



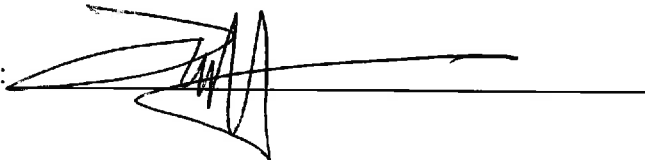
Please note the entire grant application will be public record upon submittal. Click in the shaded text fields to enter text, numbers and dates. The fields will expand to accommodate the data.

APPLICANT INFORMATION

Applicant name (agency): City of Pismo Beach
Address: 760 Mattie Road, Pismo Beach, CA 93449
Contact name: Jeff Winklepleck Title: Community Development Director
Telephone: (805) 773-4658 Fax: (805) 773-4684 Email: jwinklepleck@pismoeach.org
Federal Tax ID#: 95-6000762

Person authorized to sign grant agreement and amendment:

Name: Jeff Winklepleck Title: Community Development Director
Application prepared by: Name: Jeff Winklepleck Title: Community Development Director

Signature:  Date: 9/13/2018

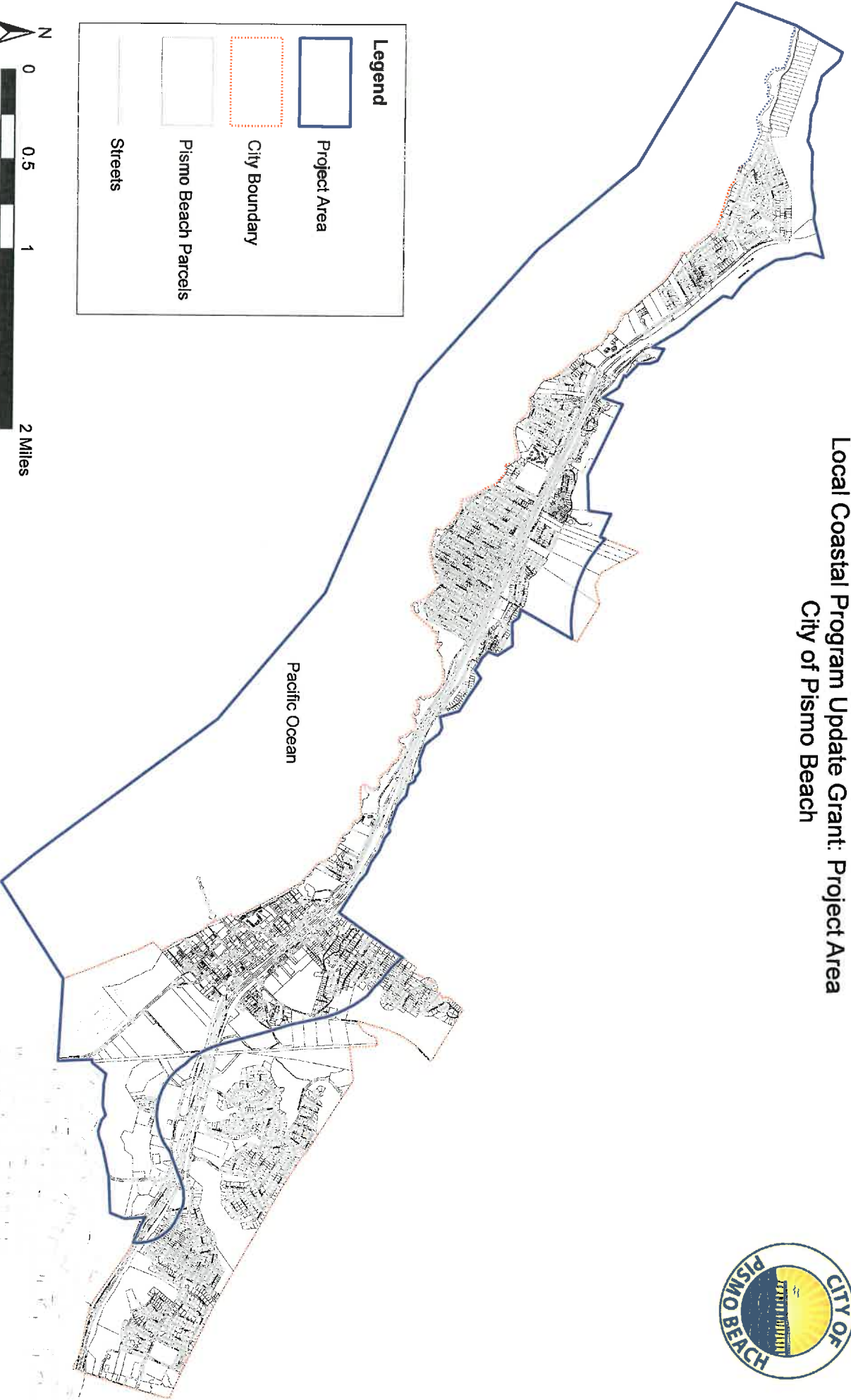
PROJECT INFORMATION

Project title: City of Pismo Beach Local Coastal Program Update
LCP/ LCP Segment: Pismo Beach
Project location: City / Geographic area: City of Pismo Beach County: San Luis Obispo
Project timeline: Start date: 5/31/2018 End date: 12/31/2020

MAPS AND PHOTOS

Applications must include a map showing the planning area for the project. Additional photos or maps may be included as attachments if needed to illustrate the proposed project, including maps or other information identifying disadvantaged and low-income communities within the planning area as identified through the California Climate Investments program (see <https://www.arb.ca.gov/cc/capandtrade/auctionproceeds/communityinvestments.htm/>). Please note: any photos and maps you submit are subject to the unqualified and unconditional right of the State of California to use, reproduce, publish, or display, free of charge. Please indicate if crediting is requested for the photos and/or maps.

Local Coastal Program Update Grant: Project Area
City of Pismo Beach



Legend

 Project Area

 City Boundary

 Pismo Beach Parcels

 Streets





CITY OF PISMO BEACH

Phase 2 – Comprehensive Local Coastal Program Update

3. Project Description

The City of Pismo Beach is located along the Pacific Ocean in southern San Luis Obispo County on California's Central Coast with a population of 7,931 based on 2014 census data. The City encompasses an area of 13.5-square-miles, a majority of which is located within the Coastal Zone. Although Pismo Beach is considered a small coastal community, there are approximately 7 miles of coastline within the City limits that experiences an estimated 5 million visitors per year. The City recognizes the importance of the coastal resources it is entrusted to protect as the key reason why people choose to visit and reside in Pismo Beach.

Pismo Beach's current LCP was last updated in 1993 and the Coastal Implementation Plan (Zoning Ordinance) was last updated in 1983. Although there have been minor amendments to each document in the interim, the age of each and inconsistencies between the two often create issues. Also, neither document adequately addresses new information and changed conditions. The grant request would assist the Community Development Department to complete the Local Coastal Program (LCP) Update for the City of Pismo Beach. The City is in the process of completing the Phase 1 items identified and funded as part of the Round 4 grant funding which includes Phase 1 includes development a Short-Term Rental Ordinance (complete), Sea Level Rise Modeling (in progress) and Evaluation and Visitor Serving Accommodation Policy (in progress). Phase 2 will consist of a comprehensive update to the remainder of the LCP including, but not limited to, the General Plan (Land Use, Conservation & Open Space, and Parks, Recreation and Open Space elements) and the Coastal Implementation Plan. Once updated, the LCP will reflect the latest research and data available with regards coastal issues, including the effects of climate change and sea level rise.

The primary goals of the project include the following:

1. Bring the City's LCP into conformance with the Coastal Act; and
2. Develop and implement updated General Plan elements that meet the requirements of all applicable State Regulations as well as the long-term vision of the City; and
3. Develop and implement a unified Zoning Ordinance that includes both coastal and non-coastal areas; and
4. Utilize the best available science to complete sea level rise modeling and evaluation to support implementation of sea level rise policies.

Task specific objectives are described in detail below in Section 4A.

Consistency with Grant Priorities and Criteria:

Public Benefit/Significance: The City of Pismo Beach recognizes that its coastal resources are of critical importance not only to the residents and businesses within its jurisdiction, but also to the people of the Central Coast region, visitors from throughout the country and international travelers. The tasks described in the project will result in completion of a comprehensive update to the City's General Plan/Local Coastal Program (GP/LCP) and Implementation Plan (IP). This update will result in a GP/LCP that will promote sustainable development, assist in conserving coastal resources and increase coastal access consistent with Coastal Act requirements.



Relative Need for LCP Update/Extent of Update: The current Pismo Beach GP/LCP was last updated in 1993 and the accompanying IP was last updated in 1983. The age and inconsistency of the documents, as well as the lack of new and/or updated policies to effectively manage new information warrant a comprehensive update of the GP/LCP. Phase 2 represents a continued good-faith effort of the City in recognizing that its current GP/LCP does not adequately reflect key issues such as sea level rise and other impacts of climate change. Implementation of the tasks will result in a comprehensive update of the GP/LCP and this grant opportunity will assist the City in bolstering the City's limited staffing and resources as it moves through the update process.

Addressing the Effects of Climate Change: With approximately 7 miles of coastline within its city limits, Pismo Beach has experienced a number of wave and tide-related impacts in the past. The impacts of sea-level rise and other climate change impacts has the potential to cause catastrophic damage to key economic areas such as Downtown and bluff-adjacent hotels. As part of the work program, the City will develop short-term and long-term strategies that will be implemented as part of the comprehensive GP/LCP Update.

Likelihood of Success/Effectiveness: The City of Pismo Beach recognizes the importance of bringing its current GP/LCP up to date to address changes that have occurred since 1993 and incorporate new information related to climate change and other key issues. The Phase 2 comprehensive update represents a continued commitment, originally identified in Phase 1 that characterizes a realistic approach to addressing the challenges of climate change along with other key environmental and socio-economic issues. The City is committed to working closely with Coastal Commission staff to ensure successful completion and implementation of each of the items in the work plan.

Workload: The proposed grant project will directly improve the efficiency of the City's review process and provide more certainty to applicants. Currently, due to the inconsistencies between the GP/LCP and the Zoning Ordinance, as well as information that is, either, out of date or not in line with Coastal Act policies, projects can be delayed for extended periods of time. This can create additional work for City staff, Coastal staff and the Coastal Commission and is extremely costly for applicants.

The Phase 2 tasks will complete the work that was started in Phase 1 and will result in a comprehensive GP/LCP that will provide a more consistent interpretation of policies, a more certain process for applicants and fewer appealed projects.

Project Integration/Leverage/Matching Funds: The requested Round 5 grant funding is the first outside funding that the City has sought as part of the project. The City will continue to seek additional grants to assist with the completion of Phase 2 efforts.



4A. Task Descriptions

Task 1 – Coastal Commission Engagement: The City believes that engaging with Coastal Commission staff throughout the update process is key to ensuring that the draft document presented for Coastal Commission consideration represents an effort that, to the greatest extent possible, balances the needs of the Pismo Beach residents and visitors with the goals of the Coastal Act. This coordinated approach worked well with the City’s Short Term Rental Ordinance that was included as part of the Phase 1 (Round 4) effort and was recently approved by the Coastal Commission in August. To that end, City staff had an initial meeting with Coastal staff in May 2018 to discuss a conceptual scope and direction of the LCP update. The City would like to meet with Coastal Staff on a quarterly basis, at a minimum, to review progress.

Task 1.1 – Kickoff meeting (complete)

Task 1.2 – Check-in meetings (quarterly at a minimum)

Outcomes/Deliverables: Meeting agendas, notes and action items.

Task 2 – Local Coastal Program Advisory Committee: The City will identify key community stakeholders for the Local Coastal Program Advisory Committee (LCPAC) that will assist the City by providing crucial input, review and recommendations related to policy changes for both the General Plan and Zoning Ordinance. The LCPAC will be made up of residents, representatives from the business community and land use-related professionals (architects, contractors, etc.). The group will meet on a monthly basis at a minimum. Additionally, the LCPAC will serve as a link to the City’s public outreach efforts for the update.

Task 2.1 – Formation/coordination with key community stakeholders

Task 2.2 – Input and recommendation on GP/LCP components

Outcomes/Deliverables - Input and prioritization from LCPAC; meeting agendas, notes and action items.

Task 3 – Public Outreach and Engagement: As part of the GP/LCP update, the City will hire a consultant team that will assist in community outreach and engagement to ensure that the public is provided ample opportunity to provide comments. Various methods of input will be available throughout the process to help ensure maximum feedback from the public. This includes community workshops, pop-up mobile workshops at community events, mail outs and the City’s Pismo Voice online forum for civic engagement. Additional efforts will be made to ensure that the City’s disadvantaged and low-income communities (primarily mobile home parks) are given the opportunity to provide input.

Task 3.1 - Community Workshops and events (at least 3 workshops)

Outcomes/Deliverables – Meeting agendas and notes; recorded feedback from public.

Task 4 – Issues, Opportunities and Constraint Studies: The City and its consultants will update the inventory of current uses and sensitive habitats and analyze future impacts and conditions related to sea level rise and climate change. The City’s land use map will be updated and necessary technical studies (e.g. cultural resources, climate change, hazards, etc.) will be prepared to update baseline information for the GP/LCP update. Additionally, updated LCP maps will be prepared in coordination with the Coastal Commission’s mapping unit.

Additional necessary sea level rise technical work will be prepared, as needed, beyond the SLR Modeling and Evaluation approved as part of the Phase 1 LCP update efforts. The outcomes from the technical work shall be integrated into the comprehensive GP/LCP update.

Task 4.1 – Complete necessary technical studies

Task 4.2 – Incorporate SLR analysis

Task 4.3 – Update maps

Outcomes/Deliverables – Completed technical analyses and updated maps.



Task 5 – General Plan Land Use Planning Documents: The City, in coordination with its strategic partners and/or consultants will develop draft General Plan land use documents in collaboration with Coastal Commission staff and following the guidelines detailed in the Commission’s LCP Update Guide. The City will submit draft LUP documents (hardcopy and/or electronic formats) to the Coastal Commission staff for review and comment at key milestones throughout the process.

Task 5.1 – Review/develop land use alternatives

Task 5.2 – Circulate draft LUP update for Coastal Commission staff review

Task 5.3 – Update draft LUP considering Coastal Commission staff comments

Task 5.4 – Draft LUP Planning Commission and City Council Hearings

Task 5.5 – Submit City approved LUP to Coastal Commission for consideration

Outcomes/Deliverables – Planning Commission and City Council Hearings; Draft Land Use Plan Update and General Plan; City approved LUP submitted to Coastal Commission for consideration.

Task 6 – Implementing Ordinances: The City, in coordination with its strategic partners and/or consultants will develop the implementing ordinances to be incorporated into the Implementation Plan (IP) portion of the LCP. The draft documents will be prepared in collaboration with Coastal Commission staff and following the guidelines detailed in the Commission’s LCP Update Guide. The City will submit draft IP documents (hardcopy and/or electronic formats) to the Coastal Commission staff for review and comment at key milestones throughout the process.

Task 6.1 – Develop draft IP update

Task 6.2 – Circulate draft IP update for Coastal Commission staff review

Task 6.3 – Update draft IP considering Coastal Commission staff comments

Task 6.4 - Draft IP Planning Commission and City Council Hearings

Task 6.4 – Submit City approved IP to Coastal Commission for consideration

Outcomes/Deliverables – Planning Commission and City Council hearings; Draft Implementation Plan update with a new Zoning Ordinance; permit processing guide; and codes that address existing uses and future vulnerabilities.



4B. SCHEDULE: Complete the schedule template below for each task and subtask. Please specify dates for the submittal of interim drafts as well as final deliverables as applicable (e.g. Draft Vulnerability Assessment and Final Vulnerability Assessment). Please note that grant projects should be completed by December 31, 2020.

Proposed starting date: 5/31/2018
Estimated completion: 12/31/2020

Task 1. Coastal Commission Engagement	Projected start/end dates: 5/31/2018/ 12/31/2020
1.1 Kickoff meeting	Projected start/end dates: 5/31/2018/ 5/31/2018
1.2 Check-in meetings	Projected start/end dates: 10/1/2018/ 12/31/2020
Outcome/Deliverables – Meeting agendas, notes and action items	Projected start/end dates: 11/1/2018/ 12/31/2020
Task 2. Local Coastal Program Advisory Committee	Projected start/end dates: 9/1/2018/ 12/31/2020
2.1 Formation/coordination with key community stakeholders	Projected start/end dates: 9/1/2018/ 10/1/2018
2.2 Input and recommendation on GP/LCP components	Projected start/end dates: 10/1/2018/ 8/31/2020
Outcome/Deliverables – Input and prioritization; meeting agendas, notes and action items.	Projected start/end dates: 10/1/2018/ 7/31/2020
Task 3. Public Outreach and Engagement	Projected start/end dates: 1/1/2019/ 9/30/2020
3.1 Community workshops and events (at least 3 workshops)	Projected start/end dates: 1/1/2019/ 9/30/2020
Outcomes/Deliverables – Meeting agendas and notes; recorded feedback from public.	Projected start/end dates: 1/1/2019/ 9/30/2020
Task 4. Issues, Opportunities and Constraints Studies	Projected start/end dates: 1/1/2019/ 9/30/2020
4.1 Complete necessary technical studies	Projected start/end dates: 1/1/2019/ 6/30/2020
4.2 Incorporate SLR analysis	Projected start/end dates: 7/1/2019/ 9/30/2020
4.3 Update maps	Projected start/end dates: 7/1/2019/ 9/30/2020
Outcomes/Deliverables – Completed technical analyses and updated maps	Projected start/end dates: 1/1/2019/ 9/30/2020
Task 5. General Plan Land Use Planning Documents	Projected start/end dates: 4/1/2019/ 12/31/2020
5.1 Review/develop land use alternatives	Projected start/end dates: 4/1/2019/ 12/31/2020
5.2 Circulate draft LUP update for Coastal staff review	Projected start/end dates: 4/1/2019/ 3/31/2020
5.3 Update draft LUP considering Coastal staff comments	Projected start/end dates: 3/31/2020/ 6/30/2020
5.4 Draft LUP Planning Commission and City Council hearings	Projected start/end dates: 7/1/2020/ 7/31/2020
5.5 Submit approved LUP to Coastal Commission for consideration	Projected start/end dates: 9/1/2020/ 11/30/2020



Outcomes/Deliverables – Planning Commission and City Council hearings; draft LUP update and General Plan; City approved LUP submitted to Coastal Commission for consideration.	Projected start/end dates: 4/1/2019/ 12/31/2020
Task 6. Implementing Ordinances	Projected start/end dates: 4/1/2019/ 12/31/2020
6.1 Develop draft IP update	Projected start/end dates: 4/1/2019/ 3/31/2020
6.2 Circulate draft IP for Coastal staff review	Projected start/end dates: 3/31/2020/ 6/30/2020
6.3 Update draft IP considering Coastal staff comments	Projected start/end dates: 7/1/2020/ 7/31/2020
6.4 Draft IP Planning Commission and City Council hearings	Projected start/end dates: 9/1/2020/ 11/30/2020
6.5 Submit approved IP to Coastal Commission for consideration	Projected start/end dates: 12/1/2020/ 12/31/2020
Outcomes/Deliverables – Planning Commission and City Council hearings; Draft Implementation Plan update with a new Zoning Ordinance; permit processing guide; and codes that address existing uses and future vulnerabilities.	Projected start/end dates: 12/1/2020/ 12/31/2020

Please list (1) all significant and pertinent project benchmarks related to the project for which funds are being requested, (2) expected dates for reaching or completing those steps. These dates will be used in monitoring grant progress and in grant reporting under approved grant agreements.

BENCHMARK SCHEDULE

ACTIVITY	COMPLETION DATE
Project initiation, formation of LCPAC, RFP for consultants	10/1/2018
Check-in meetings with Coastal staff	Quarterly
Completion of technical studies and maps	9/30/2020
Draft LUP and IP submitted for Coastal staff review	3/31/2020
Draft LUP and IP approved by City Council	11/30/2020
City approved LUP and IP submitted to Coastal Commission for consideration	12/1/2020



5. Budget

1. **BUDGET.** Please include a task-by-task budget for both County/City staff labor and for potential consultants. Budget detail on sub-tasks is not necessary. Note that consultant costs must be listed by task and must include all costs relating to consultant labor, travel, supplies, overhead, etc. If consultants will be hired at a later date, please include a budget estimate per task that can be updated after hiring the consultants.

APPLICATION BUDGET INFORMATION

Funding Request: \$200,000

Total Project Cost: \$450,000

	CCC Grant Total	Match/ Other Funds (Source #1)	Match/ Other Funds (Source #2)	Total (LCP Grant Funds + Match/ Other Funds)
LABOR COSTS¹				
County/City Staff Labor				
Task 1 – Coastal Commission Engagement	0	\$5,000	\$0	\$5,000
Task 2 – LCP Advisory Committee	\$0	\$5,000	\$0	\$5,000
Task 3 – Public Outreach/ Engagement	\$0	\$5,000	\$0	\$5,000
Task 4 – Issues, Opportunities and Constraints Study	\$0	\$5,000	\$0	\$5,000
Task 5 – General Plan LUP Documents	\$0	\$15,000	\$0	\$15,000
Task 6 – Implementing Ordinances	\$0	\$15,000	\$0	\$15,000
Total Labor Costs	\$0	\$50,000	\$0	\$50,000
DIRECT COSTS				

¹ Amount requested should include total for salary and benefits.



	CCC Grant Total	Match/ Other Funds (Source #1)	Match/ Other Funds (Source #2)	Total (LCP Grant Funds + Match/ Other Funds)
County/City Staff Project Supplies				
Tasks 1-6	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0
County/City Staff Travel In State²				
Mileage	\$0	\$0	\$0	\$0
Hotel, etc.	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0
Consultants³				
Consultant Team (TBD)				
Task 1 – Coastal Commission Engagement	\$0	\$5,000	\$0	\$5,000
Task 2 – LCP Advisory Committee	\$0	\$10,000	\$0	\$10,000
Task 3 – Public Outreach/ Engagement	\$5,000	\$10,000	\$0	\$15,000
Task 4 – Issues, Opportunities and Constraints Study	\$75,000	\$75,000	\$0	\$150,000
Task 5 – General Plan LUP Documents	\$50,000	\$50,000	\$0	\$100,000
Task 6 – Implementing Ordinances	\$70,000	\$50,000	\$0	\$120,000
Total	\$200,000	\$200,000	\$0	\$400,000
Total Direct Costs	\$200,000	\$200,000	\$0	\$400,000

² Travel reimbursement rates are the same as similarly situated state employees.

³ All consultants must be selected pursuant to a bidding and procurement process that complies with all applicable laws.



	CCC Grant Total	Match/ Other Funds (Source #1)	Match/ Other Funds (Source #2)	Total (LCP Grant Funds + Match/ Other Funds)
OVERHEAD/INDIRECT COSTS⁴				
Total County/City Staff Overhead/Ind irect Costs	\$0	\$0	\$0	\$0
TOTAL PROJECT COST	\$200,000	\$250,000	\$0	\$450,000

⁴ Indirect costs include, for example, a pro rata share of rent, utilities, and salaries for certain positions indirectly supporting the proposed project but not directly staffing it. Amount requested for indirect costs should be capped at 10% of amount requested for "Total Labor."

RESOLUTION NO. R-2018-076

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PISMO BEACH
AUTHORIZING THE COMMUNITY DEVELOPMENT DIRECTOR TO SUBMIT A
GRANT APPLICATION TO THE CALIFORNIA COASTAL COMMISSION
REQUESTING \$200,000 IN FUNDING TO ASSIST IN UPDATING THE CITY'S
LOCAL COASTAL PROGRAM**

WHEREAS, the Budget Act of 2017 provides \$750,000 for California 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 LCPs in conformance with the California Coastal Act and to reflect current circumstances and new scientific information, particularly 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 Pismo Beach has an effectively certified LCP; and

WHEREAS, the City of Pismo 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; and

WHEREAS, the City of Pismo Beach commits to and agrees to fully support a planning effort intended to amend 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 Pismo Beach hereby:

1. Authorizes City of Pismo Beach staff to submit the grant application package to the California Coastal Commission to provide financial and planning assistance, under authority of the California Coastal Act, in the amount of \$200,000 to fund the project more particularly described in the grant application package.

2. Authorizes the City Manager, Community Development Director, or designee, of the City of Pismo Beach to execute, in the name of the City of Pismo Beach, all necessary applications, contracts and agreements and amendments thereto to implement and carry out the grant application package attached hereto and any project approved through approval of the grant application.

UPON MOTION OF Mayor Pro Tem Howell, seconded by Council Member Blake, the foregoing resolution was adopted by the City Council of the City of Pismo Beach this 4th day of September 2018, by the following vote:

AYES: 4 **Howell, Blake, Reiss, Waage**
NOES: 0
ABSENT: 1 **Guthrie**
ABSTAIN: 0
RECUSED: 0

Approved:



Ed Waage, Mayor

Attest:



Erica Indelfied, City Clerk