This memorandum summarizes concerns raised in oral comments during the discussion of the Pacific Grove Local Coastal Program Implementation Plan update at the above-referenced community meeting. Approximately 20 people attended the meeting.

Due to the highly vocal participation rate of community members, the goal of this first community meeting was to provide an environment where interested community members would have an opportunity to air concerns regarding the Local Coastal Program update, and to introduce the consultant, EMC Planning Group, that will be assisting the City with the project. A comment and question/answer opportunity was provided after introductory comments from City staff and a brief presentation by EMC Planning Group on statutory requirements and the update process. The presentation was intentionally designed to be introductory in nature, providing a brief photographic overview and history of citizen/City stewardship and accomplishments in the City’s unique coastal environment, identification of some of the challenges for continued stewardship, an overview of the Local Coastal Program update process, products that will come out of the process, and timing for their delivery.
**Participant Discussion Points**

The following participants provided contact information and will be added to the list of stakeholders. Comment slips were also provided to attendees; eight were submitted with written comments, most of which were reflective of the concerns noted in oral comments.

<table>
<thead>
<tr>
<th>Attendees</th>
<th>Emails</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rick Steres</td>
<td><a href="mailto:ricksteres@hotmail.com">ricksteres@hotmail.com</a></td>
</tr>
<tr>
<td>Frank P. Donangelo</td>
<td><a href="mailto:fdonangelo@canneryrow.com">fdonangelo@canneryrow.com</a></td>
</tr>
<tr>
<td>Fernando Ibanez</td>
<td><a href="mailto:ibanezkoi@yahoo.com">ibanezkoi@yahoo.com</a></td>
</tr>
<tr>
<td>Pamela Chrislock</td>
<td><a href="mailto:pgzoetoo@aol.com">pgzoetoo@aol.com</a></td>
</tr>
<tr>
<td>Cosmo Boa</td>
<td><a href="mailto:philemata@gmail.com">philemata@gmail.com</a></td>
</tr>
<tr>
<td>Karin Locke</td>
<td><a href="mailto:karin@sustainablepg.org">karin@sustainablepg.org</a></td>
</tr>
<tr>
<td>Thom Akeman</td>
<td><a href="mailto:thomakeman@sbcglobal.net">thomakeman@sbcglobal.net</a></td>
</tr>
<tr>
<td>Don Murphy</td>
<td><a href="mailto:boxwood@me.com">boxwood@me.com</a></td>
</tr>
<tr>
<td>Michelle Neubert</td>
<td><a href="mailto:mneubert@gmail.com">mneubert@gmail.com</a></td>
</tr>
<tr>
<td>Bill Bluhm</td>
<td><a href="mailto:bill.bluhm@sothebyshomes.com">bill.bluhm@sothebyshomes.com</a></td>
</tr>
<tr>
<td>Shannon Cardwell</td>
<td><a href="mailto:shannoncardwell@sbcglobal.com">shannoncardwell@sbcglobal.com</a></td>
</tr>
<tr>
<td>Kathryn McDonald</td>
<td><a href="mailto:mcdonald_katy@yahoo.com">mcdonald_katy@yahoo.com</a></td>
</tr>
<tr>
<td>Maureen Mason</td>
<td><a href="mailto:maureen@maureenmason.com">maureen@maureenmason.com</a></td>
</tr>
<tr>
<td>Inge Lorentzen Daumer</td>
<td><a href="mailto:ilwd50@gmail.com">ilwd50@gmail.com</a></td>
</tr>
<tr>
<td>Georgia Booth</td>
<td><a href="mailto:georgiaboosht@att.net">georgiaboosht@att.net</a></td>
</tr>
<tr>
<td>Sally Moore</td>
<td><a href="mailto:sallymoore361@hotmail.com">sallymoore361@hotmail.com</a></td>
</tr>
<tr>
<td>Carmelita Garcia</td>
<td><a href="mailto:cg54@comcast.net">cg54@comcast.net</a></td>
</tr>
<tr>
<td>Luke Coletti</td>
<td>ljc@groknets</td>
</tr>
</tbody>
</table>

**Please explain what is meant by “Program” and “Plan”**.

The Local Coastal Program consists of two plans: a land use plan (Land Use Plan) and implementation plan (Implementation Plan). The Coastal Act of 1976 requires all jurisdictions along the coast to prepare a Local Coastal Program. The Land Use Plan provides policy guidance and the Implementation Plan implements the policy, i.e., the Implementation Plan identifies how the policy will be applied and under what circumstances – how the policies will be administered by the City.

**You mentioned stakeholder consultation, isn’t everybody in the City is a stakeholder?**

Early consultation is required as a part of the Local Coastal Program/Implementation Plan update process. Stakeholders are typically non-profit organizations, partner agencies, regulatory agencies,
and citizens who have historically demonstrated interest in coastal zone matters. This first community meeting is second phase of the required early stakeholder consultation as part of the information gathering portion of the update process. However, if we've missed someone on the stakeholder list, we can add them so let us know.

Is there any ability in this process to adjust the coastal zone boundary in the map? Are you aware of any existing conditions that would require a map boundary adjustment?

Coastal zone boundaries were created by the State legislature, so only an act of the State legislature can change them. There are a couple of exemptions but they are very tightly defined. One example is when a map boundary bisects a parcel. There might be a parcel or two along Asilomar Avenue that fit this circumstance.

NOTE: Commenter noted Mike Zimmer recently made a decision on adjusting the coastal zone boundary. Staff noted to follow up and look into that matter.

The City, citizens, and Coastal Commission currently have a partnership. High density economic development is not right for this area. The Coastal Commission is the commission for the coast - they fight to preserve it. I'd prefer a bigger think tank rather than coming out of one organization, and I have some distrust in our local City government and some of the decisions that have been or will be made. In your presentation, you said that “We” did these things. I don't know what “We” is.

The current effort is to complete the City's Local Coastal Program which was started about 25 years ago. The Local Coastal Program is a required program for all coastal cities and counties and is mandated by the Coastal Act. A Local Coastal Program has two required components: a Land Use Plan, which provides policy guidance consistent with the Coastal Act, and an Implementation Plan which specifies how those policies will be applied/enacted by the local jurisdiction, consistent with the Coastal Act.

The City has a certified Land Use Plan and was moving forward with a draft Implementation Plan in the early 2000s, but lost funding. Even though the Coastal Commission is the appointed decision maker under the Act, the California Coastal Act is the law, and local jurisdictions are required to comply with it. You [Citizens] have what is in the pictures in the presentation because of your commitment (the local community) and the effort that went into creating the Land Use Plan. The
Land Use Plan was not created by the Coastal Commission; it was created by the City with input by people just like you.

NOTE: This commenter arrived late and missed the introductory comments and presentation and first question, hence the repetitive response.

**If the Land Use Plan is very old and we're doing the Implementation Plan process with an original 1991 Land Use Plan – why are we doing a Local Coastal Program without revising the Land Use Plan? And how will Planning Commission be affected by that process?**

We're looking at/assessing the Land Use Plan by preparing a Background Report for the current process. The original Land Use Plan was prepared with technical analysis at that time. By its overall appearance, the City and its citizens are doing a good job in their stewardship role of the coast. Since the 1991 Land Use Plan was certified, there have been zoning changes, citizens' initiative, etc. So we're sorting through a ton of information that has occurred from the regulatory and administrative standpoint. The City has been responding for protections of the coastal zone in a fragmented way because they couldn't do it all at once. The effort was started in the past and due to loss or non-availability of funding, had to be discontinued. All of that prior effort and your input is welcomed and encouraged. The funding is back, but it is limited and that is why community participation is so important. Community input is part of the Background Report that contributes to the update process. Many of the Land Use Plan policies are timeless, but there are some issues, such as climate change, that need to be addressed. To implement the Land Use Plan policies and complete the mandated Local Coastal Program, the City needs a certified Implementation Plan.

**Will there be any consideration as to sizing and complexity of projects and review required; right now the same kind of review is required to build or remodel a home as you do to build a deck/patio?**

Right now under current processes there are different levels of review. There are coastal development permits, waivers, and exemptions. Those same mechanisms would come into play.

**You said the Coastal Commission would be the appeal level. Will the City appoint a local commission or will it be processed through the planning department?**
Typically what jurisdictions do with their Implementation Plan is to incorporate the review process into existing systems and review processes. Reviewing bodies would look at the same issues and use the same standards for review as the Coastal Commission does currently when weighing projects for consistency with a certified Land Use Plan and conformance to the certified Implementation Plan that also is consistent with the Coastal Act. The Local Coastal Program (both the Land Use Plan and the Implementation Plan) cannot be certified if it is inconsistent with the Coastal Act. For appeals, a potential appellant would exhaust their appeals at City level, and then could appeal to the Coastal Commission.

The City had another consultant look at the Implementation Plan in 2008/2009 and it was never accepted. Will you use that?

That is an excellent resource. The City has it, although I believe it was developed sometime between 2000 - 2006. We will be building upon that effort that was started in the past.

I'd like to reiterate concerns about losing the Coastal Commission’s involvement. There are numerous examples of what locals have said that we now have a pro-development city council and planning department. There are a lot more administrative approvals and quicker processes. The City's current notification process is pretty abysmal. Unless you live within 300 feet, notification is missed and things go right by people. I'd like longer and better notifications. The other thing is appeals. Appeal dates are not being re-noticed. Currently the way it functions appealing the removal of tree goes to BNRC and cost $32 to appeal but if a tree removal is part of a development project, it could cost $1,000 to appeal. Appeal costs are now set by the Coastal Commission. So, how available are these appeals going to be financially under the City and for citizens? Can the City look into subsidizing appeals or paying for them? Currently there is a problem with enforcement of the tree ordinance, and appropriate notification is not happening. Also City officials need training as to their responsibilities. Also, concern about how special events like the triathlons affect the ocean and the environment. Will the effects of those events be worked into this effort?

Special events within the City's coastal zone require a coastal approval. The Coastal Act encourages coastal access. Access and recreation along the coast is a key tenet of the Coastal Act. City staff will consult with Coastal Commission staff on the nexus between special events, and marine and environmental affects and access.
The National Marine Sanctuary Act is not definitive about impacts and regulations as they relate to marine mammals. Sanctuary staff try to defend mammal protection and how to better enforce it is a continual effort, but that is beyond the scope of city staff. Have been looking into how the Feast of Lanterns fireworks affect the harbor seals. Federal violations will be a federal follow-up. Individual kayaks getting too close to animals are the biggest issue, but it’s a massive enforcement problem beyond anyone’s availability.

Note: A response was not requested. Comment Noted

The City currently has an ordinance to protect where harbor seals are, but that can be changing with climate change. Will there be provisions for the flexibility for using that kind of permit process to protect mammals in the Local Coastal Program?

That is one of the issues on our list for review [during the update process].

This is a fantastic opportunity to be able to put some plans into place that the whole community can be proud of. Disappointed that in the introduction it was called a “coastal zone development plan” instead of an “environmental and development plan”. We have developers and business men wanting coastal zone development. Let's all work together. I’d like to see some direct objectives with this effort, is it tourism, marine animals? I’m hearing a lot of concern from audience is about business development and commercial coming in. Is there any way you can put in with some teeth and statutes that things have to be also overseen by an environmental staff member? Can we call them coastal environmental permits?

There is currently an Environmental Programs Manager on City staff. “Development” is defined by the Coastal Act. Regarding the permit type, remember, we are working with land uses in the Local Coastal Program and the Coastal Act requires discretionary approval of “coastal development permits”. The Land Use Plan sets policy goals and the Implementation Plan provides a consistent method of implementing the policies as development projects are proposed. The Implementation Plan would enable the City to perform some of the role that the Coastal Commission does currently. The Coastal Commission accepts applications, holds hearings, considers the merits of land use development proposals within the City’s coastal zone, and issues coastal development permits. With certification of the Implementation Plan and Local Coastal Program, the City would obtain
permitting authority and able to hold local public hearings on local applications. The Coastal Commission would retain appeal authority.

Much of the coastal development encroaches on the natural beauty and state of the coastline. What we've seen at the old Bath House is a part of what’s going on. It’s like they have been in process since the original permit was issued and they operated as if it were going to be approved. Many of us are sensitive to the Bath House and the definition of our coastal area which is to keep public access and open space, and we hope that is a focus?

Those are the types of issues that come into play during the update process. An implementation plan allows the City to create a codified review mechanism based on the Coastal Act and the City’s Land Use Plan policies. Under the current process, we (locally) do all this work with the City approvals but the final decision is made somewhere else (to the Coastal Commission). With a fully certified Local Coastal Program we have an opportunity to bring these decisions home to the local community.

I used to walk down the railroad tracks and learned to swim in the big pool too. I live in my grandparents’ home. I was one of the stakeholders that wrote to you. My concern is with the other end of town, it’s incredibly worrisome. The planning department is a revolving door. The voters voted for no more hotels and we voted down the size of the Holman hotel. American Tin Cannery broke away from that because they knew that would not pass. Matt Feske approved a text amendment that I saw in newspaper to add hotel uses back in. We stopped it. Visitor commercial is fine, but they have to have a ballot measure to change that for visitor accommodation. A hotel would annihilate Hopkins and the streets; let’s get some businesses in there (ATC). We need ordinances with teeth. I don't trust the administration they have right now, don't trust the agenda that's going and the way it’s being implemented. I voted every single time and will continue to do so. If we're going to bring it [coastal decision-making authority] back to the City, we need to have some really definitive ordinances, and not "oh, I interpret it this way".

Thank you for providing early comment. This is one of the issues that is on our plate in this update process.
City Staff noted that this type of implementing ordinance is very rigorous and doesn’t leave a lot of room for interpretation. Procedures must be consistent with the Coastal Act. A Local Coastal Program is very specific about what has to be done and has to be approved by the Coastal Commission and shown to be consistent with, and in compliance with the Coastal Act. A lot of very thoughtful input goes into that.

I agree the notification is a little lacking too, a lack of communication. I saw a big change when the Aquarium opened, and have seen that leakage into PG with surries, scooters, walkers, joggers. I attended the last City Council meeting where someone was broaching the idea to build a Japanese tea garden that originated in PG at Lovers Point. What is going on? The new technique is that they are all green and people will just bend over, it makes me nervous. PG is quiet, charming, and quaint, but our necks are exposed. There are people who are just dying to reap the benefits of this community like Seal Beach. We have a gem here. People came here because of what we are. We need specific details in the implementation policies and plans and better noticing by the City.

NOTE: No response requested. Comment noted.

My big concern is how coastal development permits will be issued by the City. I don't think coastal development permits should ever be approved administratively. We’ve seen the Beach House fiasco, development in coastal zone. Is there anything in Coastal Act on how coastal development permits will be issued? Board or commission, or administratively. Is there an opportunity for you to draft it this way, that the Planning Commission issue coastal development permits or waivers.

This is the issue that the City is reviewing right now. The Implementation Plan will identify standards and procedures to do just that. Coastal development permits require a discretionary action by a decision-making board or commission. The Coastal Act identifies certain exemptions and exceptions to permits; minor projects can be processed administratively. When a project does not meet the legislated criteria that requires a coastal development permit, it is subject to approval of a waiver or exemption. Yes it can be crafted that way, but must be consistent with and in conformance to the Coastal Act.

I was at that same City Council meeting on Latitudes and the tea garden structure. Between that developer and the Bath House who seems to have been given carte
Anastazia Aziz, Senior Planner
City of Pacific Grove
October 21, 2014, Page 9

blanche, it’s not unreasonable for us to feel distrustful of current administration. It’s really scary to hear that it was so well received. “Just because I’m paranoid doesn't mean I’m wrong.” The state recognized monarch sanctuary has been mismanaged from my perspective just like sea mammal protection, monarch is at great risk because of public works staff and lead administrators. It oozes out to where I live in Del Monte Park with inclusionary housing. We're being swallowed up by outsiders, that’s where our passion and fear comes from.

NOTE: A response was not requested. Comment noted.

Question for City staff, as a part of Sustainable Pacific Grove, wondering what the status is for preparing a Climate Action Plan.

I'm sure it's due to staffing and time, but I will raise it again for consideration to be put onto the work plan.

I was here when FORA was developed. The reason why PG got involved was to protect our view shed. View shed is the term I use for when I walk on the rec trail, I see grass at Lovers Point, or see Hopkins. The view shed should remain protected, height regulations and what is built where. Will staff taking on new tasks associated with this effort require new training? The terminology is different and education should be notched up a scale or two so that they make decisions and write reports so that they know what they're doing. When items are presented to the City Council there is always a recommendation by staff. It would be great if there were no staff recommendations. The body tasked with the responsibility to make decisions should be learning about the project and not rely on staff.

None of the view shed policies in the Land Use Plan are changing.

I have experience with the current staff, and they are incredibly well trained and knowledgeable. There are things that commissioners and volunteers will never be able to master in the same way. Not to rely on staff that you’ve hired is a great waste of money. Their training is important. We need to honor and respect the people that we hire. I don't think it's appropriate for volunteers to make judgments without guidance.
NOTE: No response requested. Comments noted.

I second what Michelle said about goals. One of the goals in the Implementation Plan to state clearly is protection from development. Will you be able to do things like suggest improved notification? You shouldn't have to live within 100 feet of a project to be noticed. The City makes choices to protect or develop. Notification is important. Could the City have a noticing column in the local paper (Cedar Times)?

Standards for notification in the Coastal Act are different and have to be followed. Coastal Commission notification procedure is a 300 foot radius and is more rigorous than many projects not in the coastal zone.

The [City] website is dysfunctional. The Economic Development Committee meeting was not there, no meetings are listed. It is difficult to navigate the website. If it's expected to find things on the website, then it needs to be there! We’re not getting the information.

NOTE: No Response was requested. Comment noted.