



GRANT APPLICATION FORM

Coastal Commission staff is available to assist during the application process. Applicants are encouraged to reach out to the LCP Grant team with any questions as they develop their applications.

Please note the entire grant application will be public record upon submittal. Click in the shaded text fields to enter text, numbers and dates. The fields will expand to accommodate the data.

APPLICANT INFORMATION

Applicant name (agency): City of Seal Beach	
Address: 211 8 th Street	
Contact name: Steve Fowler	Title: Interim Community Development Director
Telephone: (562) 431-2527 Ext 1316	Fax: (562) 430-8763
Email: Sfowler@sealbeachca.gov	
Federal Tax ID#: 95-6000794	

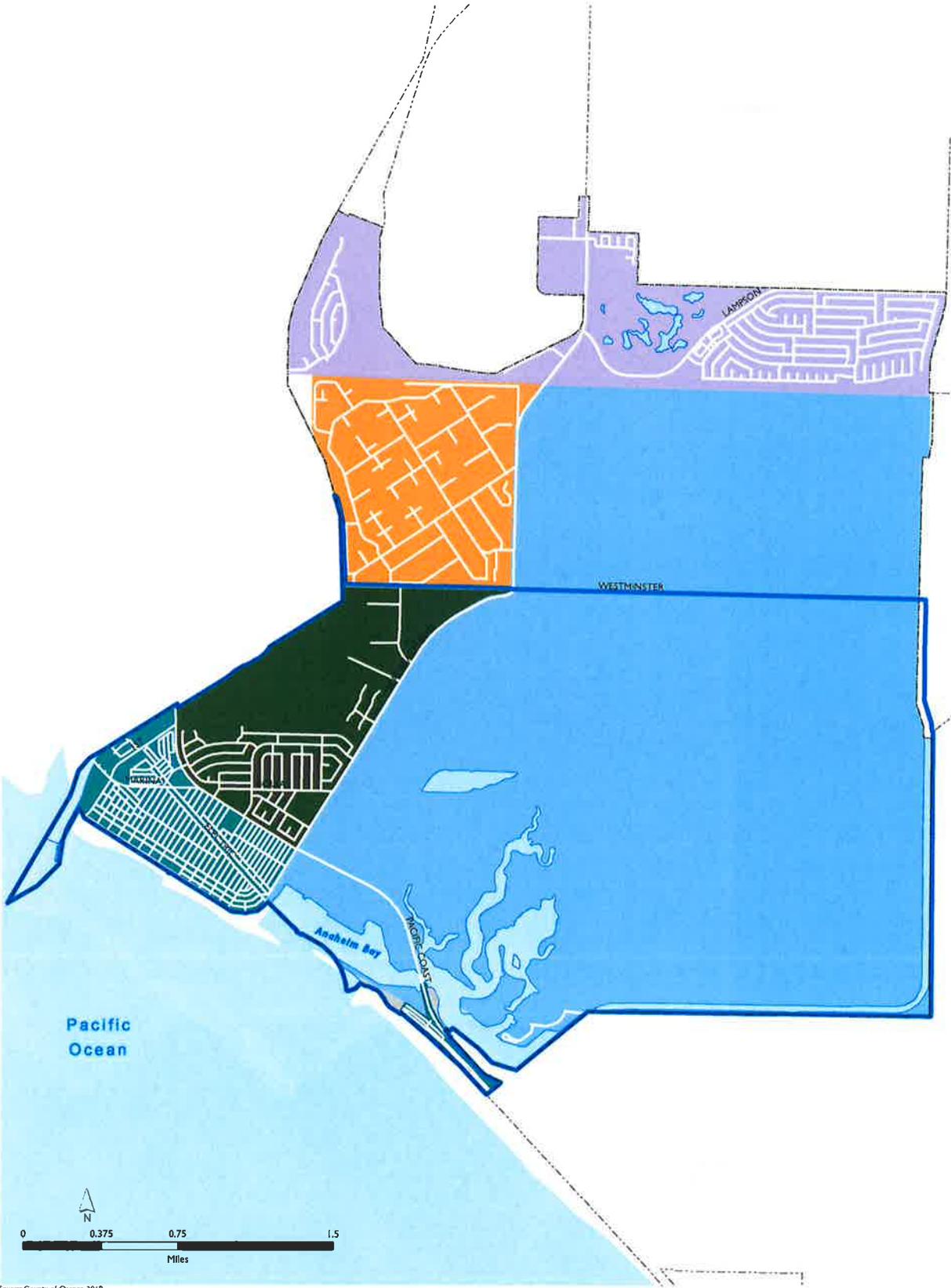
Person authorized to sign grant agreement and amendments:	
Name: Jill Ingram	Title: City Manager
Application prepared by:	
Name: Steve Fowler	Title: Interim Community Development Director

Signature:  Date: 9/4/2019

PROJECT INFORMATION

Project title:	Seal Beach Local Coastal Program		
LCP/LCP Segment:	Adoption of a New Local Coastal Program		
Project location			
City/Geographic area:	Seal Beach		
County:	Orange		
GPS: Lat 33.742331 Lon -118.105615			
Project timeline			
Start date:	1/30/2020	End date:	5/31/2021

CITY OF SEAL BEACH
LOCAL COASTAL PLAN UPDATE



Source: County of Orange, 2018

LEGEND

-  Coastal Zone within the City of Seal Beach
-  Seal Beach City Limit

Planning Areas

-  PA 1
-  PA 2
-  PA 3
-  PA 4
-  PA 5

EXHIBIT 3.1
COASTAL ZONE MAP AND PLANNING AREAS

CITY OF SEAL BEACH LOCAL COASTAL PLAN UPDATE



Source: County of Orange, 2018

LEGEND		
Coastal Zone within the City of Seal Beach	General Commercial	Oil Extraction
Seal Beach City Limit	Limited Commercial/Residential Medium Density	Open-Space Natural
Zoning Designations	Light Manufacturing	Open Space Parks and Recreation
Beach	Military	Professional Office
	Main Street Specific Plan	Public and Sempublic Facilities
		Recreation/Golf
		Residential High Density-20
		Residential High Density-33
		Residential High Density-46
		Residential High Density-Planned Development
		Residential Low Density-15
		Residential Low Density-9
		Residential Medium Density-18
		Service Commercial
		Specific Plan Regulation

COASTAL ZONE ZONING DESIGNATIONS
EXHIBIT 3.2

CITY OF SEAL BEACH LOCAL COASTAL PLAN UPDATE



Source: County of Orange 2018

LEGEND

- Coastal Zone within the City of Seal Beach
- Seal Beach City Limit

Specific Plans

- Boeing Specific Plan
- DWP Specific Plan Area
- Hellman Ranch Specific Plan
- Main Street Specific Plan
- Pacific Electric ROW Specific Plan

1. Project Description

a. Goals and Objectives

The City of Seal Beach (City) proposes to continue preparing and processing required deliverables to complete the Seal Beach Local Coastal Program (Project). With this additional grant funding, the City will initiate the Round 6 Grant – LCP Preparation Phase II work effort, including: finalizing a Public Review Land Use Plan; initiating and finalizing the Implementation Plan, including a community outreach effort to host a public workshop; circulating the Public Review Draft Local Coastal Program; preparation of the Final Local Coastal Program for local adoption; and, preparation of Local Coastal Program Certification Application for submittal to Coastal Commission.

The previous Coastal Commission Round 3 Grant – LCP Preparation Phase I work effort funded comprehensive technical/baseline studies, a successful community outreach effort (including 12+ stakeholder meetings, one pop-up event and two public workshops), and development of draft policy framework to address sea level rise with the Coastal Zone of Seal Beach. By December 2019, the City will submit an Administrative Draft Land Use Plan for Coastal Commission review and comment, as the final deliverable under the Round 3 Grant – LCP Preparation Phase I. However, the City is committed to the ultimate goal of attaining a Coastal Commission certified Local Coastal Program that would encompass the identification of vulnerabilities, policies and focused adaptation strategies to plan for sea level rise. Issuance of this grant will allow continuity and continuance of the Local Coastal Program work efforts and creating a seamless transition into 2020. Development of the Seal Beach Local Coastal Program remains a priority goal for the City Council, staff and residents. The City is committed to developing a Local Coastal Program that will reflect the spirit of the Coastal Act, allow for and streamline the City's ability to issue Coastal Development Permits and significantly improve the efficiency of City Staff review and Coastal Commission Staff, as appropriate.

Additionally, the process will continue to meet the Greenhouse Gas Reduction Fund goals by providing the co-benefit of Climate Adaptation for sea level rise and inland flooding adaption. Additionally, the Project continues to prioritize community engagement with residents, stakeholders, and other affected persons (including disadvantaged and low-income communities). The City will continue to coordinate with Coastal Commission throughout the process to ensure all interested parties are included in the process.

b. Approach

The City of Seal Beach, with the issuance of the requested Round 6 grant funding, is prepared and positioned to continue the development of the Local Coastal Program. LCP Preparation of Phase II efforts would begin in January 2020 with the Phase I project team. The project team is positioned to continue assisting the City in working toward a certified Local Coastal Program as part of significant involvement in the first phase of the Local Coastal program updates. The City of Seal Beach renews their commitment to ensuring increased communications and updates with the Coastal Commission throughout the Local Coastal Program process, with particular attention to the Implementation Plan development and finalization. The development of a Coastal Implementation Plan will include preparation of a Coastal Development Permit Ordinance to identify the policies and procedures for processing Coastal Development Permits within the City's Coastal Zone. The development of an LCP consistency review process will allow the City of Seal Beach to assume the responsibility of issuing Coastal Development Permits for development within the Coastal Zone. The implementation of an LCP review process will ensure that all development permitted within the Coastal Zone is consistent with the goals and programs approved by the Coastal Commission. Community outreach will continue to be a consistent component throughout the Local Coastal Program preparation process. Building upon the 2019 community outreach, the City and consultant will engage the public in regard to the Implementation Plan development.

Additionally, the City's website will be continually updated to highlight important developments in the LCP preparation, key dates and/or availability of draft documents.

The City is approximately half way through the work effort of developing a Local Coastal Program utilizing previously issued Coastal Commission Round 3 Grant funds. The proposed approach is to use current momentum from Phase I efforts and to seamlessly transition into the Round 6 Grant cycle to complete the remaining efforts and ultimately attain LCP certification. With the final deliverables under the previous grant term, the City and consultant shall begin the 2020 year prepared to finalize the Land Use Plan, and initiate preparation of the Implementation Plan as outlined in the Work Program, below.

The City is prepared to move forward toward completion of the Local Coastal Program, and is asking for \$80,000 to assist the preparation of the remaining work efforts and complete the LCP. The City proposes to contribute \$25,000 to the Project's total cost of up to \$105,000. The grant funds are requested to cover the consultant costs, and the City shall contribute matching funds to enhance the community outreach program and ensure continuous communication with the Coastal Commission throughout the process.

The City will contribute a minimum of \$12,000 of in-kind staff time to oversee the project and ensure intended goals and deliverables are met throughout the process. The Community Development Director will be directly involved with the development and local adoption of the Local Coastal Program. City staff is prepared to commit to the timeline as documented in the Work Program and Schedule section.

4. TASK DESCRIPTIONS AND SCHEDULE

A. Task Descriptions

Task 1. Kick-Off and Coordination

As the Project Team moves into the second phase of the Local Coastal Program process, the consultant and the City will meet to refine the scope of work and confirm project timeline. The City will coordinate with the consultant to identify relevant baseline information and applicable technical data, as it relates to Implementation Plan preparation. Additionally, the City shall set up a meeting with Coastal Commission staff to regroup and initiate the second phase of the Local Coastal Program preparation. The goal of this meeting shall be to address any outstanding comments regarding the Administrative Draft Land Use Plan (to be submitted December 2019), and scope, expectations and goals for the Implementation Plan.

- Task 1.1, Kick Off Meeting
- Task 1.2, Coastal Commission Meeting

DELIVERABLES: Kick-Off Meeting Agenda and Meeting Minutes; Coastal Commission Meeting Agenda and Meeting Minutes

Task 2. Land Use Plan – Finalization

Per the last grant term scope, the Administrative Draft Land Use Plan (including all applicable exhibits) is to be electronically submitted to Coastal Commission staff in December 2019. To finalize the Land Use Plan for public review, the Land Use Plan shall undergo a thirty-day review and comment period with Coastal Commission staff. The City and consultant shall coordinate with Coastal Commission staff on suggested modifications to Land Use Plan text, policies and graphics. The consultant will incorporate Coastal Commission staff recommendations as applicable to prepare a Public Review Draft Land Use Plan.

- Task 2.1, Administrative Draft Land Use Plan
- Task 2.2, Prepare Public Review Draft Land Use Plan (Assumes one response to Coastal Commission comments)

DELIVERABLES: Administrative Draft Land Use Plan; Public Review Draft Land Use Plan

Task 3. Implementation Plan – Preparation and Finalization

An Implementation Plan shall be prepared for review and incorporation into the Final Local Coastal Program, based on Land Use Plan policies, as finalized under Task 2 of this grant. The City seeks to integrate the Implementation Plan as part of the Seal Beach Municipal Code. The Implementation Plan will establish a Coastal Development Permit Ordinance to identify procedures for processing permits at the local level following Local Coastal Program certification. Additionally, the Implementation Plan will incorporate regulations from existing Specific Plans within the Coastal Zone.

Community outreach shall be incorporated into the Implementation Plan development process, to continue public involvement throughout the Local Coastal Program document preparation. The City and consultant shall host one (1) publicly noticed workshop to educate the public about the Implementation Plan as part of the Local Coastal Program, and to solicit public input. The outreach effort shall ensure the public is involved in the decision-making process, and that visitors, employees, and other potentially affected non-residents are included to the maximum extent feasible. Special effort shall be made to ensure disadvantages communities (including low-income, minority, and other underserved communities) have equitable opportunities to engage in the community outreach process. Additionally, the Local Coastal

Program webpage shall continue to be updated periodically, as significant deliverables become available. A community outreach summary shall be submitted to Coastal Commission staff after the workshop is held.

The Administrative Draft Implementation Plan shall then be electronically submitted to Coastal Commission staff for a 30-day review and comment period. The City and consultant shall coordinate with Coastal Commission staff on suggested modifications to Implementation Plan text. The consultant will incorporate Coastal Commission staff recommendations as applicable to prepare a Public Review Draft Implementation Plan.

- Task 3.1, Prepare Administrative Draft Implementation Plan
- Task 3.2, Community Outreach – Public Workshop & Website
- Task 3.3, Prepare Public Review Draft Implementation Plan (Assumes one response to Coastal Commission comments)

DELIVERABLES: Administrative Draft Implementation Plan, Community Outreach Summary, Public Review Draft Implementation Plan

Task 4. Public Review

The City and consultant shall prepare and notice the Public Review Local Coastal Program for a 30-day period. The Local Coastal Program shall be available electronically and in print at appropriate locations. Comments shall be directed to City staff, who will document for the Public Comment and Revision Summary under Task 5. Additionally, the City and consultant shall facilitate a total of two (2) study sessions (i.e. One Planning Commission and one City Council meeting) to discuss the Local Coastal Program preparation process, public outreach, and next steps toward certification.

- 4.1 Public Review Local Coastal Program Circulation
- 4.2 Planning Commission Study Session (1)
- 4.3 City Council Study Session (1)

Task 5. Final Local Coastal Program Preparation and Adoption

The City and consultant shall prepare a summary of public comments received on the Public Review Land Use Plan and Implementation Plan, and documentation of all revisions made. The consultant shall incorporate revisions as applicable and prepare a Final Local Coastal Program reflective of any changes that result from the public hearing and local adoption process.

- Task 5.1, Public Comment and Revision Summary
- Task 5.2, Final Local Coastal Program Preparation
- Task 5.3, Attend Planning Commission and City Council Hearings

DELIVERABLES: Public Comment and Revision Summary, Final Local Coastal Program

Task 6. Local Coastal Program Submittal to Coastal Commission

The consultant will be tasked with preparing the Final Local Coastal Program for submittal to the Coastal Commission for review and certification. The consultant will prepare an application to be accompanied by a summary of measures taken to engage agencies and stakeholders, participant lists appearing at meeting hearings, all final documents and maps, a methodology demonstrating Coastal Act conformity, applicable environmental review documents, and a complete Local Coastal Program showing proposed zoning measures and implementation.

- Task 6.1, Prepare Coastal Commission Application
- Task 6.2, Prepare and Compile All Requirements of Coastal Act Section 13519

DELIVERABLE: Coastal Commission Local Coastal Program Certification Application Package

Task 7. Coastal Commission Hearings – Post Grant Term

The consultant shall provide technical support to assist the City throughout the review and certification process. The consultant(s) shall attend Coastal Commission hearings with City staff as necessary in order to support staff with technical questions raised by the Commission during said hearings.

- Task 7.1, Attend Coastal Commission Hearings
- Task 7.2, Local Coastal Program Modifications – As Needed

B. Schedule

Proposed Starting Date: January 1, 2020

Estimated Completion: May 31, 2021

Work Summary

TASK	TIMELINE
Task 1: Kick Off and Coordination	
Task 1.1: Kick Off Meeting	January 1, 2020 – January 31, 2020
Task 1.2: Coastal Commission Meeting	January 1, 2020 – January 31, 2020
Task 2: Land Use Plan – Finalization	
Task 2.1: Administrative Draft Land Use Plan	December 2019 (prior grant term)
Task 2.2: Prepare Public Review Draft Land Use Plan	February 1, 2020 – March 31, 2020
Task 3: Implementation Plan – Preparation and Finalization	
Task 3.1: Prepare Administrative Draft Implementation Plan	April 1, 2020 – June 30, 2020
Task 3.2: Community Outreach – Public Workshop & Website	July 1, 2020 – July 30, 2020
Task 3.3: Prepare Public Review Draft Implementation Plan	September 1, 2020 – October 31, 2020
Task 4: Public Review	
Task 4.1: Public Review Local Coastal Program Circulation	November 1, 2020 – December 15, 2020
Task 4.2: Planning Commission Study Sessions (2)	November 1, 2020 – January 30, 2021
Task 4.3: City Council Study Sessions (2)	November 1, 2020 – January 30, 2021
Task 5: Final Local Coastal Program Preparation and Adoption	
Task 5.1: Public Comment and Revision Summary	February 1, 2021 – February 28, 2021
Task 5.2: Final Local Coastal Program	February 1, 2021 – March 30, 2021
Task 5.3: Attend Planning Commission & City Council Hearings	April 1, 2021 – May 30, 2021
Task 6: Local Coastal Program Submittal to Coastal Commission	
Task 6.1: Prepare Coastal Commission Application	April 1, 2021 – May 30, 2021
Task 6.2: Prepare/Compile All Requirements of Coastal Act Section 13519	April 1, 2021 – May 30, 2021
Task 7: Coastal Commission Hearings – Post Grant Term	
Task 7.1: Attend Coastal Commission Hearings	TDB
Task 7.2: Local Coastal Program Modifications – As Needed	TDB

Benchmark/Deliverable Schedule

DELIVERABLE	DEADLINE
Kick-Off Meeting Agenda and Meeting Minutes	January 30, 2020
Coastal Commission Meeting Agenda and Meeting Minutes	January 30, 2020
Administrative Draft Land Use Plan	December 31, 2019 (previous grant term)
Public Review Draft Land Use Plan	March 31, 2020
Administrative Draft Implementation Plan	August 1, 2020
Community Outreach Summary	August 1, 2020
Public Review Draft Implementation Plan	October 31, 2020
Public Comment and Revision Summary	February 28, 2021
Final Local Coastal Program	March 30, 2021
Coastal Commission Local Coastal Program Certification Application	May 31, 2021

APPLICATION BUDGET INFORMATION

Funding Request: \$80,000

Total Project Cost: \$116,500

PROJECT FUNDING SOURCES

Task Number	Task	Total Cost	Allocation of total cost among all funding resources	
			Applicant's funding	LCP Grant Funding
1	Kick Off and Coordination	\$2,220	-	\$2,200
2	Land Use Plan Finalization	\$11,300	-	\$11,300
3	Implementation Plan – Preparation and Finalization	\$33,600	\$10,400	\$23,200
4	Public Review	\$14,700	-	\$14,700
5	Final Local Coastal Program Preparation and Adoption	\$18,200	-	\$18,200
6	Local Coastal Program Submittal to Coastal Commission	\$10,400	-	\$10,400
7	Coastal Commission Hearings	\$9,400	\$9,400	-
	Other Direct Costs	\$4,500	\$4,500	-
TOTAL		\$104,300	\$24,300	\$80,000

In-Kind Services

In-kind Services: \$12,000

Personnel	Hourly Rate + Benefits	Total Number of Hours	Total
Director of Community Development	113.85	30	3415.50
Deputy Director of Public Works/City Engineer	98.22	20	1964.4
Senior Planner	85.95	40	3438
Associate Engineer	92.10	10	921
Assistant Planner	60.93	40	2437.2
Total		140	12176.1

	Applicant's Funding	CCC Grant Funding	OPC Grant Funding	Other Funds
Personnel				
Salaries and wages ¹	\$8403	\$ -	\$ -	\$ -
Benefits ²	\$3773.10	\$ -	\$ -	\$ -
Total Personnel	\$12176.10	\$ -	\$ -	\$ -
Consultants³				
Subcontractor A	\$24,300	\$80,000		
Total Consultants	\$24,300	\$80,000	\$ -	\$ -
Operating Expenses				
Postage/Shipping				
Supplies/Materials ⁴				
Travel ⁵				
Indirect Costs ⁶				
Total Operating Expenses	\$ -	\$ -	\$ -	\$ -
Total Budget	\$36,500	\$80,000	\$ -	\$ -

RESOLUTION 6952

**A RESOLUTION OF THE SEAL BEACH CITY COUNCIL
APPROVING THE APPLICATION FOR GRANT FUNDS FOR
THE CALIFORNIA COASTAL COMMISSION LOCAL COASTAL
PLAN PLANNING GRANT UNDER THE BUDGET ACT OF 2018
AND 2019**

WHEREAS, the Budget Act of 2018 and 2019, respectively, provide \$1,500,000 for Coastal Commission grants to local governments to support Local Coastal Program (LCP) planning that results in the reduction of greenhouse gas emissions and adaptation to the impacts of climate change; and

WHEREAS, the California Coastal Commission, under the authority of the California Coastal Act, may provide financial assistance to support coastal planning and has approved a competitive grant program to provide such financial assistance for LCP planning; and

WHEREAS, the goal of the grant program is to develop new or updated LCP's in conformance with the California Coastal Act to reflect current circumstances and new scientific information, including new understandings and concern for the effects of climate change, and

WHEREAS, grant proposals submitted under this grant program must complete Local Coastal Program (LCP) planning work with special emphasis on reducing greenhouse gases and addressing the effects of climate change and sea-level rise; and

WHEREAS, the City of Seal Beach, does not yet have an effectively certified LCP; and

WHEREAS, the City of Seal Beach, desires to pursue a project that would result in the completion and submittal for certification by the California Coastal Commission of an Amendment to the LCP in whole; and

WHEREAS, the City of Seal Beach, desires to pursue a project that would result in the completion and submittal for certification by the California Coastal Commission of an LCP and desires to assume permit issuing authority; and

WHEREAS, the City of Seal Beach commits to and agrees to fully support a planning effort intended to complete a certified LCP pursuant to the provisions of the California Coastal Act, with full public participation and coordination with the Coastal Commission staff.

NOW, THEREFORE, BE IT RESOLVED that the City Council, of the City of Seal Beach, hereby:

1. Directs City of Seal Beach staff to submit the grant application package attached hereto as Attachment 1 to the California Coastal Commission to provide financial and planning assistance, under authority of the California Coastal Act, in the amount of \$80,000 to fund the project more particularly described in the grant application package.
2. Authorizes the City Manager and the Community Development Director, of the City of Seal Beach, to execute, in the name of the City of Seal Beach, all necessary applications, contracts and agreements and amendments thereto to implement and carry

DRAFT

out the grant application package attached hereto and any project approved through approval of the grant application.

PASSED, APPROVED, AND ADOPTED by the Seal Beach City Council at a regular meeting held on the 9th day of September, 2019 by the following vote:

AYES: Council Members _____

NOES: Council Members _____

ABSENT: Council Members _____

ABSTAIN: Council Members _____

Thomas Moore, Mayor

ATTEST:

Gloria D. Harper, City Clerk

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS
CITY OF SEAL BEACH }

I, Gloria D. Harper, City Clerk of the City of Seal Beach, California, do hereby certify that the foregoing resolution is the original copy of Resolution 6952 on file in the office of the City Clerk, passed, approved, and adopted by the City Council at a regular meeting held on the 9th day of September, 2019.

Gloria D. Harper, City Clerk