/16/2015</td>
<td>Coastal Walk</td>
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<td>5/7/2015</td>
<td>Planning Commission - Monterey Bay Adapt Climate Change presentation</td>
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<td>6/13/2015</td>
<td>Coastal Walk - ESHA</td>
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<td>6/18/2015</td>
<td>Planning Commission -Draft Local Use Plan</td>
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<td>7/14/2015</td>
<td>Architectural Review Board – Draft Local Use Plan</td>
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<td>7/18/2015</td>
<td>Planning Commission - Draft Local Use Plan</td>
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<tr>
<td>7/21/2015</td>
<td>Beautification and Natural Resources Commission Draft Local Use Plan</td>
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<td>7/22/2015</td>
<td>Historic Resources Committee – Draft Local Use Plan</td>
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<td>8/19/2015</td>
<td>Coastal Commission - Local Use Plan Update and direction on additional outreach</td>
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<td>8/20/2015</td>
<td>Coastal Talk - Archaeology</td>
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<td>9/23/2015</td>
<td>Chamber of Commerce presentation</td>
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<td>10/3/2015</td>
<td>Butterfly Bazaar</td>
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<td>10/7/2015</td>
<td>Pacific Grove High AP Environmental Science class presentation</td>
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<tr>
<td>10/19/2015</td>
<td>Workshop #1 Draft Local Use Plan - land use</td>
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<tr>
<td>10/27/2015</td>
<td>Joint Pacific Grove &amp; Monterey Planning Commission meeting on Sea Level Rise</td>
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<tr>
<td>11/20/2015</td>
<td>Workshop #2 Draft Local Use Plan – Sea Level Rise</td>
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## Land Use Plan and Implementation Plan Process

### Coastal Commission and City Staff / Consultant Meetings

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tbody>
<tr>
<td>8/08/2014</td>
<td>Kickoff Meeting</td>
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<tr>
<td>9/08/2014</td>
<td>Bi-Monthly Meeting #1</td>
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<td>10/21/2014</td>
<td>Bi-Monthly Meeting #2</td>
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<td>11/07/2014</td>
<td>Bi-Monthly Meeting #3</td>
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<td>1/09/2015</td>
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<td>6/30/2015</td>
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<td>10/13/2015</td>
<td>Bi-Monthly Meeting #7</td>
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Land Use Plan Policy Update – Key Topics

- Commercial Areas
  - American Tin Cannery
  - Sunset Drive

- Scenic Areas
  - Visual Access
  - Visual Quality

- Coastal Park Planning, Trails and Resource Management
  - Master Parks Plan
  - Natural Resource Protection
General Plan – Land Use

The Sunset Drive commercial district is at the south edge of the city between 17 Mile Drive and Asilomar Avenue. It houses a mix of uses including a lumber yard, a motel, restaurants, light industrial uses, retail businesses, and the City Corporation Yard. Most importantly, it is the city’s only remaining industrial and heavy commercial area. The City’s intent is to maintain a mix of service commercial uses in this area. This area also has scenic qualities important to the city—views of the ocean, hills, and pine forests.

General Plan- Land Use Policy 26

• Provide for retention of the commercial/industrial uses in the Sunset Drive commercial district, while addressing the scenic qualities of this area.
Draft LUP Policy LUD-7

Principal permitted uses for Coastal Zone areas designated V-C include:

a. overnight lodging facilities;
b. food and drink establishments;
c. visitor-oriented retail commercial activities and institutional uses oriented to tourism; and
d. public parking facilities.

Suggested modification to include exiting uses and Visitor Commercial uses under a new, unique land use designation.
Key Topic

Commercial Areas - Existing Land Use Plan

Land Use
- Low Density Residential 1-2 du/acre (LDR)
- Medium Density Residential 8-10 du/acre (MDR)
- Medium Density Residential Mobile Home Park 8-10 du/acre (MHR)
- Medium High Density Residential 10-20 du/acre (MHDR)
- Visitor Accommodation (V-A)
- Visitor Commercial (V-C)
- Commercial (C) (General Plan Designation)
- Professional (P)
- Open Space Institutional (OS-I)
- Open Space Recreational (OS-R)
- Recreational Trail (RT)

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

Source: City of Pacific Grove 2014, Google Earth 2013
Key Topic

Commercial Areas

Sunset Drive Area

American Tin Cannery Area
The Coastal Act addresses visual access and protects the visual qualities of coastal areas as a resource of public importance. Development is required to be sited to protect views, to minimize natural landform alteration, and to be visually compatible with the character of the surrounding areas. (Public Resources Code § 30251).
Key Topic

Scenic Areas

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

Source: City of Pacific Grove, Google Earth 2013
• Draft LUP Policy HAZ-3 (Hazards)
  • The City shall minimize the need for construction of new shoreline protective devices through continued implementation of the Coastal Parks Plan

• Draft LUP Policy BIO-3 (Biological Resources)
  • The City will continue to implement the Coastal Parks Plan for the management and restoration of coastal parklands, including the Lighthouse Reservation

• Draft LUP Policy PRA-4 (Shoreline Access)
  • The City shall continue to implement the Coastal Parks Plan, an element of the Implementation Plan, for the Pacific Grove coastal parklands
Key Topic: Coastal Park Planning, Trails and Resource Management

- Add policy into the Land Use Plan that addresses alternate trail alignment and policy that addresses trail connectivity.
- Add policy to tie Coastal Parks Plan into both policy and implementation in the Local Coastal Program.
- City intent is to evaluate grant opportunities and update Coastal Parks Plan as an implementation step to LCP adoption.
Key Topic
Coastal Park Planning, Trails and Resource Management

Access Features
- Handicapped Parking
- Handicapped Access
- Bicycle Route
- Walking Trail
- Monterey Peninsula Rec. Trail ADA
- Class I Bikeway
- Class II Bikeway
- Class III Bikeway

Legend
- City of Pacific Grove
- Major Roads
- Coastal Zone
- Realignment

Source: City of Pacific Grove 1989 and 1998, Google Earth 2013
Public Input

Share your thoughts and ideas!
What's Next?

- Fill out your comment cards tonight or send your comments to aaziz@cityofpacificgrove.org

- Visit the Local Coastal Program Update webpage by following the link on the City’s website to stay informed

- Sign up list at tonight’s meeting so you will be sent notice of all future public hearings

- Coastal Commission Staff presentation on Sea Level Rise Policy Guidance document Tuesday, October 27, 2015, 4:00pm - 5:30pm

- Workshop #2 on Climate Change Friday, November 20, 2015, 9:00am -11:30am

- Attend future Planning Commission, City Council and Coastal Commission hearings over the next 6-8 months
Questions