

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA
3111 CAMINO DEL RIO NORTH, SUITE 200
SAN DIEGO, CA 92108-1725
(619) 521-8036

F36

December 22, 1995

TO: Commissioners and Interested Persons

FROM: Chuck Damm, District Director
Deborah Lee, Assistant District Director
Lee McEachern, Coastal Planner

SUBJECT: PROPOSED MINOR AMENDMENT (#2-95) TO THE CITY OF ENCINITAS LOCAL COASTAL PROGRAM

The City of Encinitas is requesting that its certified Local Coastal Program Land Use Plan and Implementing Ordinances be amended. This amendment was filed on December 11, 1995 pursuant to Section 30514(c) of the Coastal Act and Section 13553 of the Commission's Code of Regulations.

Amendment Description

The subject amendment request pertains to the required timing for completion of a comprehensive coastal plan for the City's coastline. The Commission approved the City's full LCP on November 17, 1994, with a number of suggested modifications. One of the suggested modifications required the City to complete and submit for approval of the Coastal Commission, a plan addressing bluff erosion and other problems affecting the City's shoreline on a comprehensive basis. The suggested modifications outlined the minimum components the comprehensive coastal plan should rigorously analyze and consider to address the City's bluff erosion problem. In addition, the suggested modifications further required that if such a comprehensive plan was not completed by the City and approved by the Coastal Commission by November 17, 1995, then no additions or expansions to existing blufftop development, other than minor additions 40 ft. or greater from the bluff edge, could be permitted and that no shore or bluff protection be permitted, except when approved under an emergency permit.

The City is actively working on a such a comprehensive plan that will address a number of issues related to the City's coastal bluffs and shoreline. However, it is not expected to be completed and approved by the City until June of 1996. Therefore, the subject request is to extend the time for an additional one year (to November 17, 1996), for which the comprehensive plan must be approved by the Commission, by amending Policy 1.7 of the Public Safety Element of the certified LUP and Chapter 30.34.020(B)(9) of the City's certified Implementation Plan. As the City has made substantial progress towards completion of the plan that includes drafting a scope of work (with Commission staff input) and a time line for completion, hiring a technical consultant and holding several workshops for public input, staff is reasonably assured that the comprehensive plan can be completed within the proposed extended time period and therefore, can support the proposed LCP amendment, which the Executive Director has determined to be "minor" in nature.

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Procedure

Section 13554 (a) defines a minor amendment as changes in wording which make the use as designated in the zoning ordinances, maps or other implementing actions more specific and which do not change the kind, location, intensity or density of use and are consistent with the certified land use plan. In addition, Section 13554 (d)(2) defines a minor amendment as correction, reorganization, revisions, or deletion of certified language which when taken together does not change the kind, location, intensity or density of use or modify the resource protection measures for any area or property. Pursuant to Section 30514(c) of the Coastal Act and Section 13554(a & d) of the Commission's Code of Regulations, the Executive Director has determined that the proposed amendment is "minor" in nature because it is only a short deferral in the timeline for submittal of a planning document and it does not change the kind, location, intensity or density of use or modify the resource protection measures for any area or property.

Pursuant to Section 13555, the Executive Director will report this determination to the Coastal Commission at the following date and location:

| | | | |
|----------------|-------------------|-----------|------------------------------|
| DATE and TIME: | January 12, 1996 | LOCATION: | Crowne Plaza-Holiday Inn/LAX |
| | 9:00 a.m., Friday | | 5985 W. Century Blvd. |
| | | | Los Angeles, CA |

At that time, any objections to this determination, received within ten days of the posting of this notice, will also be reported to the Commission. This proposed minor amendment will be deemed approved unless one-third of the appointed members of the Commission request that it be processed in accordance with Section 13555(b) of the Code of Regulations as a major amendment. The minor amendment would then become effective ten days from the date the Commission concurs with the Executive Director's designation.

If you have any questions or need additional information regarding this proposed amendment, please contact Lee McEachern at the above office. Any objections to the "minor" amendment determination must be received within ten working days of the date of this notice or no later than 5:00 p.m. on Monday January 8, 1996.

(0761A)

RESOLUTION NO. 95-113

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ENCINITAS
APPROVING A GENERAL PLAN AMENDMENT AND LOCAL COASTAL PROGRAM
AMENDMENT TO MODIFY POLICY 1.7 OF THE PUBLIC SAFETY
ELEMENT OF THE GENERAL PLAN TO EXTEND THE DATE FOR THE
COMPLETION OF A COMPREHENSIVE COASTAL PLAN TO NOVEMBER 17, 1996
(CASE NO. 95-266 GPA/ZOA/LCPA)

WHEREAS, on November 17, 1994, the California Coastal Commission, in a public hearing, approved the City of Encinitas Local Coastal Program with suggested modifications; and

WHEREAS, on May 11, 1995, the California Coastal Commission effectively certified the City of Encinitas Local Coastal Program; and

WHEREAS, the California Coastal Commission established November 17, 1995 as the deadline to develop and complete a Comprehensive Coastal Plan; and

WHEREAS, the City of Encinitas has asked the Coastal Commission for a time extension of one additional year (until November 17, 1996) to develop and complete a Comprehensive Coastal Plan; and

WHEREAS, on November 13, 1995, the City of Encinitas Planning Commission held a public hearing to consider an amendment to the General Plan and Local Coastal Program (95-266 GPA/ZOA/LCPA) to allow for one additional year to develop and complete a Comprehensive Coastal Plan; and

WHEREAS, on November 13, 1995, the City of Encinitas Planning Commission made a recommendation to the City Council to approve an amendment to the General Plan and Local Coastal Program to allow for one additional year to develop and complete a Comprehensive Coastal Plan; and

WHEREAS, on December 6, 1995, the City Council held a public hearing to consider and adopt Resolution No. 95-113 approving an amendment to the City's General Plan and Local Coastal Program (95-266 GPA/ZOA/LCPA) to allow for one additional year to develop and complete a Comprehensive Coastal Plan; and

WHEREAS, the City Council, upon recommendation from the Planning Commission, hereby approves an amendment to the General Plan and Local Coastal Program based on the following findings:

SEE ATTACHMENT "A"

| |
|-------------------------------|
| EXHIBIT NO. 1 |
| APPLICATION NO. |
| ENCINITAS LCPA 29 |
| LCPA AMENDMENT |
| Resolution |
| California Coastal Commission |

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Encinitas, as follows:

1. That the General Plan Amendment and Local Coastal Program Amendment are intended to be carried out in a manner in full conformance with the California Coastal Act of 1976;
2. That the Community Development Director is hereby authorized to submit the General Plan Amendment and Local Coastal Program Amendment application to the Executive Director of the California Coastal Commission;
3. That the General Plan Amendment and Local Coastal Program Amendment to modify Policy 1.7 of the Public Safety Element of the General Plan, as indicated in Attachment "B" of this Resolution, is hereby approved and shall not become effective until the Local Coastal Program Amendment is approved by the California Coastal Commission.


PASSED AND ADOPTED this 6th day of December, 1995, by the following vote, to wit:

AYES: Aspell, Bond, Davis, DuVivier, Hano


NAYS: None.

ABSENT: None.

ABSTAIN: None.


James Bond, Mayor of the
City of Encinitas

ATTEST:


for Kathy Cervone, Deputy
Deborah Cervone, City Clerk

ATTACHMENT "B"

Public Safety Element of the General Plan

POLICY 1.7: The City shall develop and adopt a comprehensive plan, based on the Beach Bluff Erosion Technical Report (prepared by Zeiser Kling Consultants Inc., dated January 24, 1994), to address the coastal bluff recession and shoreline erosion problems in the City. Said plan shall include, at minimum, components that deal with all the factors affecting the bluffs in Encinitas. These include, but are not limited to, minimum blufftop setback requirements for new development/redevelopment; alternatives to shore/bluff protection such as beach sand replenishment; removal of threatened portions of a residence or the entire residence or underpinning existing structures; addressing bluff stability and the need for protective measures over the entire bluff (lower, mid and upper); impacts of shoreline structures on beach and sand areas as well as mitigation for such impacts; impacts of groundwater and irrigation on bluff stability; and, visual impacts of necessary/required protective structures.

If a comprehensive plan is not submitted to, reviewed and approved by the Coastal Commission as an amendment to this land use plan by ~~November 17, 1995~~ **November 17, 1996**, then no additions or expansions to existing structures shall be permitted on coastal blufftop lots except for minor additions or expansions that comprise no greater than a 10 percent increase above the existing gross floor area or 250 square feet whichever is greater, provided such additions/expansions are located at least 40 feet from the coastal blufftop edge, the addition/expansion is constructed in a manner so that it could be removed in its entirety, and the applicant agrees, in writing, to participate in any comprehensive plan adopted by the City to address coastal bluff recession and shoreline erosion problems in the City. [...]

RESOLUTION 95-114

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ENCINITAS
APPROVING A MUNICIPAL CODE AMENDMENT AND LOCAL COASTAL
PROGRAM AMENDMENT TO TITLE 30, ZONING, CHAPTER 30.34,
SECTION 30.34.020(B9) TO EXTEND THE DATE FOR THE COMPLETION
OF A COMPREHENSIVE COASTAL PLAN TO NOVEMBER 17, 1996
(CASE NO. 95-266 GPA/ZOA/LCPA)**

WHEREAS, on November 17, 1994, the California Coastal Commission, in a public hearing, approved the City of Encinitas Local Coastal Program with suggested modifications; and

WHEREAS, on May 11, 1995, the California Coastal Commission effectively certified the City of Encinitas Local Coastal Program; and

WHEREAS, the California Coastal Commission established November 17, 1995 as the deadline to develop and complete a Comprehensive Coastal Plan; and

WHEREAS, the City of Encinitas has asked the Coastal Commission for a time extension of one additional year (until November 17, 1996) to develop and complete a Comprehensive Coastal Plan; and

WHEREAS, on November 13, 1995, the City of Encinitas Planning Commission held a public hearing to consider an amendment to the Municipal Code and Local Coastal Program (95-266 GPA/ZOA/LCPA) to allow for one additional year to develop and complete a Comprehensive Coastal Plan; and

WHEREAS, on November 13, 1995, the City of Encinitas Planning Commission made a recommendation to the City Council to approve an amendment to the Municipal Code and Local Coastal Program to allow for one additional year to develop and complete a Comprehensive Coastal Plan; and

WHEREAS, on December 6, 1995, the City Council held a public hearing to consider and adopt Resolution No. 95-114 and introduce Ordinance No. 95-21 approving an amendment to the City's Municipal Code and Local Coastal Program (95-266 GPA/ZOA/LCPA) to allow for one additional year to develop and complete a Comprehensive Coastal Plan; and

WHEREAS, the City Council, upon recommendation from the Planning Commission, hereby approves an amendment to the Municipal Code and Local Coastal Program based on the following findings:

SEE ATTACHMENT "A"

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|-------------------------------|
| EXHIBIT NO. 2 |
| APPLICATION NO. |
| ENCINITAS LCPA 2-95 |
| E.P. Amendment |
| Resolution |
| California Coastal Commission |

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Encinitas, as follows:

1. That the Municipal Code Amendment and Local Coastal Program Amendment is intended to be carried out in a manner in full conformance with the California Coastal Act of 1976;
2. That the Community Development Director is hereby authorized to submit the Municipal Code Amendment and Local Coastal Program Amendment application to the Executive Director of the California Coastal Commission;
3. That the Municipal Code Amendment and Local Coastal Program Amendment to Title 30, Zoning, Chapter 30.34, Section 30.34.020 (B9) as indicated in Attachment "B" of this resolution, is hereby approved and shall not become effective unless and until City of Encinitas Ordinance 95-21 becomes effective, but not before the Local Coastal Program Amendment is approved by the California Coastal Commission.

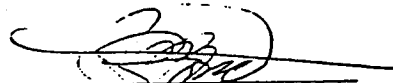
PASSED AND ADOPTED this 6th day of December, 1995, by the following vote, to wit:

AYES: Bond, Davis, Aspell, Hano, DuVivier

NAYS: None

ABSENT: None

ABSTAIN: None


James Bond, Mayor of the
City of Encinitas

ATTEST:


Deborah Cervone, City Clerk

ATTACHMENT "B"

Municipal Code - Title 30, Zoning, Chapter 30.34, Section 30.34.020 (B9)

9. The City shall develop and adopt a comprehensive plan, based on the Beach Bluff Erosion Technical Report (prepared by Zeiser Kling Consultants Inc., dated January 24, 1994), to address the coastal bluff recession and shoreline erosion problems in the City. If a comprehensive plan is not submitted to, reviewed and approved by the Coastal Commission as an amendment to the City's Local Coastal Program by ~~November 17, 1995~~ November 17, 1996, then no additions or expansions to existing structures shall be permitted on coastal blufftop lots except for minor additions or expansions that comprise no greater than a 10 percent increase above the existing gross floor area or 250 square feet, whichever is greater, provided such additions/expansions are located at least 40 feet or more from the bluff edge, the addition/expansion is constructed in a manner so that it could be removed in its entirety and the applicants agree to participate in any future comprehensive plan adopted by the City to address coastal bluff recession and shoreline erosion problems in the City. [...]

SCOPE OF WORK

Comprehensive Plan to Address Coastal Bluff Recession and Shoreline Erosion in the City of Encinitas

Purpose: The City of Encinitas is interested in preparing a Comprehensive Plan to address coastal bluff recession and shoreline erosion in the City of Encinitas. The City's coastal bluff and shoreline limits include approximately six miles of coastline, extending generally from Batiquitos Lagoon on the north, to southern extent of the San Elijo Lagoon on the south. The City of Encinitas and the California Coastal Commission recognize existing and continuing concerns with coastal bluff recession and shoreline erosion and the resulting need for a Comprehensive Plan to address these concerns.

On November 17, 1994, the California Coastal Commission approved the City's Local Coastal Program (LCP). In its action, the Coastal Commission required the City to develop and adopt a Comprehensive Plan, based on the Beach Bluff Erosion Technical Report (prepared by Zeiser Kling Consultants Inc., dated January 24, 1994), to address the coastal bluff recession and shoreline erosion problems in the City. The Comprehensive Plan must minimally incorporate discussion on components that address all of the factors affecting the bluffs and shoreline in Encinitas, including, but not limited to the following:

- o minimum blufftop setback requirements for new development/redevelopment, based upon quantified rates of erosion;
- o alternatives to shore/bluff protection such as sand replenishment, removal of threatened portions of a principal structure, and underpinning of existing structures;
- o comprehensively addressing bluff stability and protective measures over the entire bluff face (lower, middle, and upper bluff);
- o impacts of shoreline protective structures on the sandy beach and mitigation for such impacts;
- o impacts of groundwater and irrigation on bluff stability; and,
- o visual impacts of shore/bluff protective structures.

To complete the Comprehensive Plan, the City will contract a project planning manager and a qualified coastal geotechnical/engineering consultant, both with the necessary coastal planning and coastal geotechnical/experience respectively, to provide specific direction on public policy and implementation solutions to comprehensively address the City's coastal bluff recession and shoreline erosion conditions. Said consultants shall be familiar with the California Coastal Act and the policies and practices of the California Coastal Commission and shall be knowledgeable and have experience in shoreline protection, bluff recession and beach erosion, beach stabilization and sand replenishment techniques (including the SANDAG Shoreline Preservation Strategy), impacts of groundwater, irrigation, and vegetation on coastal bluff recession, and the

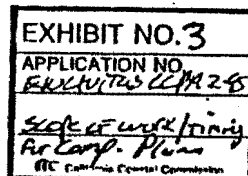
various land use issues (setbacks, stairway design and location, landscaping, etc.) affecting coastal bluff recession and shoreline erosion.

Completed Product: The selected consultants shall conduct a study and prepare a Comprehensive Plan which addresses the coastal bluff recession and shoreline erosion concerns in the City of Encinitas. Said plan shall include specific recommendations and language for amendments to the City's Local Coastal Program, General Plan, and Zoning regulations which, when taken together with the Zeiser Kling Beach Bluff Technical Report and existing applicable Local Coastal Plan and General Plan goals and policies and Zoning regulations, will form a Comprehensive Plan to meet the requirements, needs and concerns of the blufftop property owners, the City of Encinitas and the California Coastal Commission.

Background Studies: The selected consultants shall conduct a review of all applicable existing coastal studies, reports, policies, and ordinances. These shall include, but not be limited to, the Zeiser Kling Beach Bluff Technical Report, Army Corps of Engineers Reconnaissance Study for the City of Encinitas, the Shoreline Erosion Assessment and Atlas of the San Diego Region (Volumes I and II), existing applicable City of Encinitas General Plan/Local Coastal Plan goals and policies and Zoning regulations, completed geotechnical and hydrological reports for blufftop lots, and pertinent ordinances and regulations of other coastal cities and agencies in San Diego County, such as the City of San Diego Sensitive Resource Protection Ordinance, the City of Solana Beach Shoreline and Coastal Bluff Protection Ordinance, and the SANDAG Shoreline Preservation Strategy. The City shall provide the selected consultants with copies of all pertinent studies, reports, policies and ordinances to assist in this effort.

Components of Comprehensive Plan: The Comprehensive Plan shall specifically contain, but not necessarily be limited to, the following components (Note - the numbering system is for identification purposes only and does not represent any indication of the City's priorities):

1. **Setbacks:** The Comprehensive Plan shall identify specific blufftop setback requirements based on the economic life of principal structures (75 years) and quantified rates of retreat. Specific front and side yard setback variations shall be considered which would allow for appropriately sized principal structures given increased blufftop setback standards. A "stringline" blufftop setback concept, based on identified geologic hazard zones, shall be examined.
2. **Planned Retreat:** The Comprehensive Plan shall examine the concept of "planned retreat" and the feasibility/applicability of this concept in the City of Encinitas. Projects previously built which were designed utilizing this concept shall be reviewed. If applicable, the Comprehensive Plan shall consider methods for implementing this concept to include the removal of existing principal and secondary structures, designing new principal structures and additions such that they could be removed if threatened, and underpinning of existing principal structures.



3. Stairways: The City's currently utilized public stairway design standards shall be reviewed for consistency with the contents of the Comprehensive Plan. New private stairways are currently prohibited within the City. However, the Comprehensive Plan shall examine and propose specific, viable options for the potential abatement, consolidation, or removal of existing private stairway structures that pose a threat to coastal bluff stability. Maintenance, repair and replacement of existing stairway structures shall also be addressed to ensure coastal bluff stability.
4. Irrigation: The Comprehensive Plan shall identify specific blufftop irrigation standards and/or prohibitions necessary to enhance bluff stability. These shall include/emphasize the use of drip irrigation or hand-watering techniques that are less impactful on the coastal bluff. A program for the replacement or removal over time of existing bluff-impacting irrigation systems shall be identified. The Comprehensive Plan shall also address specific standards for the construction and maintenance of pool, jacuzzi, and hottub structures on the blufftop.
5. Vegetation/Landscaping: The Comprehensive Plan shall identify specific bluff face and blufftop vegetation/landscaping standards and/or prohibitions necessary to enhance bluff stability. These shall include/emphasize the use of drought tolerant vegetation that thrives on seasonal rainfall and natural coastal moisture and requires minimal or no irrigation. A program for the replacement or removal over time of existing bluff-impacting vegetation shall be identified.
6. Surface Runoff/Drainage: The Comprehensive Plan shall identify specific surface runoff/drainage standards and/or prohibitions necessary to enhance bluff stability. A program for the construction or enhancement of surface runoff/drainage structures over time shall be identified.
7. Groundwater: The Comprehensive Plan shall explore and identify specific and feasible groundwater mitigation measures such as storm drainage improvements, redirection of surface runoff and dewatering systems with monitoring wells, pumping stations, and/or hydraugers. A program for the construction or enhancement of groundwater mitigation measures and structures over time shall be identified.
8. Sand Replenishment and Retention: The Comprehensive Plan shall explore and identify specific recommendations to implement a longterm beach sand replenishment and beach sand retention program in the City of Encinitas. This shall include a discussion on implementing the recommendations of the SANDAG Shoreline Preservation Strategy, implementation of appropriate sand mitigation fees, procedures for implementing and acquiring opportunistic sand, including an opportunistic sand permit streamlining process and identifying potential opportunistic sand stockpiling sites, and a viable program for beach sand retention.
9. Comprehensive Bluff Stability Measures: The Comprehensive Plan shall specifically identify appropriate bluff stability measures for the lower, middle, and upper bluff face.

This shall include an analysis of the visual impacts and methods for mitigating all associated impacts of identified bluff stability measures.

10. Shoreline Protective Structures: The Comprehensive Plan shall specifically identify appropriate shoreline protective structures and design and construction criteria for same. All necessary studies and design alternatives shall be identified. An analysis and recommendations on mitigating the visual and sandy beach impacts of protective structures, to include appropriate mitigation fees, shall also be identified. Identification of specific implementation measures for protective structures, such as GHAD, assessment districts, and implementation of SANDAG's Shoreline Preservation Strategy, shall be identified.
11. Monitoring and Maintenance of Bluff and Shoreline Protective Structures: The Comprehensive Plan shall examine and identify specific monitoring and maintenance standards for bluff and shoreline protective structures.

Amendments to the Local Coastal Program, General Plan and Zoning Ordinance: The selected consultants shall, as a part of their work in completing the Comprehensive Plan, draft and prepare specific recommendations and language for amendments to the City's Local Coastal Program, General Plan, and Zoning regulations which, when taken together with the Zeiser Kling Beach Bluff Technical Report and existing applicable Local Coastal Plan and General Plan goals and policies and Zoning regulations, will form a Comprehensive Plan to meet the requirements, needs and concerns of the blufftop property owners, the City of Encinitas and the California Coastal Commission.

Environmental Review: The selected consultants shall, as a part of their work in completing the Comprehensive Plan, conduct and complete all necessary analysis and documentation necessary to meet the requirements of the California Environmental Quality Act.

Public Meetings/Hearings: The selected consultants shall, at a minimum be required to conduct, participate in, or attend the following public meetings/hearings:

- o Four public workshop meetings with interested beach users, interested City residents and the affected blufftop property owners, including the Self Realization Fellowship, the Seacoast Preservation Association, and the members of the City's GHAD, as follows:
 1. Introductory and issue identification meeting
 2. Goal, policy and implementation strategy setting meeting
 3. Presentation of First Draft Comprehensive Plan
 4. Presentation of Final Draft of Comprehensive Plan (including specific Local Coastal Program, General Plan and Zoning Ordinance Amendment language)

- o One joint public meeting of the Leucadia, Old Encinitas, and Cardiff Community Advisory Boards as follows:

1. Consideration of First Draft of Comprehensive Plan

- o Two public meetings/hearings of the Planning Commission as follows:

1. Consideration of First Draft of Comprehensive Plan
2. Consideration of Final Draft of Comprehensive Plan (including specific Local Coastal Program, General Plan and Zoning Ordinance Amendment language) and Environmental Documentation

- o Two public hearings of the City Council as follows:

1. Initial Consideration of Final Comprehensive Plan (including specific Local Coastal Program, General Plan and Zoning Ordinance Amendment language) and Environmental Documentation
2. Adoption of Final Comprehensive Plan (including specific Local Coastal Program, General Plan and Zoning Ordinance Amendment language) and Environmental Documentation

- o One public hearing of the California Coastal Commission as follows:

1. Consideration and adoption of Final Comprehensive Plan (including specific Local Coastal Program Amendment language) and Environmental Documentation.

In addition, the selected consultants shall be required to attend and participate in meetings with the staff of the City of Encinitas and the California Coastal Commission as necessary to the complete the Comprehensive Plan.

Completion Date: The Comprehensive Plan must be submitted to, reviewed and approved by the City of Encinitas and the California Coastal Commission by November 17, 1995.

Fiscal and Staff Impacts

Consultants

| | Hourly Rate | Hours | Total |
|-------------------------------------|--------------|-------|-----------------|
| Coastal Project Manager | \$45 | 500 | \$22,500 |
| Geotechnical/Engineering Consultant | \$75 - \$125 | 250 | \$25,000 |
| | | | <u>\$47,500</u> |

Staff

| | Hours |
|--------------------------------|-------------------|
| Community Development Director | 100 |
| Engineering Services Director | 100 |
| Senior Planner | 250 |
| Senior Engineer | 150 |
| Other Professional Staff | 150 |
| Subtotal | 750 hours |
| Clerical/Support Staff | 250 |
| Total Staff Hours | <u>1000 hours</u> |

**Comprehensive Coastal Plan
Work Schedule
1995 to 1996**

| Tasks | Dates |
|--|--------------------------|
| 1. Attend scoping meeting with City. | 9/1/95 |
| 2. Review all available data. | 9/1 - 9/15 |
| 3. Introductory and Issue Identification Meeting - Public Workshop #1. | 9/21 (Thur) |
| 4. Outline Technical Report. | 9/29 |
| 5. Analysis of components for implementation strategies; interim draft of analysis to City. | 9/29 - 10/20 |
| 6. Draft Plan progress meeting. | 10/25 (wed) |
| 7. Goals, Policies and Implementation Strategies Meeting - Public Workshop #2. | 10/19 (Thur) |
| 8. Prepare First Draft Technical Report. | 9/29 - 11/10 |
| 9. City prepares Comprehensive Plan. | 9/29 - 11/17 |
| 10. Technical team reviews plan. | 11/20 - 12/1 |
| 11. Plan provided to City as First Draft. | 12/8 |
| 12. Presentation of First Draft Comprehensive Plan - Joint CC/PC/Public Workshop #3. | 12/14 or 1/11 (Thur) |
| 13. Public review period of First Draft Comprehensive Plan. | 3 weeks |
| 14. Team Meeting with City on preparation of Final Draft Plan. | 1 week |
| 15. Technical consultants revise report. | 2 weeks |
| 16. Final Draft of Technical Report provided to City. | 1/19 or 2/9 |
| 17. Presentation of Final Draft Plan - Joint CC/PC/Public Workshop #4. | 2/1 or 2/22 (Thur) |
| 18. Public review period of Final Draft Plan. | 3 weeks |
| 19. Consultants Revise Technical Report as necessary. | 2 weeks |
| 20. Final Plan and Technical Report presented to Planning Commission and City Council (Meetings #5 and #6). (Public Hearings on LCPA/GPA and Zoning Code Amendments) | PC - March CC - April |
| 21. Coastal Commission submittal, review and hearings. | 6/96 - 8/96 |
| City Progress Meetings/Reports: | |
| A. CAB presentations (Old Encinitas, Cardiff, Leucadia). | Dec or Jan |
| B. In-house Technical Committee. | Bi-monthly |
| C. Agency Technical meetings. | Periodically |
| D. Property Owner Representatives meetings. | Periodically |
| E. Status Report/Newsletter. | Monthly |

