

CALIFORNIA COASTAL COMMISSION

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M-9a(1)

May 20, 1998

TO: Commissioners and Interested Persons

FROM: Tami Grove, Deputy Director
Elizabeth Fuchs, AICP, Manager, Land Use Unit

SUBJECT: **Los Angeles County LCP Grant Request and Work Program** (for Commission review and action at the meeting of June 8-11, 1998).

FUNDING REQUEST:

The County of Los Angeles requests approval of a grant for \$125,000 for a 12 month period to complete the first year of a 2 year program to complete its LCP.

STAFF RECOMMENDATION/MOTION:

Staff recommends **approval of the grant request for the amount of \$ 125,000, subject to the following condition:**

1. The County shall coordinate with Commission staff as part of Task 4.0 to assure compatible formatting of ARCInfo maps to facilitate data sharing.

MOTION: "I move that the Commission approve the grant request of the County of Los Angeles subject to condition set forth in the staff report."

Staff recommends a Yes vote.

DISCUSSION:

The County of Los Angeles completed a Land Use Plan for the Malibu/Santa Monica Mountains segment which was certified by the Commission in 1986. In 1991, a portion of this segment was incorporated into the new City of Malibu. The County of Los Angeles proposes a two year work program to achieve certification of its LCP. The current grant application is for the first 12 month period and will result in an Administrative Draft of the Implementation Program.

The proposal to initiate development of a draft Implementation Program to achieve certification is **Priority Level 1** of the Commission's adopted grant priorities. The County's application also meets Commission criteria for approval of grants. Given the significant permit workload generated in Santa Monica Mountains, certification of the LCP is a high priority for the Commission. Previous grants awarded to the County were

used to achieve certification of the LUP. This work program will allow coordination with other ongoing planning efforts.

The proposed application is for only the first phase of a two year planning effort. This first phase will result in completion of an Administrative draft of the Local Implementation Program, including draft zoning ordinances. Two of the five tasks (Task 3 and Task 4) involve, however, a limited revision to the LUP to reflect the City's incorporation, consistency with the General Plan, changed circumstances since the 1986 certification and changes in public land ownership. The County notes that it is specifically not the intent to accommodate requests for land use amendments by individual property owners in the project area. This update is not the central focus to the County's work program, but it also involves more than a redrafting of the County's jurisdictional boundary. Many of the County's policies related to growth and development, management of cumulative impacts and access and transportation issues will need to be revised in light of the City's incorporation. The legislation authorizing these grant funds specified that they be used for completion of LCPs. However, to develop effective implementation ordinances to achieve certification, revisions to the County's LUP must consider policy changes affected by the change in jurisdiction.

In addition, the County's application, as well as the application for the City of Malibu, offers an opportunity to coordinate with other ongoing planning efforts to address several issues of greater than local importance, including the cumulative impacts of growth and development in the coastal zone, transportation and access issues, and water quality, among others. The work programs for the County and the City of Malibu will benefit directly from the ongoing efforts by the Commission's Regional Cumulative Assessment Project (ReCAP) to evaluate impacts of growth and develop and provide technical assistance and guidance to local LCP planning efforts. ReCAP's data and evaluation will be available to the County during the grant period. The County's work program calls for early coordination (Task 1.3), review of the LUP (Task 1.4) and a Draft Approach Memorandum (Task 2.1) which will allow the County as well as the Commission to ensure that priority issues are addressed and data and findings shared. Since LCP planning will be ongoing in both the County and the City of Malibu, the Commission is in a good position to assure that these two LCP planning efforts work together to address related issues.

The County's proposed work program includes tasks to prepare revised policy maps in ARCInfo format as part of a Geographic Information System (GIS) for analysis of spatial data. The Commission's ReCAP project is also currently developing Commission permit data in a similar format using ARCView to allow sharing of the ReCAP data with the County and other federal, state and local agencies. Staff is recommending a condition to the grant to ensure that where GIS maps are developed as part of Task 4, the County coordinates with the Commission on the formatting of data to facilitate efficient information exchange.

**County of Los Angeles
Santa Monica Mountains
Local Coastal Program**

WORK PROGRAM

**For Completion of the
Local Coastal Program**

prepared for the
California Coastal Commission

by

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**COUNTY OF LOS ANGELES
SANTA MONICA MOUNTAINS
LOCAL COASTAL PROGRAM**

<u>Contents:</u>	<u>Page</u>
Work Program	1
Quarterly Reports	14
Budget	17

WORK PROGRAM
February 24, 1998

Overall Objectives:

- To revise and re-certify the 1986 Malibu/Santa Monica Mountains Land Use Plan (a segment of the County of Los Angeles coastal zone) to reflect the loss of coastal territory due to the City of Malibu incorporation in 1991. Hereinafter, the plan and planning area will be referred to by the designation of the "Santa Monica Mountains."
- To complete the Local Implementation Program so as to achieve certification of a Local Coastal Program for the Santa Monica Mountains segment, which will result in the transfer of coastal development permit authority to the County for this area.

Lead Agency: Los Angeles County
Department of Regional Planning

Abbreviations

DRP	Department of Regional Planning
LUP	Land Use Plan
LIP	Local Implementation Program
LCP	Local Coastal Program
RPC	Regional Planning Commission
SMM	Santa Monica Mountains

Task 1 Preliminary Review and Organizational Planning

Objectives:

- To meet with and establish working relations with governmental agencies responsible for land planning and resource management within the Santa Monica Mountains area.

- To reach mutual agreement with Coastal Commission staff on the direction for amending the LUP and preparing the LIP.

Work Organization:

1.1 Organize County Planning Team

Assign DRP staff to project; hold organizational meetings; identify and make contacts with appropriate county departments, citizen interest groups, and other public agencies that will play significant roles in planning or resource management in the Santa Monica Mountains area; set up meeting schedules.

Action: Hold first inter-departmental meeting.
Interview Environmental Review Board

1.2 Establish Citizen Participation Approach

DRP staff, working with the Third Supervisorial District, will establish an appropriate approach and organizational structure for encouraging and enhancing citizen participation in the LCP planning process.

Action: Prepare memorandum defining citizen participation approach

1.3 Establish Interagency Coordination Approach

DRP staff will meet with other public agencies , such as the following municipal and resource management agencies, for the purposes of establishing working relationship during the LCP update, to define data needs from agencies, and to discuss issues of concern to agencies:

- U.S. Army Corps of Engineers
- U.S. National Park Service
- California Coastal Conservancy
- California Dept. of Parks and Recreation
- California Dept. of Fish & Game
- California Dept. of Transportation
- Santa Monica Mountains Conservancy
- Resource Conservation District of the Santa Monica Mountains
- County of Ventura Planning Department
- City of Malibu Planning Department

If deemed appropriate, DRP staff will formalize a technical advisory committee (TAC) composed of representatives from appropriate county departments and other public agencies.

Action: Hold first interagency meeting
Organize TAC or similar advisory group

1.4 Review of Land Use Plan

DRP staff will review the existing 1986 Land Use Plan in detail to identify major policy direction regarding such issues as:

- the City of Malibu incorporation in 1991 that resulted in the removal of large portions of coastal Malibu from County jurisdiction;
- changes in physical and governmental conditions since the Malibu/Santa Monica Mountains Land Use Plan was certified in 1986;
- the effectiveness of the procedural process for reviewing environmental issues under the Environmental Review Board;
- the appropriate delineation of environmentally sensitive habitat areas (ESHAs) in the coastal zone; and
- highway standards.

Action: Develop policy and approach issue paper for discussion with Coastal Commission staff regarding results from initial inter-departmental, interagency, and LUP review.

1.5 Coastal Commission Staff Meeting

The purpose of meeting will be to initiate direct contact with Coastal staff, establish on-going working relationship, and to discuss procedural issues, policy direction, and planning issues of concern based upon Coastal staff's experience in administering permits in the Santa Monica Mountains area during the past several years.

Action: Hold meeting with Coastal staff

1.6 Regional Planning Commission Briefing

DRP staff will a briefing to the Regional Planning Commission to outline the scope of work for the LCP update, to describe early organizational efforts, and to seek initial Commission guidance in the preparation of the amendment documents.

Action: Conduct briefing of Regional Planning Commission

Task 2 Approach and Structure of Amendment Process

Objectives:

- To develop an agreed upon approach for the preparation of a revised Land Use Plan and a draft Specific Plan.
- To brief the public and receive their input on the contents and direction of the Local Coastal Program.

Work Organization:

2.1 Draft Approach Memorandum

Based upon the foregoing meetings and staff review, DRP staff will prepare a memorandum containing the objectives of the revised Land Use Plan and Local Implementation Program (hereafter referred to as the Specific Plan). This memorandum also will outline a recommended approach to meeting these objectives, including staffing, use of other County departments, and process for involving the public. The types of new or revised regulations necessary to implement the Land Use Plan will be described in sufficient detail to enable Coastal Commission staff to understand and evaluate the approach.

A clear structure for the Specific Plan will be developed. The regulations will fit together such that the process of development review and approval is consistent, effective, and efficient. These regulations will be organized so that the resulting zoning ordinance revisions are made clear to the inexperienced user. The anticipated structure of the specific plan may include:

- the potential creation of new zoning designations;
- amendments to existing zoning designations to include those regulations necessary to implement the Land Use Plan;
- potential amendments to the current zoning map; and
- the development of regulations or overlay districts to regulate such issues sensitive environmental resources, visual resources, hazards, grading requirements, and other issues that map overlap more than one zoning district.

Action: Draft Approach Memorandum

2.2 Coastal Commission Staff Review

DRP staff will meet with Coastal Commission staff to review the Approach Memorandum

for preparing the revised LUP and new Specific Plan, and to allow Coastal staff to identify any issues of concern at the beginning of the process. DRP staff will revise the memorandum, if required, to reflect the modifications agreed to at the meeting. This final memorandum will serve as the guide for subsequent work on the project.

Action: Hold meeting with Coastal staff to discuss approach memorandum
Prepare final Approach Memorandum

2.3 Public Workshop

DRP staff will conduct a public meeting in the Santa Monica Mountains area to explain the proposed approach for developing the revised Land Use Plan and the draft Specific Plan, to identify staff contacts to public, and to listen to the public's concerns and comments pertaining to specific implementation issues. A summary of comments received from the public will be prepared. A list of interest groups will be solicited and a mailing list for future use in notifying the public will be initiated.

Action: Hold public workshop
Prepare summary of public comments
Initiate preparation of mailing list

Task 3 Draft Revised Land Use Plan

Objectives:

- To revise the Santa Monica Mountains LUP to reflect changes resulting from the incorporation of the city of Malibu.
- To revise the SMM LUP to reflect changed circumstances since the initial certification in 1986, and to consider issues of concern raised by the Coastal staff based on their years of administering periods for this area.

Work Organization:

3.1 Phase 1 Revisions — Reflect City of Malibu Incorporation

DRP staff will prepare a draft of the revised SMM LUP based upon deleting or modifying policies directly related to the loss of territory due to the incorporation of the city of Malibu.

Action: Draft of Phase 1 changes to LUP

3.2 Coastal Commission Staff Review

DRP staff will meet with Coastal Commission staff to review and discuss the Phase I draft changes to the LUP, to elicit issues of concern from the Coastal staff, and to discuss further possible modifications to the LUP. Based upon the Coastal staff's years of experience in administering coastal development permits in the SMM LUP area, develop a list of concerns and possible areas of policy changes.

Action: Hold meeting with Coastal staff
Prepare issue paper of Coastal staff concerns

3.3 Phase 2 Revisions — Reflect Changed Circumstances

DRP staff will prepare a draft of any additional changes to policies based upon changed circumstances since the certification in 1986. Particular attention will focus on changes resulting from increased public ownership of the coastal zone area, and any changes recommended by Coastal staff.

Action: Draft of Phase 2 changes to LUP

Task 4 Prepared Revise Policy Maps in ARCInfo Format

Objectives:

- To conduct inventory studies, use agency and technical advisory committee input, for the purposes of incorporating updated information and data into the preparation of revised policy maps.
- To prepare updated policy maps in a ARCInfo format, using a parcel-level data base.

Work Organization:

4.1 Technical Advisory Committee Input

DRP staff will meet with the technical advisory committee (TAC) as frequently as needed during this period, to gather data for revised mapping efforts, and to review and comment on drafts of revised policies.

Action: Meet with TAC (on an as needed basis)

4.2 Data Gathering

DRP staff will work with the TAC and other appropriate public agencies to complete the updating of information needed for the production of ARCInfo-formatted policy maps. This

data gathering effort will include updating the following inventories at a minimum:

- a) Recreational lands: update inventory of park lands and lands committed to public recreational use from data compiled by the Viewshed Model Ordinance project funded by SCAG (1998)
- b) Hiking & Equestrian Trails: update inventory of hiking & equestrian trails from data compiled by the Viewshed Model Ordinance project funded by SCAG (1998)
- c) Visual Resources: update inventory of visual resources from data compiled by the Viewshed Model Ordinance project funded by SCAG (1998)
- d) Hazards: update inventory of hazard areas from latest available Seismic Hazard Maps and other sources
- e) District boundaries: update school, water, wastewater and sewer system boundaries
- f) Land use: update existing land use inventory

Action: Complete six inventory studies

4.3 ARCInfo Map Production

DRP staff, using the information obtained in previous tasks, will update and revise, where necessary, the following existing policy maps and add a new circulation system map.

- Fig. 1 Malibu Coastal Zone: Update to reflect City of Malibu boundaries; delete references to "potential areas to be sewerred"
- Fig. 2 Existing Recreational Lands: Update with data from recreational lands inventory
- Fig. 3 Hiking & Equestrian Trails: Update from data gathered by Santa Monica Mountains Viewshed Model Ordinance project funded by SCAG (1998)
- Fig. 4 Coastal Access: Revise as necessary to reflect incorporation of City of Malibu and the resulting loss of private waterfront property
- Fig. 5 Priorities for Creation & Improvement of Beach Access: Update to reflect City of Malibu boundaries
- Fig. 6 Sensitive Environmental Resources: Update to reflect City of Malibu boundaries (See "Additional Studies" section of Work Program for discussion of planned re-study of existing inland Significant Ecology Areas and Environmentally Sensitive Habitat Areas.)
- Fig. 7 Marine Resources: Revise as necessary to reflect incorporation of the City of Malibu and the resulting loss of coastal-fronting properties
- Fig. 8 Visual Resources: Update from data gathered by Santa Monica Mountains Viewshed Model Ordinance project funded by SCAG (1998)
- Fig. 9 Hazards: Update to reflect City of Malibu boundaries and new information release via the State Seismic Hazards Mapping projects
- Fig. 10 Wastewater & Sewer System: Update to reflect City of Malibu boundaries and any changes in affected district boundaries

Fig. 11 Water Systems: Update to reflect City of Malibu boundaries and any changes in affected district boundaries

Fig. 12 Diking, Dredging, Filling and Shoreline Structures: Update to reflect City of Malibu boundaries (map may no longer be needed)

New: Circulation System map showing location, classification, and status of highways and bikeways.

Other maps: During the plan preparation stage, additional figures and/or maps may be deemed to be desirable for inclusion

Action: Produce draft versions of 13 ARCInfo-formatted policy maps

4.4 Land Use Policy Map

It is specifically not the intent of this LCP work program to accommodate requests for land use amendments by individual property owners in the study area. Such requests will be handled through DRP's normal general plan amendment/case processing procedures. The intent is to revise the Land Use Plan policy map to reflect the following factors:

- Update to reflect City of Malibu boundaries;
- Revise land use categories to be consistent with county General Plan designations;
- Update public ownership due to acquisitions for park and recreational areas; and
- Correct or update land use designations that may have come to staff attention since the original certification in 1986, including any plan amendments.

Action: Produce draft revised SMM Land Use Policy Map

Task 5 Draft Local Implementation Program

Objectives:

- To develop a draft Local Implementation Program (LIP)
- To brief the public on the contents of the draft LIP

Work Organization:

5.1 Administrative Draft of Local Implementation Program

DRP staff will produce an Administrative Draft of the LIP. The specific plan portion of the LIP will become a part of the county zoning code upon formal certification by the Coastal Commission. The contents of this Administrative Draft will include complete regulatory ordinances pertaining to the topics presented in the Approach Memorandum, and will also address those issues raised by the public at the public workshops, and by public agencies

identified at interagency meetings. In addition to the Specific Plan, this document will discuss any additional implementation actions or programs that will be needed to implement the Santa Monica Mountains Land Use Plan.

Action: Prepare review draft of LIP

5.2 Review of the Administrative Draft of the LIP

The Administrative Draft LIP will be circulated to following groups for their review and comment. A summary document of all the comments from all of these separated reviews will be compiled. Special consideration for making the plan clear and understandable will be discussed with each group. The County Counsel will be asked to review and recommend any changes to ensure the legal adequacy of the LIP.

Action: Hold review meetings with the following groups: TAC, the Environmental Review Board, County Counsel.

Prepare list of comments and suggested changes from meetings

5.3 Prepare Public Review Draft (LIP)

Based upon the comments received from the various review groups, DRP staff will prepare the Public Review Draft of the LIP.

Action: Prepare Public Review Draft of LIP

5.4 Zoning Consistency Analysis

DRP staff will utilize the Draft LUP and Draft LIP as the basis for analyzing the consistency of existing zoning with the draft LCP. A list of inconsistent parcels will be identified and recommendations on an appropriate change in zone will be prepared.

Action: Prepare list of parcels with inconsistent zoning

Develop recommendations for re-zoning such parcels

5.5 Public Workshop

DRP staff will hold a public workshop/meeting in the SMM area to present preliminary draft plan and policy maps. The purpose of meeting is to present the draft LCP in detail to the public, respond to questions, and encourage open comments, both positive and negative, so that staff may adequately prepare for the forthcoming public hearings.

Action: Hold public workshop

Prepare summary statement of issues and concerns raised by public

5.6 Regional Planning Commission Briefing

DRP staff will brief the Planning Commission on the contents of the LCP, establish procedures for conducting the forthcoming public hearings, set a date for the hearing, and make Commissioners aware of possible issues to be raised by the public at the hearings.

Action: Hold briefing for Regional Planning Commission

Task 6 Formal Public Review

Objectives:

- To meet the public participation requirements of the Coastal Act by holding public hearings to receive oral and written testimony
- To modify the draft LCP documents to reflect public input

Work Organization:

6.1 Public Hearing Notification

DRP staff will mail hearing notices to interested parties and make draft documents available to persons requesting them.

Action: Mail public hearing notices

Make copies of preliminary LCP available to public and other review agencies

6.2 Regional Planning Commission Public Hearing

Hold one or more public hearings before the Regional Planning Commission (RPC) on the revised LUP, draft Specific Plan, and recommended changes in zoning. The purpose of the hearing will be to receive oral and written testimony on the complete LCP package.

Action: RPC conducts public hearing(s) on preliminary LCP

6.3 Revisions to Draft LCP

Under direction of the RPC, staff will revise the draft LUP and LIP, and prepare transmittal of documents to Board of Supervisors.

Action: RPC approves LCP package for submittal to Board of Supervisors

6.4 Board of Supervisors Public Hearing

Hold a public hearing before the Board of Supervisors on the Proposed LUP and LIP, and recommended changes in parcel-specific zoning. The purpose of the hearing will be to receive additional oral and written testimony on the plan contents and policies, and to help the Board of Supervisors determine what revisions should be made to the documents before presenting them to the Coastal Commission. Adopt resolution authorizing transmittal of documents to Coastal Commission.

Action: Board conducts public hearing on proposed LCP
Board approves LCP package for submittal to Coastal Commission

6.5 Prepare Transmittal Package of Coastal Commission

DRP staff will revise the LCP documents per the directions of the Board of Supervisors, prepare a transmittal package per Coastal Commission requirements and submit to the Coastal Commission staff for processing as an LCP amendment. (Note: It is assumed that since there is an existing LUP for the area, that this amendment process will not be required to undergo the "determination of substantial issue" review procedure.) The draft LCP will be submitted under sub-section 13518(b)(2) of the Coastal Commission regulations, which will require subsequent local government approval following certification or conditional certification of the LCP by the Coastal Commission.

Action: DRP staff transmits LCP package to Coastal Commission

Task 7 Coastal Commission Review

Objectives:

- To gain the approval of the California Coastal Commission

Work Organization:

7.1 Coordinate with Coastal Commission Staff

DRP staff will work directly with appropriate Coastal Commission staff to explain the contents and workings of the LCP as submitted by the Board of Supervisors, and to assist in the preparation of suggested modifications, should the Coastal staff deem that changes are necessary.

Action: Hold meeting with Coastal staff to complete LCP amendment filing requirements

7.2 Coastal Commission Public Hearing

DRP staff will present the draft Santa Monica Mountains Local Coastal Program to the Coastal Commission for approval, and will respond to any issues of concern raised in the Coastal staff report.

Action: Coastal Commission holds public hearing and approves certification orders

Task 8 Certification of LCP

Objectives:

- To comply with any terms or modifications which may have been suggested by the Coastal Commission through conditional certification of the LCP.
- To achieve certification of the Santa Monica Mountains Local Coastal Program by compiling with the requirements of §13544 of the California Code of Regulations.
- To make copies of the certified LCP available to the public and applicable public agencies.

Work Organization:

8.1 Board of Supervisors Acceptance

The Board of Supervisors by resolution acknowledges receipt of the Coastal Commission's resolution of certification; agrees to the terms or modifications which may have been required for final certification; and agrees to assume authority for issuing coastal development permits for the SMM LCP area.

Action: Board approves by resolution the LCP
DRP staff transmits official documents to Coast staff

8.2 Executive Director's Report to Commission

DRP staff will work with Coastal Commission staff to ensure completion of all requirements to enable the Commission's executive director to report that the County's actions are legally adequate to satisfy any specific requirements set forth in the Commission's certification order. Coastal staff will prepare written report

Action: Executive Director submits report to Coastal Commission

Coastal Commission accepts report and certifies LCP

8.3 Publish Certified LCP

DRP staff will make available to the public a final certified copy of the revised Santa Monica Mountains Land Use Plan, and shall have published as new part of the Los Angeles County Code, Title 22 (Zoning Code), the Santa Monica Mountains Specific Plan.

Action: Copies of certified LUP made available to public
Specific Plan made available to public through Zoning Code
DRP staff distributes copies of LCP to all applicable public agencies and neighboring jurisdictions

Quarterly Meetings and Products
July 1998 — June 2000

Third Quarter 1998 (beginning of project — 30 September)

Task 1 Preliminary review and organizational planning

- Initial meeting with county departmental representatives
- Interview with Environmental Review Board
- Memorandum on citizen participation approach
- Initial interagency meeting
- Creation of technical advisory committee (TAC)
- Issue paper on approach to revising and completing LCP
- Meeting with Coastal staff to discuss issue paper
- Briefing of Regional Planning Commission

Fourth Quarter 1998 (1 October — 31 December)

Task 2 Approach and Structure

- Memorandum of draft approach to LCP revision
- Meeting with Coastal staff to discuss approach memorandum
- Final memorandum on approach to LCP revision
- Public workshop
- Summary of public comments
- Development of mailing list for future meetings/public hearings

Task 3 Revise Santa Monica Mountains Land Use Plan

- Phase 1 draft of revised LUP policies
- Meeting with Coastal staff to discuss initial draft of policy revisions
- Summary of issues raised by Coastal staff

First Quarter 1999 (1 January — 30 March)

Task 3 Revised Santa Monica Mountains Land Use Plan (cont.)

- Phase 2 draft of changes to LUP policies

Task 4 Production of Revised Policy Maps in ARCInfo Format

Meetings with TAC on an as needed basis

Data Gathering:

- Inventory of updated park and recreation areas
- Inventory of updated hiking & equestrian trails
- Inventory of visual resources

- Inventory of updated hazard areas
- Inventory of updated public service district boundaries
- Inventory of existing land use

ARCInfo Policy Map Production:

- Initiate map production

Second Quarter 1999 (1 April — 30 June)

Task 4 Production of Revised Policy Maps (cont.)

ARCInfo Policy Map production:

- Produce draft versions of 13 ARCInfo-formatted policy maps

Land Use Policy Map:

- Produce draft revised SMM Land Use Policy Map

Task 5 Draft of Local Implementation Program

- Administrative draft of LIP

Third Quarter 1999 (1 July — 30 September)

Task 5 Draft of Specific Plan (cont.)

- Meetings with advisory committees
(TAC, Environmental Review Board, County Counsel)
- Summary list of suggested modifications
- Public Review draft of Specific Plan
- Meetings with TAC, Environmental Review Board, County Counsel to review draft LIP
- Public Review draft of LIP
- Report on zoning consistency analysis
- Recommendations for zone changes to achieve consistency

Fourth Quarter 1999 (1 October — 31 December)

Task 5 Draft of Specific Plan (cont.)

- Public Workshop to review draft LCP
- Briefing of Regional Planning Commission

Task 6 Formal Public Review

- Mail hearing notices and distribute LCP public review documents
- RPC conducts public hearing(s) on preliminary LCP
- RPC approves LCP package for submittal to the Board of Supervisors

First Quarter 2000 (1 January — 30 March)

Task 6 Formal Public Review (cont.)

- Board conducts public hearing on proposed LCP
- Board approves LCP package for submittal to Coastal Commission
- DRP staff transmits LCP package to Coastal Commission

Second Quarter 2000 (1 April — 30 June)

Task 7 Coastal Commission Review

- Coastal Commission conducts public hearing and approves certification orders

Task 8 Certification of SMM LCP

- Board accepts and approves certification orders
- Transmittal of official county documents to Coastal staff
- Executive Director submits report to Coastal Commission on County action
- Coastal Commission formally accepts report and certifies LCP
- DRP makes certified copies of LCP available to public

Budget Phase 1 - Grant Application Period: July 1998 — June 1999 Phase 2 Period: July 1999 — June 2000

Phase 1**Grant Application Budget****July 1998 to June 1999****Amount**Task 1 Preliminary Review and Organizational Planning

1.1	Organize County Planning Team	\$ 1,000
1.2	Establish Citizen Participation Approach	2,000
1.3	Establish Interagency Coordination Approach	2,000
1.4	Review of Land Use Plan	3,500
1.5	Coastal Commission staff meeting	2,000
1.6	Regional Planning Commission briefing	1,000
	Sub-total	<u>\$11,500</u>

Task 2 Approach and Structure of Amendment Process

2.1	Draft Approach Memorandum	\$ 3,500
2.2	Coastal Commission staff review	2,000
2.3	Public Workshop	4,000
	Sub-total	<u>\$ 9,500</u>

Task 3 Draft Revised Land Use Plan

3.1	Phase 1 Revisions — Reflect city of Malibu incorporation	\$10,000
3.2	Coastal Commission staff review	2,000
3.3	Phase 2 Revisions — Reflect changed circumstances since 1986	15,000
	Sub-total	<u>\$27,000</u>

Task 4 Prepare Revised Policy Maps in ARCInfo format

4.1	Technical Advisory Committee Input	\$ 2,000
4.2	Data Gathering for policy maps	20,000
4.3	ARCInfo map production	25,000
4.4	Land Use Policy Map production	5,000
	Sub-total	<u>\$52,000</u>

Task 5 Draft Local Implementation Program

5.1	Administrative Draft of LIP	\$25,000
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Grant Application Total Budget Request**\$125,000**

Phase 2 Budget
July 1999 to June 2000

Task 5 Draft of LIP (cont.)

5.2	Administrative Review of Draft LIP	4,000
5.3	Prepare Public Review Draft of LIP	9,000
5.4	Zoning consistency analysis	25,000
5.5	Public Workshop	3,000
5.6	Regional Planning Commission briefing	1,000
	Sub-total	42,000

Task 6 Formal Public Review

6.1	Public Hearing Notification	5,000
6.2	Regional Planning Commission public hearing	\$ 6,000
6.3	Revisions to Draft LCP	9,000
6.4	Board of Supervisors public hearing	4,000
6.5	Prepare Transmittal Package to Coastal Commission	4,000
	Sub-total	28,000

Task 7 Coastal Commission Review

7.1	Coordinate with Coastal Commission staff	9,000
7.2	Coastal Commission public hearing	5,000
	Sub-total	14,000

Task 8 Certification of LCP

8.1	Board of Supervisors acceptance of certification orders	5,000
8.2	Executive Director's report to Coastal Commission	2,000
8.3	Publish certified LCP	9,000
	Sub-total	16,000

Total Phase 2 Budget **\$100,000**

Total Project Budget **\$225,000**



RESOLUTION

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
LOS ANGELES FOR LOCAL COASTAL PROGRAM FUNDING
ASSISTANCE FOR THE SANTA MONICA MOUNTAINS COASTAL
ZONE SEGMENT TO THE CALIFORNIA COASTAL COMMISSION

WHEREAS, the County of Los Angeles does not yet have a fully certified Local Coastal Program for the Santa Monica Mountains Coastal Zone Segment;

WHEREAS, the County of Los Angeles, recognizing the problems and issues identified in the attached application for Local Coastal Program Grant, desires to provide for a planning study contributing to the completion and certification by the Commission of its Local Coastal Program;

WHEREAS, the County of Los Angeles has developed an application package to address these development problems and issues;

WHEREAS, the County of Los Angeles desires to complete its Local Coastal Program for the Santa Monica Mountains Coastal Zone Segment and assume permit issuing authority, pursuant to the provisions of the California Coastal Act; and

WHEREAS, the California Coastal Commission, under authority of the Government Code of the State of California and Chapter 779 of Statutes of 1997, may provide planning and financial assistance for such a program.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of the County of Los Angeles hereby requests the Coastal Commission to provide financial and planning assistance, under authority of the Government Code of the State of California and Chapter 779 of Statutes of 1997, not to exceed the amount of \$125,000 for the first of a planned two-year project. Such planning assistance is more particularly described in a project description that is attached hereto and made a part of this Resolution as if fully set forth herein.

BE IT FURTHER RESOLVED, that the Director of Planning of the County of Los Angeles Department of Regional Planning is hereby authorized and empowered to execute, in the name of the County of Los Angeles, all necessary applications, contracts and agreements, and amendments hereto to implement and carry out the purposes specified in this Resolution.

The foregoing resolution was on the third day of March, 1998 adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

Joanne Sturges

JOANNE STURGES
Executive Officer-Clerk of the
Board of Supervisors of the
County of Los Angeles

Attachments

Reso2.98

1000

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CALIFORNIA COASTAL COMMISSION

15 FREMONT, SUITE 2000
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VOICE AND TDD (415) 904-5200



M-9a(2)

May 20, 1998

TO: Commissioners and Interested Persons

FROM: Tami Grove, Deputy Director
Elizabeth Fuchs, AICP, Manager, Land Use Unit

SUBJECT: **City of Hermosa Beach LCP Grant Request and Work Program** (for Commission review and action at the meeting of June 8-11, 1998).

FUNDING REQUEST:

The City of Hermosa Beach requests approval of a grant for \$39,339 for a 12 month period to complete the zoning ordinance amendments necessary to implement the City's certified Land Use Plan.

STAFF RECOMMENDATION:

Staff recommends **approval of the grant request for the amount of \$ 39,339, with the following condition:**

1. The contract shall specify that the schedule for completion of Task 7 is tentative.

MOTION: "I move that the Commission approve the grant request of the City of Hermosa Beach, subject to the condition as set forth in the staff report."

Staff recommends a Yes vote.

DISCUSSION:

The City of Hermosa Beach's Land Use Plan was effectively certified on April 22, 1982. The proposal for funding to complete the City's zoning to achieve certification is **Priority Level 1** of the Commission's adopted grant priorities.

The City's application also meets several of the Commission criteria for approval of grants. There is significant permit workload in the City's jurisdiction and the City has been pursuing related efforts in the downtown revitalization area. Previous grants awarded to the City were used to achieve certification of the LUP. The City was also

awarded a grant to complete its LCP in 1992/93, but the funds were not awarded that year due to budget cutbacks. At that time, the Commission's executive director indicated that should future grant funds be available, the staff would do its best to give priority consideration to those jurisdictions that did not receive awarded funds in 92/93. This grant will result in completion and submittal of the remaining elements of the city's LCP for certification. The City's work program calls for a consultant to develop necessary revisions to the city's LUP to reflect changes in the City's General Plan since certification of the LUP to insure internal consistency of the documents, and to develop draft zoning ordinances which would be reviewed by the public and adopted by the Planning Commission and Council. The work program calls for submittal of the LCP and response to any action of the Commission on the submittal.

A small amount of time in three tasks in the work program (tasks 2.1,2.3,and 4.1) is allocated for reviewing the LUP adopted in 1981 and updating it to reflect changes in laws and policies since 1981. While the legislation authorizing these grant funds specified that they be used for completion of LCPs, the central focus of the City's work program is designed to complete the ordinances to implement the LUP. It is not unreasonable to expect that the city will need to review and analyze the existing certified LUP in order to develop implementing ordinances that are effective and that are internally consistent with current state and city plans and policies. Therefore, staff is not recommending any reduction of funding in these tasks.

Also, the proposed schedule and milestones for the grant include benchmarks for public hearings before the Commission which provide only one month for review and action by the Commission. Given the Coastal Act provisions for review of LCP submittals and previous experience with Commission review of LCP submittals, the Commission staff cannot commit to a specified schedule for Commission review as part of the contract at this time. In addition, since monitoring of progress on completing the grant is based on quarterly benchmarks, evaluation of the City's performance in meeting the grant schedule should not be dependent on Commission timelines. Therefore, the contract should specify that the schedule for completion of Task 7 is tentative. In past grant programs, contracts have been extended for completion of final tasks when the scheduled delay was outside the control of the local government. Such contract extensions could be considered if review before the Commission requires more time.

CITY OF HERMOSA BEACH
WORK PROGRAM FOR COMPLETING THE LOCAL COASTAL PROGRAM

Coastal Planning Issues

The completion of implementing regulations (Zoning Ordinance Amendments) is necessary for consistency and to implement the City's Coastal Commission certified Land Use Plan adopted 1981, as amended. To comply with the Coastal Act the regulations must include appropriate laws and procedures for the City to issue Coastal Development Permits under the authority of the Coastal Act.

In addition to carrying out the City's responsibility under terms of the Coastal Act to complete its Local Coastal Program, establishing a permit program will also reduce the burden on the Coastal Commission to process an review individual development projects within the City.

Work Program

Task 1. Preliminary Research, Scoping and Selection of Consultant -

Objectives:

- Determine the significant issues, necessary procedural changes and other elements necessary to complete the Zoning and Permitting program to conform with the Coastal Act.
- Based on this research prepare a detailed scope of work.
- Issue a Request For Proposals that includes a detailed scope of work.
- Select the most qualified consultant based on review of proposals and interview.

Work Organization:

- 1.1 City staff will research the City's current L.U.P. and zoning laws as they relate to Coastal Act laws and procedures, and any changes in City laws and policies that may need to be included in an updated L.U.P.
- 1.2 Based on the above research, city staff, will prepare a more detailed scope of work to be released in conjunction with and RFP. The RFP will be distributed to qualified Planning Consultants
- 1.3 City staff will interview and make consultant selection.

Task 2. Review of Existing Plans, Policies, and Regulations -

Objectives:

- To thoroughly review and examine existing policies and regulations of the City.
- To compare the City's policies and regulations to those set forth in the Coastal Act, identifying areas for new or amended policies and new or amended regulations.

Work Organization:

- 2.1 Consultant will examine the text of the Coastal LUP, including an analysis for potential amendments and updates based on the Coastal Act and any changes in the City General

Plan Maps and/or Zoning Maps and Ordinances that have occurred since adoption of the L.U.P.

- 2.2 Consultant will examine the format and substantive content of the City's existing ordinances that regulate development in the Coastal Zone.
- 2.3 Consultant will examine the L.U.P. and City's ordinances for consistency and compliance with requirements of the Coastal Act and Coastal Commission Administrative Regulations, identifying the major changes that will be necessary to achieve compliance with the Coastal Act.

Task 3. Develop Approach, Prepare Summary Report.

Objective:

- Provide a complete status report of what the City has implemented to date and what needs to be implemented to comply with the Coastal Act.
- Develop a detailed approach of necessary steps to complete the Local Coastal Program to achieve certification and coastal development permit authority, including any needed updates/changes to City Land Use and Zoning Maps.
- Summarize the approach a form that is easy to use and understand for staff, elected officials and the public.

Work Organization:

- 3.1 Consultant will draft a status report, develop the approach, and prepare a draft summary report for review by the City. The type of new or revised regulations that are needed will be described in sufficient detail to enable City Staff to understand and evaluate the proposed program. The consultant will clearly indicate how the new regulations will fit into the process of development review and permitting to ensure an effective and efficient process.
- 3.2 City Staff will review the draft, and meet with consultant to discuss outstanding issues, necessary revisions, clarifications.
- 3.3 Consultant will prepare final report.

Task 4. Preparation of L.U.P. Amendments and Draft Ordinance

Objectives:

- To complete any necessary revisions to the City's Certified L.U.P. to be incorporated into a final Local Coastal Program Document.
- To complete the necessary new and amended provisions to the City Zoning Ordinance
- To inform the public on the contents of the City's Local Coastal Program including the implementing provisions

Work Organization:

- 4.1 Consultant will prepare an administrative draft of all elements of the Local Coastal Program, including amendments and updates to the policies currently in the L.U.P. and Zoning Ordinance amendment provisions establishing the procedures for review and

- approval of Coastal Development Permits consistent with the Coastal Act, including description of categories of development proposed for exclusions.
- 4.2 City staff will review the draft, submitting a single marked up copy of the report documenting staff's comments.
 - 4.3 Consultant will edit the draft to reflect staff's comments, to be incorporated into a public review draft to be suitable for distribution to the Planning Commission and City Council. Final public review draft will encompass all needed elements of the Local Coastal Program, including recommended permitting procedures.
 - 4.4 Consultant will prepare a public information document, setting forth the proposal in summary form, including a matrix or comparison table highlighting prominent code changes / new code provisions, suitable for general public distribution, and as an executive summary document.

Task 5. Public Noticing and Hearings

Objectives:

- To comply with legal noticing and hearing requirements
- To fully inform the public of the proposal and receive oral testimony to be considered prior to final adoption of the Local Coastal Program

Work Organization

- 5.1 City Staff will provide notification through local newspapers, and selected mailings, and set the public hearing dates.
- 5.2 The Consultant will work with City Staff to enhance the notification beyond legal requirements, with the use of additional mailing, prominent ads, and the use of electronic media, etc.

6. Public Hearings and Adoption -

Objective:

- To obtain input from the public, the Planning Commission and City Council, and to obtain City approval.

Work Organization:

- 6.1 The City will hold the Planning Commission hearing to receive testimony, and for Commission review, consideration and recommendations on the recommendations for the Local Coastal Program, including Zoning Ordinance amendments and establishment of permitting procedures. The Consultant will attend the hearing to present recommendations.
- 6.2 The City will hold the City Council hearing to receive further testimony and for Council final review, consideration and adoption.

7. Coastal Commission Consideration and Certification -

Objectives:

- Coordinate with Coastal Commission Staff throughout the project
- To obtain the comments and final approval from the Coastal Commission.

Work Organization:

- 7.1 Hold a preliminary meeting with City Staff, the Consultant and Coastal Commission Staff prior to preparation of the final approach/summary report, present draft approach and solicit input from Coastal Staff.
- 7.2 Work with Coastal Commission staff throughout the project for input and clarification.
- 7.3 City Staff and Consultant will coordinate to submit the package of items that comprise a complete Local Coastal Program (proposed local ordinance, amendment to L.U.P. policies, any new zoning maps; and permitting procedures) for Coastal Commission consideration and approval.
- 7.4 Work with Coastal Commission staff to finalize and complete package prior to Coastal Commission hearing
- 7.5 City Staff and Consultant will attend Coastal Commission hearing
- 7.6 Consultant and City Staff will incorporate conditions of approval into final document.

Task 8. Program Initiation -

Objective:

- To efficiently train City Staff, and to incorporate new procedures, as necessary to implement the new implementing provisions of the Local Coastal Program

Work Organization:

Initiate necessary changes to procedures for processing and issuing permits within the Coastal Zone, including assigning and/or training staff, preparation/revision of informational handouts.

Budget Summary

See attached appendix for complete itemization of the personal hours and rates.

	<u>City Staff</u>	<u>Consultant</u>
1. Preliminary Research/select Consultant		
1.1 Research	\$731	
1.2 Develop detailed scope / RFP	691	
1.3 Select Consultant	509	
Subtotal	1931	
2. Review Existing Work		
2.1 Review of L.U.P		\$1650
2.2 Review of Regulations		3300
2.3 Review/Comparison with Coastal Regs		1650
Subtotal		6600
3. Develop Approach/Summary Report		
3.1 Draft		2700
3.2 City Review	496	
3.3 Final		925
Subtotal	496	3625
4. Draft Ordinance / L.U.P. Amendments		
4.1 Administrative Draft		7925
4.2 City staff review	1057	
4.3 Public review draft		1340
4.4 Public information summary document		2437
Subtotal	1057	11703
5. Public Noticing		
5.1 Required Notification	301	
5.2 Additional public information	243	760
	544	760
6. Public Hearings /Adoption		
6.1 Planning Commission	334	330
6.2 City Council	334	330
Subtotal	668	660
7. Coastal Commission Coordination/ Final Review		
7.1 prelim. meeting with staff	407	330
7.2 ongoing coordination	757	825
7.3 prepare/package the program submittal	366	825
7.4 work with C.C. staff to finalize	183	1650
7.5 Coastal Comm. Hearing	521	660
7.6 Incorporate conditions / final approval	73	413
Subtotal	2306	4702
8. Program Initiation (City Staff)	1383	
Administration and Expenses (City Misc. Copying, etc.)	1500	
Management and Coordination (5% of est. Consultant fee)		1403
TOTAL	9886	29453

GRAND TOTAL: \$39,339

Schedule / Milestones

Projected Time Frame/Products

Task 1. Preliminary Research/select Consultant	August - September 1998
1.1 Research	
1.2 Develop detailed scope / RFP	RFP/detailed Scope - September 1
1.3 Select Consultant	Select Consultant - September 30
2. Review Existing Work	October 1998
2.1 Review of L.U.P	
2.2 Review of Regulations	
2.3 Review/Comparison with Coastal Regs	
3. Develop Approach/Summary Report	November - December 1998
3.1 Draft	Draft document - December 1, 1998
3.2 City Review	
3.3 Final	Final Document - December 30 1998
4. Draft Ordinance / L.U.P. Amendments	January - March 1999
4.1 Administrative Draft	Draft Document - February 15, 1999
4.2 City staff review	
4.3 Public review draft	Final Draft LCP - March 30 1999
4.4 Public information summary document	Final Draft Summary - March 30 1999
5. Public Noticing	March 1999
5.1 Required Notification	Newspaper Legal Ads - March 30, 1999
5.2 Additional public information	March 30, 1999
6. Public Hearings /Adoption	April - May 1999
6.1 Planning Commission	Planning Commission - April 1999
6.2 City Council	City Council - May 1999
7. Coastal Commission Coordination/ Final Review	Ongoing - June-July 1999
7.1 prelim. meeting with staff	
7.2 ongoing coordination	
7.3 prepare/package the program submittal	Complete LCP submittal - June 15 1999
7.4 work with C.C. staff to finalize	
7.5 Coastal Comm. Hearing	Coastal Commission Hearing - July 1999
7.6 Incorporate conditions / final approval	Final LCP - July 30 1999
Subtotal	
8. Program Initiation (City Staff	August 1999

Task	City Staff								*Consultant				Totals	
	C.D. Director		Assoc. Planner		Admin. Aide		Principal		Planner(s)		wp/graphics		CITY	CONSULTANT
	Hrs.	\$65.15	Hrs.	\$36.57	Hrs.	\$30.12	Hrs.	\$125.00	Hrs.	**82.50	Hrs.	\$50.00		
1. Preliminary Research/select Consultant														
1.1 Research			20	\$731.40									\$731.40	
1.2 Develop detailed scope / RFP	5	\$325.75	10	\$365.70									\$691.45	
1.3 Select Consultant	5	\$325.75	5	\$182.85									\$508.60	
Subtotal	10	\$651.50	35	\$1,279.95									\$1,931.45	
2. Review Existing Work														
2.1 Review of L.U.P.									20	\$1,650.00				\$1,650.00
2.2 Review of Regulations									40	\$3,300.00				\$3,300.00
2.3 Review/Comparison with Coastal Regulations									20	\$1,650.00				\$1,650.00
Subtotal									80	\$6,600.00				\$6,600.00
3. Develop Approach/Summary Report														
3.1 Draft							1	\$125.00	30	\$2,475.00	2	\$100.00		\$2,700.00
3.2 City Review	2	\$130.30	10	\$365.70									\$496.00	
3.3 Final									10	\$825.00	2	\$100.00		\$925.00
Subtotal	2	\$130.30	10	\$365.70			1	\$125.00	40	\$3,300.00	4	\$200.00	\$496.00	\$3,625.00
4. Draft Ordinance / L.U.P. Amendments														
4.1 Administrative Draft							2	\$250.00	90	\$7,425.00	5	\$250.00		\$7,925.00
4.2 City staff review	5	\$325.75	20	\$731.40									\$1,057.15	
4.3 Public review draft							2	\$250.00	12	\$990.00	2	\$100.00		\$1,340.00
4.4 Public information summary document							1	\$125.00	25	\$2,062.50	5	\$250.00		\$2,437.50
Subtotal	5	\$325.75	20	\$731.40			5	\$625.00	127	\$10,477.50	12	\$600.00	\$1,057.15	\$11,702.50
5. Public Noticing														
5.1 Required Notification*					10	\$301.20							\$301.20	
5.2 Additional public information			5	\$182.85	2	\$60.24			8	\$660.00	2	\$100.00	\$243.09	\$760.00
Subtotal			5	\$182.85	12	\$361.44			8	\$660.00	2	\$100.00	\$544.29	\$760.00
6. Public Hearings /Adoption														
6.1 Planning Commission	4	\$260.60	2	\$73.14					4	\$330.00			\$333.74	\$330.00
6.2 City Council	4	\$260.60	2	\$73.14					4	\$330.00			\$333.74	\$330.00
Subtotal	8	\$521.20	4	\$146.28					8	\$660.00			\$667.48	\$660.00
7. Coastal Commission Coordination/ Final Review														
7.1 prelim. meeting with staff	4	\$260.60	4	\$146.28					4	\$330.00			\$406.88	\$330.00
7.2 ongoing coordination	6	\$390.90	10	\$365.70					10	\$825.00			\$756.60	\$825.00
7.3 prepare/package the program submittal			10	\$365.70					10	\$825.00			\$365.70	\$825.00
7.4 work with C.C. staff to finalize			5	\$182.85					20	\$1,650.00			\$182.85	\$1,650.00
7.5 Coastal Comm. Hearing	8	\$521.20							8	\$660.00			\$521.20	\$660.00
7.6 Incorporate conditions / final approval			2	\$73.14					5	\$412.50			\$73.14	\$412.50
Subtotal	18	\$1,172.70	31	\$1,133.67					57	\$4,702.50			\$2,306.37	\$4,702.50
8. Program Initiation (City Staff)	10	\$651.50	20	\$731.40									\$1,382.90	
Totals	53	\$3,452.95	125	\$4,571.25	12	\$361.44	6	\$750.00	320	\$26,400.00	18	\$900.00	\$8,385.64	\$28,050.00
Salary		\$2,579.35		\$3,227.30		\$262.77							\$6,069.42	
Benefits		\$562.83		\$932.54		\$66.14							\$1,561.51	
Overhead		\$310.77		\$411.41		\$32.53							\$754.71	

City Staff hourly rates reflect City's total cost of compensation for specified classes, using "productive hourly rate", plus a 10% factor for overhead/indirect costs.

*Rates obtained from PCR Consultants

**Average of Principal Planner and Planner

1
2 **RESOLUTION No. 98-5905**

3
4 **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, TO**
5 **REQUEST LOCAL COASTAL PROGRAM FUNDING ASSISTANCE**

6
7 **WHEREAS, the City of Hermosa Beach does not yet have a fully certified Local Coastal**
8 **Program, and**

9
10 **WHEREAS, the City of Hermosa Beach, recognizing the issues identified in the attached**
11 **application for a Local Coastal Program Grant, desires to provide for the necessary planning study**
12 **and preparation of Municipal Code amendments contributing to the completion and certification by**
13 **the California Coastal Commission of a Local Coastal Program; and**

14
15 **WHEREAS, the City of Hermosa Beach has developed an application package to address**
16 **these issues; and**

17
18 **WHEREAS, the California Coastal Commission, under the authority of the Government**
19 **Code of the State of California and Chapter 779 of Statutes of 1997, may provide planning and**
20 **financial assistance of such a program;**

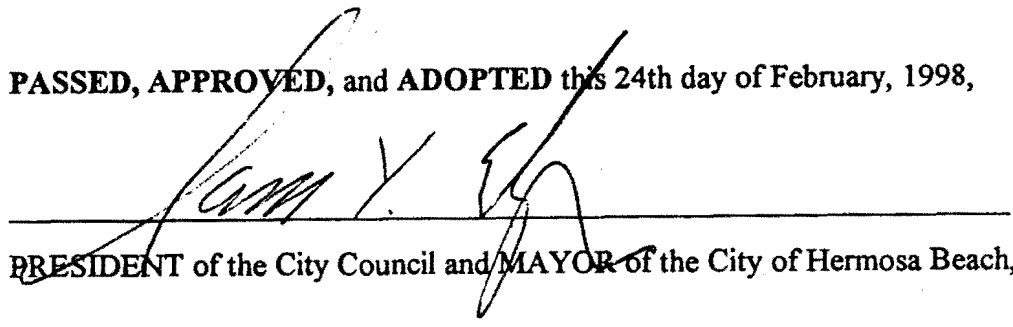
21
22 **NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hermosa**
23 **Beach hereby requests the Coastal Commission to provide financial planning assistance, under the**
24 **authority of the Government Code of the State of California, and Chapter 779 of Statutes of 1997,**
25 **not to exceed \$50,000. Such planning assistance is more particularly described in a project**
26 **description that is attached hereto and made a part of this Resolution.**

27
28 **///**

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BE IT FURTHER RESOLVED, that the City Manager of the City of Hermosa Beach is hereby authorized and empowered to execute, in the name of the City of Hermosa Beach, all necessary applications, contracts, and agreements and amendments hereto, to implement the purposes specified in this Resolution.

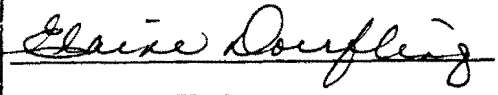
PASSED, APPROVED, and ADOPTED this 24th day of February, 1998,

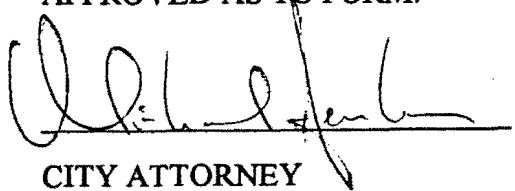


PRESIDENT of the City Council and **MAYOR** of the City of Hermosa Beach, California

ATTEST:

APPROVED AS TO FORM:





CITY CLERK

CITY ATTORNEY

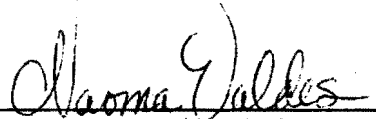
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF HERMOSA BEACH

I, Naoma Valdes, Deputy City Clerk of the City Council of the City of Hermosa Beach, California, do hereby certify that the foregoing Resolution No. 98-5905 was duly and regularly passed, approved and adopted by the City Council of the City of Hermosa Beach at a Regular Meeting of said Council at the regular place thereof on February 24, 1998.

The vote was as follows:

AYES:	Benz, Bowler, Oakes, Reviczky, Mayor Edgerton
NOES:	None
ABSTAIN:	None
ABSENT:	None

DATED: February 26, 1998



Deputy City Clerk

CALIFORNIA COASTAL COMMISSION

15 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5200



M-9a(3)

May 20, 1998

TO: Commissioners and Interested Persons

FROM: Tami Grove, Deputy Director
Elizabeth Fuchs, AICP, Manager, Land Use Unit

SUBJECT: **City of Pacific Grove LCP Grant Request and Work Program** (for Commission review and action at the meeting of June 8-11, 1998).

FUNDING REQUEST:

The City of Pacific Grove requests approval of a grant for \$50,320 for a 10 month period to complete the implementing ordinances necessary to complete certification of the City's LCP.

STAFF RECOMMENDATION:

Staff recommends **approval of the grant request for the amount of \$50,160, subject to the following conditions:**

1. The award shall be modified to conform with the maximum amount specified in the City Council's adopted resolution No 8-013, (\$50,160). Operating expenses for printing shall be reduced by \$160 to reflect this reduction.
2. The contract shall specify that the schedule for completion of Tasks 5 and 6 is tentative.
3. The City shall coordinate with Commission staff as part of Task 2.0 to assure compatible formatting of GIS maps to facilitate data sharing.

MOTION: "I move that the Commission approve the grant request of the City of Pacific Grove subject to conditions as set forth in the staff report."

Staff recommends a Yes vote.

DISCUSSION:

The City of Pacific Grove completed the Land Use Plan portion of its LCP and it was effectively certified by the Commission on January 10, 1991. A preliminary draft of the implementing ordinances was completed in 1990 and local hearings were held, but the City delayed action on the ordinances until citywide General Plan amendments were

completed. The City also completed and recently adopted a Coastal Parks Plan component of the LUP.

The City proposes to evaluate the 1990 preliminary draft ordinances and revise them to conform with and implement the certified LUP as well as the more recent changes in the General Plan and the Coastal Parks Plan. The city's proposal include comprehensive mapping of the coastal area (with relevant zoning , environmental sensitivity, etc.) for implementation of the LCP. The city has recently obtained GIS capabilities and LCP funding will assist in completing GIS mapping. This grant will result in completion and submittal of the remaining elements of the city's LCP for certification.

As proposed, the City's application to complete implementing ordinances to achieve total LCP certification is **Priority Level 1** of the Commission's adopted grant priorities. The City's application also meets several of the Commission criteria for approval of grants. The City has used previous grants funds effectively to achieve certification of the LUP and the fact that there is already a preliminary draft of the implementing ordinances shows progress towards final completion of the ordinances.

The City's proposal includes one small conflict. The application exceeds by \$160 the maximum amount specified by the City Council's adopted resolution submitting the application. In order for the application to fall within the terms of the adopted resolution, the contract must be reduced by \$160 and as conditioned, the amount would be reduced from the allocation for printing expenses.

The City's proposed schedule for the grant includes an estimated schedule of two months for completion of Coastal Commission review and certification. Given the Coastal Act provisions for review of LCP submittals and previous experience with Commission review of LCP submittals, the Commission staff cannot commit to a specified schedule for Commission review as part of the contract at this time. In addition, since monitoring of progress on completing the grant is based on quarterly benchmarks, evaluation of the City's performance in meeting the grant schedule should not be dependent on Commission timelines. Therefore, the contract should specify that the schedule for completion of Tasks 5 and 6 is tentative. In past grant programs, contracts have been extended for completion of final tasks when the scheduled delay was outside the control of the local government. Such contract extensions could be considered if review before the Commission requires more time.

In the Monterey Bay region, numerous special projects have developed GIS based data sets. Because the City will be developing GIS maps, condition 3 as recommended will assure that Task 2 include coordination with the Commission's Mapping unit to ensure compatibility in formatting to facilitate future data sharing.

City of Pacific Grove
1998 Local Coastal Program Planning Financial Assistance
Work Plan and Grant Request

Work Plan

Staff and consultant have identified six steps that are necessary for the successful completion of implementing ordinances to achieve certification of the City of Pacific Grove's Local Coastal Program. These six steps are:

1. Review of Draft Implementing Ordinances
2. Development of Revised Draft Ordinances
3. Administrative Review
4. Public Review and City Approval
5. Submittal of City of Pacific Grove's LCP Implementing Ordinances to California Coastal Commission
6. Final Implementation Ordinances

Task 1: Review of Draft Implementing Ordinances

Goal and Objective:

To ensure that revised draft implements the goals, policies, and programs of recently adopted planning documents, i.e., the revised General Plan and recently adopted Coastal Parks Plan component of the City's LUP.

Approach:

A preliminary draft of implementing ordinances was completed in 1990. The draft implementing ordinances were put on hold until the City completed its revision of the General Plan and adoption of the Coastal Parks Plan component of the LUP. The first step in the process for which this funding is sought will be an in-house review of the 1990 draft ordinances to evaluate their fit with the recently adopted General Plan and the newly approved Coastal Parks Plan. The review will emphasize format, content, organization, and presentation of these ordinances, with the goal of increasing clarity and understanding for inexperienced users as well as staff. A major concern is sensitive habitat areas, particularly those in the Asilomar Dunes Habitat Preservation area.

Once initial review with City staff is completed, the team will consult and collaborate with regional Coastal Commission staff to receive their initial comments and recommendations on any new issues and updates.

The project team will conduct a preliminary public workshop to discuss with various Pacific Grove City committees and citizens any relevant issues in the draft ordinances and to receive public comment about both content and format.

Task 2: Development of Revised Draft Ordinances

Goal and Objective:

To produce a revised set of implementing ordinances that embraces the larger concerns of City staff and regional Coastal Commission staff.

To produce a detailed map of the coastal zone that will serve the City in further planning and implementation of relevant coastal policies.

Approach:

The next step will be to incorporate the information gained in the above consultations into a revised set of draft ordinances. An important element of this process will be to complete a comprehensive mapping of Pacific Grove's coastal area and the relevant zoning overlays, areas of environmental sensitivity, extent of building, etc. The City has recently obtained GIS mapping capability that will assist in accomplishing this task.

Task 3: Administrative Review

Goal and Objective:

To confer with City staff and receive their comments on any modifications or changes that have been made to the draft implementing ordinances.

Approach:

When these ordinances are re-drafted, they will be presented to City staff for further comment. After their comments have been received, the team will once again confer with regional Commission staff for a review of the additions, modifications and deletions. After these conferences a public review draft will be prepared.

Task 4: Public Review and City Approval

Goal and Objective:

To allow the public an opportunity to review the revised ordinances and make public comment.

To allow input on the revised version by City Planning Commission.
To assemble a final set of revised ordinances.

To gain approval by City Council of revised implementing ordinances.

Approach:

The first step in Task 4 will be to conduct a public workshop to present the citizens with a reviewed draft of the implementing ordinances. The revisions will be discussed at length and ample time will be provided for public questions, comments, and concerns. At this time, the team will establish a time frame within which to receive written comments from the public after the public workshop. Next, a public hearing will be scheduled at the City Planning Commission to receive further public comment and the input of the Planning Commissioners.

The Planning Commission will prepare a Planning Commission report on the implementing ordinances to be presented to the City Council for final approval at the City level. The City Council will hold a public hearing and approve the implementing ordinances.

Task 5: Submittal of City of Pacific Grove's LCP Implementing Ordinances to California Coastal Commission

Goal and Objective:

To gain comments and approval of Coastal Commission.

Approach:

The team will prepare and assist with the presentation to the Coastal Commission of the City of Pacific Grove's Local Coastal Plan Implementing Ordinances.

Task 6: Final Plan

Goal and Objective:

To produce a final set of adopted Coastal Plan Implementing Ordinances.

Approach:

Following Coastal Commission public hearing and action, the team will prepare a set of final implementing ordinances and assist in their presentation and publication.

Quarterly Work Products

Third Quarter (June – September 1998)*

(*assumes a start date prior to June 1998)

- Initial meetings of project team to discuss issues relevant to the coastal zone and their implications to the implementing ordinances
- Initial meeting with regional Coastal Commission staff to discuss relevant issues and areas of concern with draft ordinances
- Preliminary public workshop to solicit input from relevant City committees and interested citizens
- Development of a revised set of implementing ordinances
- Begin mapping portion of project
- Conferences with City staff
- Second conference with regional Coastal Commission staff
- Preparation of public review draft

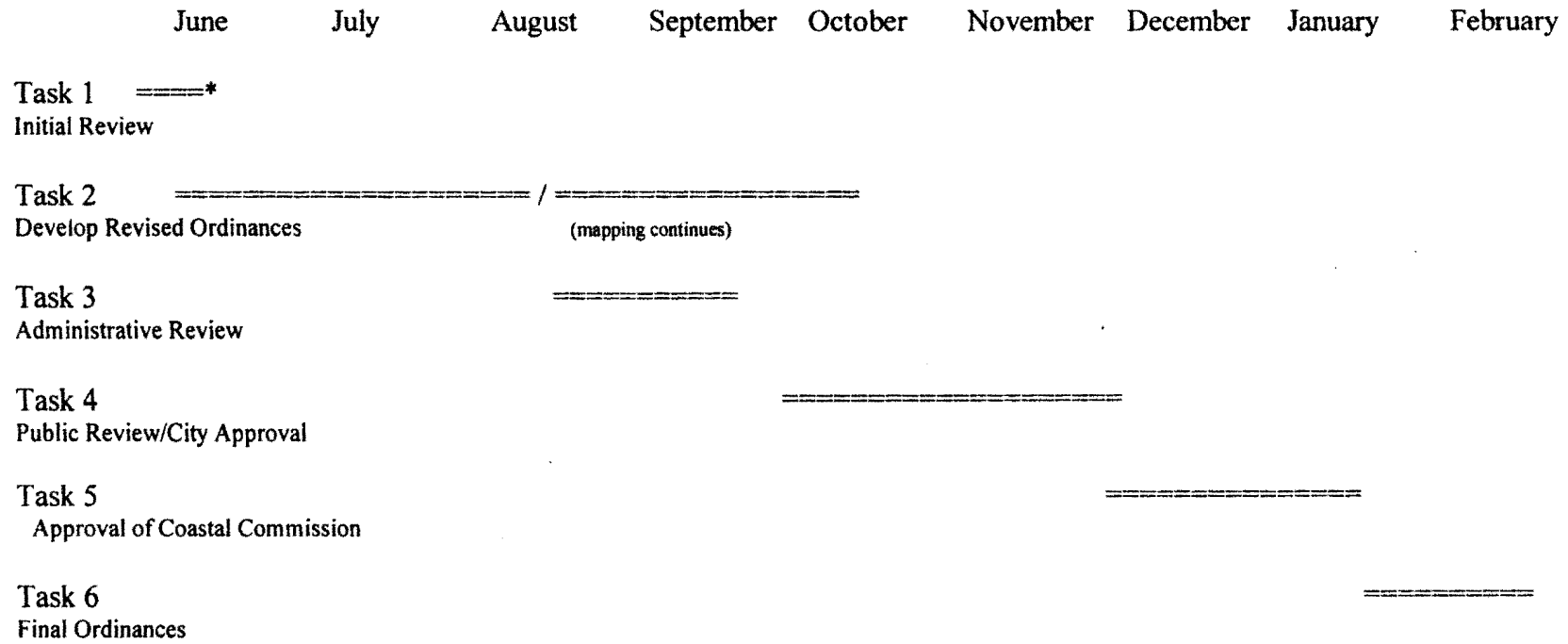
Fourth Quarter (October – December 1998)

- Complete mapping of coastal zone
- Public presentation workshop
- Public hearing at the City Planning Commission to obtain comment from public; development of Planning Commission recommendation to City Council
- Presentation to the City Council for final approval at the City level.

First Quarter (January 1999 – March 1999)

- Presentation to the Coastal Commission of the City of Pacific Grove's Local Coastal Plan Implementing Ordinances.
- Drafting of final implementing ordinances and publication

Schedule



*Presumes start date prior to June.

**City of Pacific Grove
Coastal Implementing Ordinances Plan
Budget by Task**

Projected Cost:

Task 1: Review of Draft Ordinances

• In-house review with City staff	4550	
• Consultation and collaboration with regional Coastal Commission staff	780	
• Preliminary public workshop	1350	
Subtotal		<u>\$6680</u>

Task 2: Development of Revised Draft Ordinances

• Production of revised set of draft ordinances	8660	
• Comprehensive mapping of Pacific Grove's coastal area	11,870	
Subtotal		<u>\$20,530</u>

Task 3: Administrative Review

• Presentation to the City Staff for further comment	580	
• Conference with regional Commission	830	
• Preparation of public review draft	4880	
Subtotal		<u>\$6290</u>

Task 4: Public Review and City Approval

• Public workshop	1600	
• City Planning Commission Meeting	840	
• City Council meeting	1280	
• Revise draft	3670	
Subtotal		<u>\$7390</u>

Task 5: Submittal of City of Pacific Grove's LCP Implementing Ordinances to California Coastal Commission

• Presentation to the Coastal Commission	2280	
Subtotal		<u>\$2280</u>

Task 6: Final Plan

• Final Plan	4220	
• Publication of final plan	2505	
Subtotal		<u>\$6725</u>

Administration and Expenses	425	
		<u>\$425</u>

TOTAL **\$50,320**

RESOLUTION NO. 8-013

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
PACIFIC GROVE FOR LOCAL COASTAL PROGRAM
FUNDING ASSISTANCE APPLICATION**

WHEREAS, the City of Pacific Grove does not yet have a fully certified Local Coastal Program, and

WHEREAS, the City of Pacific Grove, recognizing the problems and issues identified in the attached application for Local Coastal Program Grant, desires to provide for a planning study contributing to the completion and certification by the Commission of its Local Coastal Program, and

WHEREAS, the City of Pacific Grove has developed an application package to address these development problems and issues, and

WHEREAS, the City of Pacific Grove desires to complete its Local Coastal Program and assume permit issuing authority pursuant to the provisions of the California Coastal Act, and

WHEREAS, the California Coastal Commission, under authority of the Government Code of the State of California and Chapter 779 of Statutes of 1997, may provide planning and financial assistance for such a program.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Pacific Grove hereby requests the Coastal Commission to provide financial and planning assistance, under authority of the Government Code of the State of California and Chapter 779 of Statutes of 1997, not to exceed the amount of \$50,160. Such planning assistance is more particularly described in a project description that is attached hereto and made a part of this Resolution as if fully set forth herein.

BE IT FURTHER RESOLVED, that the Mayor of the City of Pacific Grove is hereby authorized and empowered to execute, in the name of the City of Pacific Grove, all necessary applications, contracts and agreements and amendments hereto to implement and carry out the purposes specified in this Resolution.

PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF PACIFIC GROVE this 18th day of March, 1998, by the following vote:

AYES: Costello, Davis, Fisher, Huitt, Koffman, Martine

NOES: None

ABSENT: Honegger

APPROVED:

Sandra L. Koffman
SANDRA L. KOFFMAN, Mayor

ATTEST:

Peter Woodruff
PETER WOODRUFF, City Clerk

APPROVED AS TO FORM:

George C. Thacher
GEORGE C. THACHER, City Attorney

CLERK'S CERTIFICATION

I, Peter Woodruff, City Clerk of the City of Pacific Grove, California, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. 8-013 passed and adopted by the Council of the City of Pacific Grove on March 18, 1998.

PETER WOODRUFF
Clerk of the City of Pacific Grove

By: Carol J. Sims
Carol J. Sims, Deputy

Dated: March 27, 1998

CALIFORNIA COASTAL COMMISSION

5 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5200



M-9a(4)

May 20, 1998

TO: Commissioners and Interested Persons

FROM: Tami Grove, Deputy Director
Elizabeth Fuchs, AICP, Manager, Land Use Unit

SUBJECT: **City of Malibu LCP Grant Request and Work Program** (for
Commission review and action at the meeting of June 8-11, 1998).

FUNDING REQUEST:

The City of Malibu requests approval of a grant for \$47,800 for a 12 month period to complete the Land Use Plan portion of its LCP.

STAFF RECOMMENDATION:

Staff recommends **approval of the grant request for the amount of \$ 47,800, subject to the following condition:**

1. Task 1 shall be modified to include coordination with the Commission on review of all draft LUP issue papers.

MOTION: "I move that the Commission approve the grant request of the City of Malibu, subject to condition as set forth in this staff report."

Staff recommends a Yes vote.

DISCUSSION:

The City of Malibu was incorporated on March 28, 1991. The city has completed a General Plan. The City began its LCP planning in conjunction with the General Plan effort, but has not yet formally submitted any LCP documents for Commission review.

The City application proposes to complete planning to achieve certification of its Land Use Plan, and is therefore a **Priority Level 1** in the Commission's adopted grant priorities. It also meets several of the Commission's grant criteria. The City of Malibu generates a significant permit workload for the Commission. While this grant alone will not result in transfer of permit authority, completion of the LUP is the first step in achieving LCP certification. Unlike the other grant applicants, the City of Malibu has received no prior LCP grant funds to assist in LCP planning.

The planning for the City will address some significant regional coastal issues in the Malibu/Santa Monica Mountains area of the coastal zone. The City's application, as well as the application for the County of Los Angeles, offers an opportunity to coordinate planning efforts to address several issues of greater than local importance, including the cumulative impacts of growth and development in the coastal zone, transportation and access issues, and water quality, among others. While the City's work program indicates that substantial work and Advisory Committee review on five issue papers has been completed, the Commission staff has not received any information from these work products. Coordination at the issue identification stage as required by Condition 1 will make efficient use of resources by assuring early review and input to policy analysis and development and by identifying key information sharing opportunities.

As noted in the discussion of L.A. County's work program, the work programs for both the City of Malibu and L.A. County will benefit directly from the ongoing efforts by the Commission's Regional Cumulative Assessment Project (ReCAP) to evaluate impacts of growth and develop and provide technical assistance and guidance to local LCP Planning efforts. ReCAP's data and evaluation will be available to the City during the grant period and early coordination will facilitate efficient data sharing. Given these two related work programs for the City and County, the Commission is in a good position to assure that these two LCP planning efforts work together to address related issues.



City of Malibu

23555 Civic Center Way, Malibu, California 90265-4804
(310) 456-2489 Fax (310) 456-3356

Planning Department

Grant Application for Local Coastal Plan

1998-99 Work Program

Introduction

The City has begun work on preparation of the Land Use Plan (LUP). Steps already complete include:

Issues Identification/Coastal Act Policy Review - Complete
Focused Issue Papers - Five of six papers complete

- Transfer of Development Credits
- Trails
- Residential Second Units
- Coastal Access
- Shoreline Protective Structures

Proposed Work Program

1. Draft Focused Issue Papers - Prepare remaining issue paper on Visitor-serving Uses:
 - Identification of major issues
 - Relevant Coastal Act policies
 - Local conditions
 - Considerations for LCP Policies
2. Finalize Issue Recommendations - City Advisory Committee to review issue papers and identify recommended LUP policies. Policy considerations will be based on local conditions, City of Malibu Vision Statement, the General Plan, and Coastal Act.
3. Draft Land Use Plan - Prepare administrative draft LUP from issue papers and advisory committee recommendation. Consultant will develop the draft document, including graphics, for public review.
4. Refine Draft Land Use Plan - Advisory Committee reviews draft LUP. Changes will be incorporated into document by consultant prior to preparing draft LUP for public review and comment.

5. **Public Forums - Conduct two forums to review draft LUP. Consultant and staff will present draft LUP for public comment. Second forum will include discussion of how earlier public comments have been addressed in the LUP.**
6. **Finalize Draft Land Use Plan - Prepare draft LUP for public hearings and adoption.**
7. **Public Hearings - Planning Commission and City Council review of draft LUP. Oral and written testimony on the LUP will be received. The Commission will make any adjustments to the LUP before it is presented to the City Council. The City Council will make any final changes prior to presentation of the draft LUP to the Coastal Commission. Notification of hearings will be published in advance.**
8. **Coastal Commission Review - City staff and consultant will present draft LUP to Coastal Commission for approval. Comments and changes from the Coastal Commission will be forwarded to the City Council for review.**
9. **Issuance of Final Land Use Plan - Changes resulting from Coastal Commission and final City Council review will be incorporated into the LUP to produce the final Local Coastal Program Land Use Plan.**

RESOLUTION NO. 98-017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MALIBU AUTHORIZING AN APPLICATION TO THE
CALIFORNIA COASTAL COMMISSION FOR A LOCAL
COASTAL PROGRAM GRANT

WHEREAS, the City of Malibu does not yet have a fully certified Local Coastal Program, and

WHEREAS, the City of Malibu, recognizing the problems and issues identified in the attached application for Local Coastal Program Grant, desires to provide for a planning study contributing to the completion and certification by the Commission of its Local Coastal Program, and

WHEREAS, the City of Malibu is seeking funds to expedite the preparation and completion of the Local Coastal Program with the assistance of consultants, and

WHEREAS, the City of Malibu has developed an application package to address these development problems and issues, and

WHEREAS, the City of Malibu desires to complete its Local Coastal Program and assume permit issuing authority pursuant to the provisions of the California Coastal Act, and

WHEREAS, the California Coastal Commission, under authority of the Government Code of the State of California and Chapter 779 of Statutes of 1997, may provide planning and financial assistance for such a program.

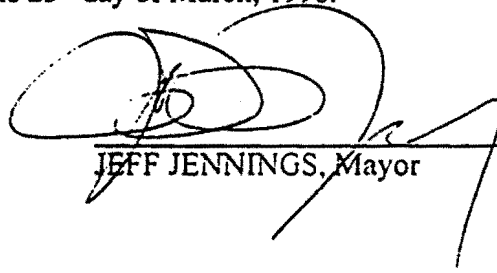
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MALIBU DOES HEREBY RESOLVE:

Section 1. The City Council of the City of Malibu hereby requests the Coastal Commission to provide financial and planning assistance, under authority of the Government Code of the State of California and Chapter 779 of Statutes of 1997, not to exceed the amount of \$47,800. Such planning assistance is more particularly described in a project description that is attached hereto and made a part of this Resolution.

Section 2. The City Manager of the City of Malibu is hereby authorized and empowered to execute, in the name of the City of Malibu all necessary applications, contracts and agreements and amendments thereto to implement and carry out the purposes specific in this resolution.

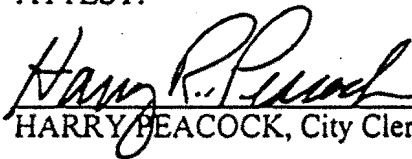
Section 3. The City Clerk shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 23rd day of March, 1998.



JEFF JENNINGS, Mayor

ATTEST:



HARRY PEACOCK, City Clerk

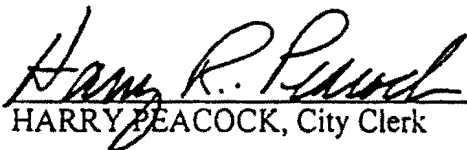
I CERTIFY THAT THE FOREGOING RESOLUTION NO. 98-017 was passed and adopted by the City Council of the City of Malibu at the regular meeting thereof held on the 23rd day of March, 1998, by the following vote:

AYES: Councilmembers: Jennings, House, Harlow, Keller, Van Horn

NOES: 0

ABSENT: 0

ABSTAIN: 0



HARRY PEACOCK, City Clerk



City of Malibu

23555 Civic Center Way, Malibu, California 90265-4804
(310) 456-2489 Fax (310) 456-3356

Planning Department

Grant Application for Local Coastal Plan

1998-99 Work Program

Introduction

The City has begun work on preparation of the Land Use Plan (LUP). Steps already complete include:

- A. Issues Identification/Coastal Act Policy Review - The consultant has prepared, and the Local Coastal Program Advisory Committee has reviewed a paper examining the Coastal Act, the Malibu General Plan and the intersection of these two documents as regards coastal issues and policies
- B. Review Los Angeles County Local Coastal Program Land Use Plan for Malibu - The Advisory Committee has begun review of the County plan for Malibu to identify relevant coastal policies which can be incorporated into the Malibu LUP.
- C. Prepare and Review Focused Issue Papers - The consultant has prepared and the Advisory Committee has reviewed issue papers addressing specific areas of concern for the Malibu LUP. Five of six papers are complete:
 - Transfer of Development Credits
 - Trails
 - Residential Second Units
 - Coastal Access
 - Shoreline Protective Structures

A sixth paper on Visitor-Serving Uses will be prepared, as identified in the proposed work program, below.

Proposed Work Program

1. Draft Focused Issue Paper - The City and consultant will prepare one remaining issue paper on Visitor-Serving Uses. The paper will discuss major issues related to the topic, identify relevant Coastal Act policies, establish the set of local conditions appropriate to the major issues and policies, and offer alternative policies for inclusion in the LCP Land Use Plan. The Local Coastal Program Advisory Committee will review the plan and provide comment and recommendations on the alternative land use policies.

Products include:

- Issue paper
- Committee recommendations

2. **Finalize Issue Recommendations** - The City and consultant will review the Advisory Committee policy recommendations and prepare a draft set of final recommendations for review by the Committee. Policy considerations will also be based on local conditions, City of Malibu Vision Statement, the General Plan, and Coastal Act.
Products include:
Draft LUP policy recommendations
3. **Draft Land Use Plan** - The consultant will prepare an administrative draft LUP from issue papers, advisory committee recommendations, the City General Plan and the Coastal Act.
Products include:
Administrative Draft Local Coastal Program Land Use Plan
4. **Refine Draft Land Use Plan** - The administrative draft LUP will be reviewed by the Advisory Committee, City staff, legal counsel, and Coastal Commission staff. Comments will be reviewed and changes incorporated into the document. A revised administrative draft LUP will be issued for public review.
Products include:
Revised Administrative Draft LUP
5. **Public Forums** - The City will conduct two public forums to review the administrative draft LUP. Notice will be provided and meetings will be held at different locations to obtain public comment. The consultant and staff will present background information on the Coastal Act, City policy issues, and the draft LUP. The second forum will include discussion of how earlier public comments have been addressed in the LUP.
Products include:
Public presentation materials
Public comments on Administrative Draft LUP
6. **Finalize Draft Land Use Plan** - The consultant and staff will prepare the draft LUP for public hearing and adoption. Public comments will be reviewed with Coastal Commission staff and incorporated into the document, as appropriate.
Products include:
Draft Local Coastal Program Land Use Plan
7. **Public Hearings** - The Planning Commission and City Council will review the draft LUP following receipt of oral and written testimony. The Commission will make any adjustments to the LUP before it is presented to the City Council. The City Council will make final changes prior to presentation of the revised draft LUP to the Coastal Commission. Notification of hearings will be published in advance.
Products include:
Revised Draft LUP
Meeting minutes of public hearings.

8. Coastal Commission Review - The consultant and City staff will present the revised draft LUP to the Coastal Commission for review and approval. Comments and changes from the Coastal Commission will be forwarded to the City Council for review.

Products include:

Coastal Commission comments

9. Issuance of Final Land Use Plan - All changes resulting from Coastal Commission and final City Council review will be incorporated into the LUP to produce the final Local Coastal Program Land Use Plan. The City will prepare copies for distribution to the Coastal Commission, City staff and the public.

Products include:

Final Local Coastal Program Land Use Plan

City of Malibu
Grant Application for Local Coastal Plan

1998-99 Work Program
Proposed Quarterly Schedule and Budget

Task	Consultant	City Staff	TOTAL
First Quarter - July through Sept., 1998			
1. Prepare Issue Paper	\$ 3,200	\$ 800	\$ 4,000
2. Finalize Recommendations	2,200	800	3,000
3. Prepare Admin. Draft LUP	17,000	3,000	20,000
Second Quarter - Oct. through Dec., 1998			
4. Refine Admin. Draft LUP	3,000	2,000	5,000
5. Public Forums	1,600	400	2,000
Third Quarter - Jan. through Mar., 1999			
6. Finalize Draft LUP	5,000	1,000	6,000
7. Public Hearings	2,000	500	2,500
Fourth Quarter - Apr. through June, 1999			
8. Coastal Commission Review	1,500	800	2,300
9. Adopt/Issue Final LUP	<u>2,700</u>	<u>300</u>	<u>3,000</u>
TOTAL	<u>\$38,200</u>	<u>\$9,600</u>	<u>\$47,800</u>

CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5200



M-9a(5)

May 20, 1998

TO: Commissioners and Interested Persons

FROM: Tami Grove, Deputy Director
Elizabeth Fuchs, AICP, Manager, Land Use Unit

SUBJECT: **City of Del Mar LCP Grant Request and Work Program** (for Commission review and action at the meeting of June 8-11, 1998).

FUNDING REQUEST:

The City of Del Mar requests approval of a grant for \$15,000 for a 9 month period to complete the final steps to achieving certification of its LCP by developing coastal development permit issuing procedures and implementation maps, and responding to Commission action on the LCP.

STAFF RECOMMENDATION:

Staff recommends **approval of the grant request for the amount of \$ 15,000 subject to the following conditions:**

1. Mapping of the Post Certification Jurisdiction and Appeals area shall be done in consultation with the Commission's Mapping unit and in conformance with Commission guidelines and procedures. Final post certification mapping is subject to review and approval by the Commission.
2. The contract shall specify that the schedule for completion of Task 5 is tentative.

MOTION: "I move that the Commission approve the grant request of the City of Del Mar, subject to conditions as set forth in the staff report."

Staff recommends a Yes vote.

DISCUSSION:

The City of Del Mar has a certified Land Use Plan and is very close to submitting its LCP Implementing Ordinances. The proposal is **Priority Level 1** of the Commission's adopted grant priorities and meets several of the criteria. There is a substantial permit workload which will be lessened by certification of the LCP and the City has already made extensive progress in completing its LCP. A draft of the implementing ordinances is complete, but the city is requesting funding assistance for the mapping tasks for which

it lacks sufficient in-house capabilities, and for assistance in finalizing the LCP submittal to the Commission.

In addition to other ordinance mapping, the City proposes to map the Commission jurisdiction and post-certification appeals area. Typically, this mapping is done by the staff of the Commission's Mapping Unit based on a draft map provided by the local jurisdiction. In this case, funds would be used by the City to hire consultants to prepare several implementation maps including the post-certification jurisdiction map. However, it is important that mapping done by the City's consultant be consistent with the Commission's procedures and guidelines. Condition 1 as recommended in this report would assure this. Any post-certification and appeals jurisdiction map is subject to review and approval by the Commission as part of the certification process.

Also, the proposed schedule for the grant includes benchmarks for participation in public hearings before the Commission on the grant products. Given the Coastal Act provisions for review of LCP submittals and previous experience with Commission review of LCP submittals, the Commission staff cannot commit to a specified schedule for Commission review as part of the contract at this time. In addition, since monitoring of progress on completing the grant is based on quarterly benchmarks, evaluation of the City's performance in meeting the grant schedule should not be dependent on Commission timelines. Therefore, condition 2 requires that the contract specify that the schedule for completion of Task 5 is tentative. In past grant programs, contracts have been extended for completion of final tasks when the scheduled delay was outside the control of the local government. Such contract extensions could be considered if review before the Commission requires more time.



City of Del Mar LCP Financial Assistance Grant Application Work Program -Tasks, Costs and Completion Dates

Tasks and Anticipated Costs to Achieve Certification

Completion/Status Report Date

1. Continued Preparation of Local Coastal Program (LCP)-Implementing Ordinances (Text)

(In-house) Editing of ten new and/or modified Implementing Ordinance chapters that were previously drafted by staff and given preliminary review by Del Mar Planning Commission and City Council

June 1998 (second quarter 1998 calendar year)

30 hrs. (Senior Planner at \$29/hr.)

\$ 870

2. Preparation of Seven High-Quality, Parcel-Based Exhibits for Corresponding LCP Implementing Ordinance Chapters and for Original Jurisdiction/Appeals Area Maps (The exhibits which had been prepared by staff have been identified by Coastal Commission staff as being of too poor a quality for anticipated reproduction for use in Coastal Commission certification hearings and use thereafter by members of the public.)

June 1998 (second quarter 1998 calendar year)

Exhibits:

Underlying Zones and Allowable Land Uses
Boundaries of Floodway Overlay Zone
Boundaries of Floodplain Overlay Zone
Boundaries of Bluff, Slope and Canyon Overlay Zone
Boundaries of Lagoon Overlay Zone
Boundaries of Coastal Bluff Overlay Zone
Boundaries of Original Jurisdiction and Appeal areas

Professional services for preparation of parcel-based exhibits

\$6,500

Task and Anticipated Costs

Completion Date

3. Preparation of Post Certification CDP Application and Administrative Forms

15 hrs. (Senior Planner at \$29/hr.) \$ 435

July 1998 (third quarter 1998 calendar year)

4. Compilation of Implementing Ordinance Package for Submittal to Coastal Commission

Preparation of required documentation: Public Noticing, Meeting Minutes and Resolutions. Drafting of accompanying cover documents.

July 1998 (third quarter 1998 calendar year)

10 hrs. (Senior Planner at \$29/hr.) \$ 290

Reproduction costs for copies of LCP Implementing Ordinances required for submittal package \$ 400

(2) Meetings with Coastal Commission staff to submit and explain submittal package

4 hrs. (Senior Planner at \$29/hr.) \$ 116

4 hrs. (Planning Director \$39/hr.) \$ 156

Travel costs Coastal Commission staff offices \$ 25

5. Review of Coastal Commission Staff Report and Preparation for and Attendance at Coastal Commission Meeting

15 hrs. (Senior Planner at \$29/hr.) \$ 435

9 hrs. (Planning Director \$39/hr.) \$ 351

Sept. 1998 (third quarter 1998 calendar year)

Task and Anticipated Costs

Completion Date

Travel to Coastal Commission hearing (plus one night's lodging).	\$ 350	
6. <u>Redrafting of Implementing Ordinance (Text) in Response to Anticipated Coastal Commission "Suggested Modifications"</u>		
15 hrs. (Senior Planner at \$29/hr.)	\$ 435	Sept. 1998 (third quarter 1998 calendar year)
7. <u>Public Hearing for Del Mar City Council for Review and Possible Acceptance of Coastal Commission "Suggested Modifications"</u>		
2 hrs. (Senior Planner at \$29/hr.)	\$ 58	Oct. 1998 (fourth quarter 1998 calendar year)
2 hrs. (Planning Director \$39/hr.)	\$ 78	
Public notice costs (newspaper ads and postage)	\$ 500	
Reproduction of copies of LCP Implementing Ordinances and other documents relating to Coastal Commission action	\$ 350	
8. <u>Transmittal of Modified Documents for Coastal Commission Executive Director Determination After Acceptance of Coastal Commission Suggested Modifications</u>		
Preparation of submittal package 15 hrs. (Senior Planner at \$29/hr.)	\$ 435	
Travel to Coastal Commission hearing	\$ 150	Dec. 1998 (fourth quarter 1998 calendar year)

Task and Anticipated Costs

Completion Date

9. Reproduction Costs for Copies of Fully Certified LCP

Printing costs	\$ 500	Jan. 1999 (first quarter 1999 calendar year)
Miscellaneous Costs		
Supplies	\$ 250	
Benefits and Overhead*	\$2,330	

* The costs of Benefits and Overhead have been calculated based on an hourly basis for the Senior Planner position with such cost calculated at \$8.73/hr. for benefits and \$13.24/hr. for overhead (roughly a 35% overhead ratio). These combined hourly rates of \$21.97 were then multiplied by the total 106 hours to be worked by the Senior Planner for an aggregate benefit and overhead cost of \$2,330. The Benefits and Overhead costs of the Planning Director were not included although the Director's hourly salary costs are reflected in a number of the individual tasks.

Total Costs **\$15,000**

RESOLUTION NO. 98-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEL MAR, CALIFORNIA AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA COASTAL COMMISSION FOR A GRANT FOR FINANCIAL ASSISTANCE FOR THE PURPOSE OF COMPLETING THE PREPARATION OF AND GAINING CERTIFICATION FOR THE CITY OF DEL MAR LOCAL COASTAL PROGRAM (LCP)

WHEREAS, the City of Del Mar does not yet have a fully certified Local Coastal Program, and

WHEREAS, the City of Del Mar desires to provide for additional planning study so as to complete the preparation of its Local Coastal Program Implementing Ordinances; and

WHEREAS, the City of Del Mar desires to complete its Local Coastal Program and assume permit issuing authority pursuant to the provisions of the California Coastal Act, and

WHEREAS, the California Coastal Commission, under authority of the Government Code of the State of California and Chapter 779 of Statutes of 1997, may provide planning and financial assistance for such a program,

NOW, THEREFORE, BE IT RESOLVED, that the City of Del Mar hereby requests the Coastal Commission to provide financial and planning assistance, under authority of the Government Code of the State of California and Chapter 779 of Statutes of 1997, not to exceed the amount of \$ 15,000 with such planning assistance to be more particularly described in a work program description to be transmitted to the California Coastal Commission under separate cover.

BE IT FURTHER RESOLVED, that the Senior Planner of the City of Del Mar is hereby authorized and empowered to execute, in the name of the City of Del Mar all necessary applications, contracts and agreements and amendments hereto to implement and carry out the purposes specified in this Resolution.

PASSED AND ADOPTED by the City Council of the City of Del Mar, this 2nd day of March, 1998.



Mark Whitehead, Mayor

ATTEST AND CERTIFICATION:

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO
CITY OF DEL MAR

I, MERCEDES MARTIN, City Clerk of the City of Del Mar, California, DO HEREBY CERTIFY, that the foregoing is a true and correct copy of Resolution 98-14, adopted by the City Council of the City of Del Mar, California at a Regular Meeting held the 2nd day of March, 1998, by the following vote:

AYES: Councilmembers Druker, Earnest, Schooler, Parks;
Mayor Whitehead

NOES: None

ABSENT: None

ABSTAIN: None


MERCEDES MARTIN, City Clerk

CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
TELEPHONE AND TDD (415) 904-5200

RECORD PACKET COPY



M-9a(6)

May 20, 1998

TO: Commissioners and Interested Persons

FROM: Tami Grove, Deputy Director
Elizabeth Fuchs, AICP, Manager, Land Use Unit

SUBJECT: **City of Seaside LCP Grant Request and Work Program** (for
Commission review and action at the meeting of June 8-11, 1998).

FUNDING REQUEST:

The City of Seaside requests approval of a grant for \$32,632 for a 12 month period to complete implementation of its LUP.

STAFF RECOMMENDATION:

Staff recommends **partial approval of the grant request in the amount of \$26,281 subject to the following condition:**

1. Tasks 1 is not funded and Task 2.1 is reduced in funding by 25% to reflect the work already done by Commission staff. Tasks 5.2 and 5.3 are not funded.

MOTION: "I move that the Commission approve the grant request of the City of Seaside, as modified by the condition as set forth in this staff report."

Staff recommends a Yes vote.

DISCUSSION:

The certification of the Land Use Plan for the City of Seaside was completed in October, 1983. The City began to develop implementation of the LUP with the adoption of City Resolution No 84-84 in February, 1984. The City proposes to prepare implementation ordinances, conduct public review and submit the LCP Implementation for Commission review. The work program provides for finalizing the plan following Commission action.

The proposal for funding to complete the City's zoning to achieve certification is **Priority Level 1** of the Commission's adopted grant priorities. However, while the application focuses on completing certification and transfer of permit authority, the city generates only a modest permit workload. Given limited grant funds, staff recommends

that the city's application be considered a lower priority within the Priority 1 funding category.

In addition, staff believes some of the tasks can be streamlined. As proposed in the application, a significant amount of time under Tasks 1 and 2 is devoted to meetings between consultants and City and Commission staff, in part to determine the status of the LUP. Commission staff of the Central Coast District have completed the research to determine the status of the LUP and therefore the amount of time devoted to document review and meetings (Task 1) can be eliminated and Task 2 can be refocused and streamlined. Given recommendations to fund other Priority Level 1 applications and limited funding available this year, staff recommends that funding be focused on Tasks 3,4, and 5 which will complete preparation of the implementation program, public review and final document preparation following Commission action. Funding of 75% of Task 2 to coordinate with Commission staff and the public on the outline and schedule would also be funded. After the final document is revised in response to any Commission action, if needed, staff believes a follow-up memorandum from consultants to the city (tasks 5.2 and 5.3) is not a priority for achieving effective certification and would therefore not be funded.

Staff recommends an award of \$26,281.

CITY OF SEASIDE
Application to the California Coastal Commission
For a
Planning Assistance Grant

March 30, 1998

Overall Objective

The overall objective of the efforts made possible through this planning assistance grant is to complete zoning and/or other necessary work to achieve certification of the Local Coastal Program for the City of Seaside, resulting in the transfer of coastal development and permit authority to the City.

Scope of Work

Task 1 – Determination of status of City's Local Coastal Program

Objective - Review status of City's compliance with Coastal Commission requirements

1.1 Document Review

Katz Hollis will review all plans, programs, policy statements, status reports, guidelines and Ordinances specified in Resolution 84-84, adopted by the City of Seaside in 1984, in order to implement the Coastal Land Use Plan previously certified by the Commission.

1.2 Meet with City Staff

Katz Hollis will meet with City staff to discuss findings of the document review and obtain policy direction regarding need for possible amendment of some or all of the previously adopted documents.

1.3 Meet with Coastal Commission Staff

Katz Hollis will reconcile findings regarding status of City's Local Coastal Program with Coastal Commission staff and discuss the City's proposed amendments and obtain Coastal Commission staff's comments.

Task 2 – Approach Outline and Schedule

Objective – Clarify necessary actions and prepare schedule for implementation

- 2.1 Katz Hollis will prepare a draft Approach Outline and Schedule which summarizes findings and meeting results thus presenting a clear picture of the current status of City's Local Coastal Program. Documents to be amended and/or supplemental documents to be prepared will be identified and a schedule developed.

- 2.2 Katz Hollis will meet with the City to discuss the draft Approach and Schedule.
- 2.3 Katz Hollis and City staff will meet with the Coastal Commission staff to review the draft Approach Outline and Schedule. This meeting will confirm or revise understandings regarding outstanding issues resulting from previous meetings.
- 2.4 Katz Hollis and City staff will present the draft Approach and Schedule at a public workshop in order:
 - a. To inform residents of the chronology and current status of the City's Local Coastal Program;
 - b. To discuss the draft Approach and Schedule; and
 - c. To obtain public comments and incorporate them into a final Approach Outline and Schedule.

Task 3 – Prepare draft Implementation Documents

Objective – To prepare and/or amend all documents necessary in order to achieve certification

- 3.1 Katz Hollis will prepare all new and/or amended documents (including amended Ordinances).
- 3.2 Katz Hollis will meet with City staff to discuss staff's comments following staff's review of draft documents.
- 3.3 A final version of all draft documents (ready for submission to the policy boards) will be prepared by Katz Hollis.

Task 4 – Public Review

Objective – To present draft implementation documents to policy boards and to the public at public hearings and to the California Coastal Commission

- 4.1 Katz Hollis will attend a public hearing on the implementation documents before the Planning Commission. At the hearing, oral and written testimony will be received.
- 4.2 Katz Hollis will attend a public hearing before the City Council on the implementation documents (incorporating comments of the public and the Planning Commission). Additional comments, both oral and written, will be received.
- 4.3 Katz Hollis, prior to submission to the Coastal Commission, will incorporate any changes required by City Council.
- 4.4 Katz Hollis will assist staff in presenting the draft implementation documents to the Coastal Commission.

Task 5 – Final Document Preparation

Objective – To finalize all documents

- 5.1 Katz Hollis will incorporate changes resulting from the public and Coastal Commission hearings in order to finalize all documents and produce the Coastal Implementation Plan.
- 5.2 Katz Hollis will prepare a memorandum for City staff outlining any final actions needed by the City to implement the Plan.
- 5.3 City staff will implement actions noted in the memorandum.

CITY OF SEASIDE
Application to the California Coastal Commission
For a
Planning Assistance Grant

March 30, 1998

Quarterly Meeting and Products

First Quarter of Planning Assistance Grant

- Review of all relevant Documents
- Meeting with City staff
- Meeting with Coastal Commission staff
- Prepare draft Approach Outline and Schedule
- Meeting with City staff to discuss and review draft Approach Outline and Schedule
- Meeting with Coastal Commission to discuss and review draft Approach Outline and Schedule
- Present draft Approach Outline and Schedule at public workshop

Second Quarter of Planning Assistance Grant

- Prepare draft Implementation Documents
- Meeting with City staff to review draft Documents
- Final version of draft Documents prepared
- Public Hearing before Planning Commission
- Public Hearing before City Council

Third Quarter of Planning Assistance Grant

- Presentation to the Coastal Commission
- Finalization of the Implementation Documents
- Completion memorandum outlining final actions required by City
- Implementation of memorandum by City staff

CITY OF SEASIDE
 Application to the California Coastal Commission
 For a
 Planning Assistance Grant

March 30, 1998

Budget	Katz Hollis	City Staff
Task 1 Determination of Status		
1.1 Document Review	\$2,500	
1.2 Meeting with City staff	\$1,000	\$191
1.3 Meeting with Coastal Commission staff	\$1,000	\$119
Task 2 Approach Outline and Schedule		
2.1 Prepare draft Approach Outline and Schedule	\$2,000	
2.2 Meeting with City staff	\$1,000	\$191
2.3 Meeting with Coastal Commission	\$1,000	\$119
2.4 Hold Public Workshop	\$2,000	\$382
Task 3 Prepare draft Implementation Documents		
3.1 Prepare/amend draft Documents	\$4,500	
3.2 Review of Documents with and by City Staff	\$1,000	\$1051
3.3 Prepare final version of draft Documents	\$1,500	
Task 4 Public Review		
4.1 Public Hearing before Planning Commission	\$1,000	\$382
4.2 Public Hearing before City Council	\$1,000	\$382
4.3 Incorporation of required changes	\$ 500	
4.4 Presentation to Coastal Commission	\$2,000	\$764
Task 5 Final Document Preparation		
5.1 Incorporate any changes to draft Documents	\$1,500	
5.2 Preparation of Memorandum	\$ 500	
5.3 Implementation of Memorandum by City staff		\$1051
 Administration and Expenses	 <u>\$3,000 *</u>	 <u>\$1,000</u>
 Totals	 \$27,000	 \$4,632
 Grand Total	 \$32,632	

*The budget includes travel and expenses as well as
 One (1) meeting of the Coastal Commission,
 One (1) meeting of the City Council
 One (1) meeting of the Planning Commission
 One (1) Public Workshop

RESOLUTION NO. 98-18
LOCAL COASTAL PROGRAM FUNDING ASSISTANCE APPLICATION

WHEREAS, the City of Seaside does not yet have a fully certified Local Coastal Program; and

WHEREAS, the City of Seaside, recognizing the problems and issues identified in the attached application for Local Coastal Program Grant, desires to provide for a planning study contributing to the completion and certification of the Commission of its Local Coastal Program; and

WHEREAS, the City of Seaside has developed an application package to address these development problems and issues; and

WHEREAS, the City of Seaside desires to complete its Local Coastal Program and assume permit issuing authority pursuant to the provisions of the California Coastal Act; and

WHEREAS, the California Coastal Commission, under authority of the Government Code of the State of California and Chapter 779 of Statutes of 1997, may provide planning and financial assistance for such a program;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Seaside, hereby requests the Coastal Commission to provide financial and planning assistance, under authority of the Government Code of the State of California and Chapter 779 of Statutes of 1997, not to exceed the amount of \$70,000. Such planning assistance is more particularly described in a project description that is attached hereto and made a part of this Resolution as it fully set forth herein.

BE IT FURTHER RESOLVED, that the Mayor of the City of Seaside is hereby authorized and empowered to execute, in the name of the City of Seaside, all necessary applications, contracts and agreements and amendments hereto to implement and carry out the purposes specified in this Resolution.

Resolution No. 98- 18
Page 2

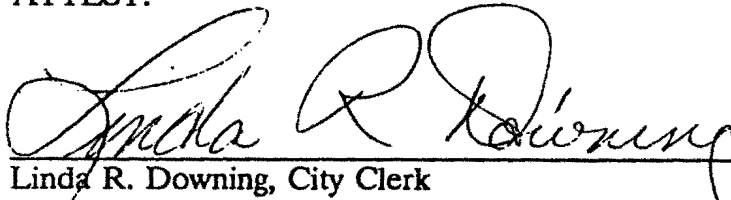
PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held this 5th day of March, 1998 by the following vote:

AYES:	COUNCIL MEMBERS:	AMOS, CHOATES, MANCINI, RUCKER, JORDAN
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	NONE
ABSTAIN:	COUNCIL MEMBERS:	NONE



Don R. Jordan, Mayor

ATTEST:



Linda R. Downing, City Clerk

Very faint, illegible text at the top of the page.



RECORD PACKET COPY

STATE OF CALIFORNIA—THE RESOURCES AGENCY

PETE WILSON, Governor

CALIFORNIA COASTAL COMMISSION

15 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5200



M-9a(7)

May 20, 1998

TO: Commissioners and Interested Persons

FROM: Tami Grove, Deputy Director
Elizabeth Fuchs, AICP, Manager, Land Use Unit

SUBJECT: **City of Los Angeles LCP Grant Request and Work Program** (for Commission review and action at the meeting of June 8-11, 1998).

FUNDING REQUEST:

The City of Los Angeles requests approval of a grant for \$88,949 for a 12 month period to complete the LCP for the Venice segment of the City's LCP.

STAFF RECOMMENDATION:

Staff recommends **partial approval of the grant in the amount of \$36,086 subject to the following condition:**

1. The contract will indicate that grant funds will apply for work in Tasks 1 through 4 of the City's work program dated 3/12/98.

MOTION: "I move that the Commission approve a grant request of the City of Los Angeles, as modified by the condition set forth in this report."

Staff recommends a Yes vote.

DISCUSSION:

The Venice segment of the City of Los Angeles is an uncertified area. The proposal for funding to complete the City's LCP to achieve certification is **Priority Level 1** of the Commission's adopted grant priorities. The City completed a draft Specific Plan in February 1998 and is holding public workshops on this draft. This grant request is for 50% of the projected costs of the planning program. The proposal by the City would complete the public participation effort, and prepare a revised draft LCP to respond to public review for submittal to the Planning Commission. Following Planning Commission action, the City would then prepare revised zoning code amendments, respond to Planning Commission action, prepare the submittal for Council Action, respond to Council action and submit the LCP for Commission review. The LCP would be finalized following Commission action.

While the City meets some of the Commission's criteria by generating permit workload and focusing on completion of an LCP to transfer permit authority, the City's history of successful performance under previous grants is not as strong as the other applications in the Priority 1 funding category. While the other applicants (except the City of Malibu) have received prior grants, all achieved some portion of certification, generally the LUP. The City has certified a LUP for only one of its 6 segments. Another LUP segment was acted on by the Commission but has been involved in litigation, and LUPs for two other segments were denied. The City previously completed an LCP for the Venice segment which was certified with suggested modifications in 1983 but the City did not accept the modifications. Given this performance record, staff recommends that the City's application be considered a lower priority within the Priority 1 funding category. Available funds remaining for Priority 1 applications are not sufficient to cover the entire City work program. Staff therefore recommends that funding be allocated to cover the first 4 tasks (roughly the first quarter of the schedule) which will achieve progress through Planning Commission action on the LCP. Should additional LCP grant funds be available in the future either through redirection or new allocation of grant funds, the Commission could consider funding additional tasks to assist the city in completing the LCP.

According to the City's estimated budget submittal, funding the first quarter's work (Tasks 1-4) and the associated operating expenses, totals \$39,700. As the Commission does not have adequate funds at this time to fund zoning code amendments and development of the proposed LCP for council action (Tasks 5 and 6), the costs to advertise the zone code changes in the newspaper (\$3000) should be deleted from this quarter's budget. In addition, Task 1.3 (\$614) to confer on the need to include an ordinance or procedures to address replacement of affordable housing should not be funded. The Coastal Act Section 30500.1 states that no local coastal program shall be required to include housing policies and programs and therefore task 1.3 is not required. The recommended grant award then totals \$36,086.

CITY OF LOS ANGELES, DEPARTMENT OF CITY PLANNING
FY98-99 VENICE LOCAL COASTAL PROGRAM WORK PROGRAM

Task 1 COORDINATION

Objectives: To review the February 1998 draft Specific Plan (LIP) and identify other necessary amendments to the Los Angeles Municipal Code (zoning ordinance) or other citywide ordinances.

Work Organization:

- 1.1 Coordination with Coastal Commission: City staff will coordinate with the Coastal Commission staff to review the February 1998 preliminary draft LUP and LIP and identify other zone code amendments that will be needed to assume permit issuing authority. **(Product: Meeting with California Coastal Commission /notes)**
- 1.2 Post-Certification Procedures. The Code Studies Section of the Office of Zoning Administration has already prepared a preliminary draft of a citywide post-certification procedural ordinance. The city staff would review and revise this ordinance with the California Coastal Commission staff. **(Product: Revised Draft post-certification procedure ordinance)**
- 1.3 Mello ordinance or procedures.
City staff will confer with the California Coastal Commission and City Attorney on the need to include an ordinance or procedures to address replacement of affordable housing. **(Product: Meeting with California Coastal Commission/ notes).**

Task 2 COMPLETE PUBLIC HEARING/ WORKSHOPS

Objectives: To review recent public participation input and revise the February 1998 Preliminary Draft LCP to respond to public comments.

Work Organization:

Existing Documents: In November and December 1996, a revised LUP was presented at two public workshops in Venice. The public comments were incorporated into a revised LUP and a preliminary draft Specific Plan (LIP) has been prepared by the City Planning Department staff as of February 1998. The City Planning Department is preparing to release these documents for additional public review. The city staff intends to conduct two workshops and a public hearing in April to May, 1998.

- 2.1 Summary of public comments. Following completion of the public workshops and hearing, City staff will prepare a summary of comments, responses and proposed revisions to the Preliminary LCP. **(Product: Summary of workshop and public hearing comments and responses.)**

- 2.2 Public notification list. City staff will compile a computer data base and mailing list of persons attending or commenting on preliminary LCP, so that persons can be advised of City Planning Commission and City Council hearings. **(Product: Public notification data base)**

Task 3 PREPARE DRAFT PROPOSED LOCAL COASTAL PROGRAM

Objectives: To release a Draft Proposed LCP including public comments.

Work Organization:

- 3.1 Draft Proposed LCP. City staff will prepare a revised Draft LUP and LIP that responds to comments from the workshops and public hearing. The LIP will include zoning map amendments and Specific Plan land use regulations. **(Product: Draft Proposed LCP).**
- 3.2 Distribution/Notice. The Draft Proposed LCP will be made available in public libraries and to interested parties and notice will be sent to interested participants from the workshops and hearing. **(Products: 200 copies of Draft Proposed LCP; Mailing of notice of availability and of City Planning Commission meeting to public notifications data base (estimated 1000 notices).)**

Task 4 CITY PLANNING COMMISSION ACTION

Objectives: To obtain recommendations and approval from the City Planning Commission on the Draft Proposed LCP.

Work Organization:

- 4.1 Commission Staff Report. City staff will prepare a staff report for the City Planning Commission that summarizes the public hearing comments, areas of controversy and presents the revised Draft Proposed LCP for consideration and recommendation by the City Planning Commission. **(Product: City Planning Commission staff report, 100 copies)**
- 4.2 City Planning Commission Meeting. City staff will present Draft Proposed LCP at a regular meeting of the City Planning Commission. **(Product: City Planning Commission Meeting)**
- 4.3 City Planning Commission Action. The action of the City Planning Commission will be documented and the Proposed LCP transmitted to the City Council and City Attorney. **(Product: City Planning Commission action and transmittal package).**

Task 5 ZONING CODE AMENDMENTS

Objectives: To prepare an Ordinance to amend the L.A.M.C. Zoning Code for post-certification procedures.

Work Organization:

- 5.1 Revised Post-Certification Ordinance. Comments from Task 1.2 will be included in to the most recent version of the ordinance for post certification procedures. The revised ordinance will be reviewed by the Office of Zoning Administration (Code Studies Section). **(Product: Revised proposed post-certification ordinance)**
- 5.2 City Planning Commission. City staff will present the proposed ordinance at a public hearing before the City Planning Commission. **(Product: City Planning Commission staff report and meeting)**
- 5.3 City Planning Commission Action. The City Planning Commission recommendations will be incorporated into the ordinance by city staff and transmitted to the City Council for action. **(Product: City Planning Commission action and transmittal package).**

Task 6 PROPOSED LOCAL COASTAL PROGRAM

Objectives: To prepare a Proposed LCP which incorporates recommendations of the City Planning Commission and City Attorney for consideration by the City Council .

Work Organization.:

- 6.1 Proposed LCP. A Proposed LCP will be prepared by city staff to include recommendations by the City Planning Commission. **(Product: Proposed LCP, 50 copies).**
- 6.2 City Attorney Draft Ordinance. The City Attorney will review the Specific Plan Ordinance (LIP) part of the Proposed LCP as to form and legality and consult with city planning staff to make any necessary changes. The City Attorney will transmit the Draft Specific Plan Ordinance with any changes to the City Council **(Product: City Attorney revised Draft of Specific Plan Ordinance)**

Task 7 CITY COUNCIL ACTION

Objectives: To obtain recommendations and approval from the City Council on the Proposed LCP prior to transmittal to the California Coastal Commission.

Work Organization.:

- 7.1 Planning and Land Use Committee Hearing. The city staff will present a report and recommendations at a public hearing of the City Council Planning and Land Use Management (PLUM) Committee. The purpose of the hearing is to obtain additional public testimony on the Proposed LCP and to make recommendations to the full

City Council on any revisions to the document. (**Product: PLUM Committee meeting.**)

- 7.2 City Council Meeting. The city staff will present a report and recommendations at a meeting of the City Council. The purpose will be to obtain any final revisions to the Proposed LCP, to adopt the Specific Plan, and to obtain the approval of the City Council before transmittal of the Proposed LCP to the California Coastal Commission. (**Product: City Council meeting and action.**)

Task 8 CALIFORNIA COASTAL COMMISSION REVIEW

Objectives: To obtain the comments and approval of the California Coastal Commission.

Work Organization. :

- 8.1 California Coastal Commission Submittal. City staff will submit the Proposed LCP to the California Coastal Commission.
(**Product: Revised Proposed LCP (50 copies), transmittal to California Coastal Commission**)
- 8.2 California Coastal Commission Meeting. City staff will attend the meeting of the California Coastal Commission and to respond to any questions.
(**Product: Attend California Coastal Commission meeting**)

Task 9 FINAL PLAN

Objectives: To produce a final adopted LCP based on the comments and action of the California Coastal Commission.

Work Organization. :

- 9.1 Final LCP. City staff will review changes resulting from the California Coastal Commission actions and incorporate them into the final Local Coastal Plan.
(**Product: Final LCP, 50 copies**)
- 9.2 Adoption. The final Local Coastal Plan will be submitted by the City staff to the City Planning Commission and City Council for adoption of any necessary revisions.
- 9.2.1 Report to City Planning Commission
 - 9.2.2 Public notification
 - 9.2.3 Final resolution and ordinance
 - 9.2.4 PLUM
 - 9.2.5 City Council
 - 9.2.6 Print final LCP

(**Products: Staff report to City Planning Commission
Public notification
Final resolution and ordinance
Print final LCP (200 copies).**)

CITY OF LOS ANGELES
VENICE LOCAL COASTAL PROGRAM WORK PROGRAM
QUARTERLY MEETING AND PRODUCTS

THIRD QUARTER 1998 (PROJECT START TO 30 SEPTEMBER 1998)

TASK 1 COORDINATION

- Meetings with California Coastal Commission /notes
- Revised Draft post-certification procedure ordinance

Task 2 COMPLETE PUBLIC HEARING/ WORKSHOPS

- Summary of workshop and public hearing comments and responses.
- Public notification data base

Task 3 PREPARE DRAFT PROPOSED LOCAL COASTAL PROGRAM

- Draft Proposed LCP
- Distribution copies of Draft Proposed LCP;
- Mailing of notice of availability and of City Planning Commission meeting to public notifications data base

Task 4 CITY PLANNING COMMISSION ACTION

- City Planning Commission staff report
- City Planning Commission Meeting
- City Planning Commission action and transmittal package

FOURTH QUARTER 1998 (1 OCTOBER 1998 TO 31 DECEMBER 1998)

Task 5 ZONING CODE AMENDMENTS

- Revised proposed post-certification ordinance
- City Planning Commission staff report and meeting
- City Planning Commission action and transmittal package

Task 6 PROPOSED LOCAL COASTAL PROGRAM

- Proposed LCP
- City Attorney revised Draft of Specific Plan Ordinance

Task 7 CITY COUNCIL ACTION

- PLUM Committee meeting
- Council meeting and action

FIRST QUARTER 1999 (1 JANUARY 1999 TO 30 MARCH 1999)

Task 8 CALIFORNIA COASTAL COMMISSION REVIEW

- Revised Proposed LCP and transmittal to California Coastal Commission
- Attend California Coastal Commission meeting

Task 9 FINAL PLAN

- Final LCP

CITY OF LOS ANGELES
VENICE LOCAL COASTAL PROGRAM WORK PROGRAM
QUARTERLY MEETING AND PRODUCTS (cont.)

SECOND QUARTER 1999 (1 APRIL 1999 TO 30 JUNE 1999)

Task 9 FINAL PLAN

- Report to City Planning Commission
- Public notification
- Final resolution and ordinance
- Print final LCP

BUDGET

TASK 1 COORDINATION		<u>Hours</u>	<u>Cost*</u>
1.1	Coordination Meeting	20	614
1.2	Post-certification procedures	40	1228
1.3	Mello ordinance/procedures	20	614
Task 2 COMPLETE PUBLIC HEARING/ WORKSHOPS			
2.1	Summary of public comments	60	1842
2.2	Public notification list	30	921
Task 3 PREPARE DRAFT PROPOSED LOCAL COASTAL PROGRAM			
3.1	Draft Proposed LCP	300	9210
3.2	Distribution and notice	30	921
Task 4 CITY PLANNING COMMISSION ACTION			
4.1	City Planning Commission staff report	60	1842
4.2	City Planning Commission Meeting	10	307
4.3	City Planning Commission action	20	614
Task 5 ZONING CODE AMENDMENTS			
5.1	Revised post-certification ordinance	150	4605
5.2	City Planning Commission	10	307
5.3	City Planning Commission action	30	921
Task 6 PROPOSED LOCAL COASTAL PROGRAM			
6.1	Proposed LCP	100	3070
6.2	City Attorney Draft Ordinance	40	1228
Task 7 CITY COUNCIL ACTION			
7.1	PLUM Committee meeting	20	614
7.2	City Council meeting	4	123
Task 8 CALIFORNIA COASTAL COMMISSION REVIEW			
8.1	Transmit Proposed LCP to CCC	40	1228
8.2	Coastal Commission meeting	10	307
Task 9 FINAL PLAN			
9.1	Final LCP	200	6140
9.2	Adoption		
9.2.1	Staff Report	80	2456
9.2.2	Public Notice	20	614
9.2.3	CPC Meeting/Action	10	307
9.2.4	PLUM Committee	10	307
9.2.5	City Council	8	246
9.2.6	Print final LCP	80	2456
TOTAL			43042

*Personnel costs are estimated at a City Planning Associate Rate although some portions of tasks may be assigned at a higher or lower classification

Personnel	Hourly Rate*	Annual 1998-1999
Planning Assistant	\$25.36	\$50,709
City Planning Associate	\$30.70	\$63,857
City Planner	\$36.07	\$75,017
Senior City Planner	\$42.35	\$88,095

*Personnel costs are estimated at a City Planning Associate Rate although some portions of tasks may be assigned at a higher or lower classification.

Benefits(Fringe Benefits) 19.48%

Operating Expenses
Overhead

General City Overhead 43.77%
Department Administration 29.24%

Other

Postage:

200 @ \$3.00 per Document \$ 600

1,000 @ .32 per notice 320

Total \$920

Office Supplies \$410

Printing

500 copies of LCP
@ 150 pages@ \$3.00 each \$1,500

100 copies of staff report
@ 30 pages @\$1.93 each \$ 193

Total \$1,693

Fleet Services \$ 75

Publication of zone change
notice in newspaper \$3,000

QUARTERLY BUDGET SUMMARY

	3 QTR 98	4QTR 98	1QTR 99	2 QTR 99
SALARY	18,113	10,868	7,675	6,386
OHEAD/BEN	16,753	10,052	7,099	5,906
PRINTING	793	150	150	600
POSTAGE	920			
ADVERTISING	3,000			
SUPPLIES/FLEET	<u>121</u>	<u>121</u>	<u>121</u>	<u>121</u>
QUARTERLY TOTALS	39,700	21,191	15,045	13,013

INSTRUCT the Bureau of Engineering, with the assistance of the City Attorney and the Planning Department, to prepare a Resolution Intention to initiate proceedings to establish a pedestrian mall over a portion of Glendon Avenue, between Weyburn and Kinross Avenues, that will assure that what is now Glendon Avenue will continue to be used exclusively for public purposes.

ITEM NO. (17)

98-0532 - MOTION (RIDLEY-THOMAS - MISCIKOWSKI) relative to obtaining a complete and comprehensive review of Building and Safety system needs, both existing and planned, as well as technology resource needs.

Recommendation for Council action:

INSTRUCT the Department of Building and Safety and the Information Technology Agency to report to the Information Technology and General Services Committee within two weeks with an overview of Building and Safety's existing computer systems which are dedicated to permit and inspection work, as well as those which are in the planning stages.

ITEM NO. (18)

98-0518 - MOTION (GALANTER - BERNSON) and RESOLUTION relative to submission of a Local Coastal Program Grant by the City Planning Department to the California Coastal Commission to complete the Venice Local Coastal Program.

Recommendations for Council action:

Ddm Mar 30

1. AUTHORIZE the Department of City Planning to submit the Local Coastal Program Grant (\$88,949) to the California Coastal Commission to complete the Venice Local Coastal Program.
2. AUTHORIZE the Controller to establish a Special Fund entitled Local Coastal Program Grant and establish an account within the Local Coastal Program Grant Fund, upon approval of the Grant.
3. ADOPT accompanying RESOLUTION requesting the California Coastal Commission to provide financial and planning assistance as specified in the grant application.

ITEM NO. (19)

98-0554 - MOTION (ALATORRE - HERNANDEZ) relative to the sale of surplus City equipment at below market value to the Police Historical Society.

Recommendations for Council action:

1. AUTHORIZE the sale of one surplus City police sedan (Shop No. 82405, 1996 Ford Sedan) and one paddy wagon (Shop No. 2742, Ford specialized patrol wagon) to the Police Historical Society, at below market value, for the price of \$1.00 each.

ITEM 10

ATTACHMENT A

RESOLUTION

Local Coastal Program Funding Assistance Application

WHEREAS, the City of Los Angeles does not yet have a fully certified Local Coastal Program, and

WHEREAS, the City of Los Angeles, recognizing the problems and issues identified in the attached application for Local Coastal Program Grant, desires to provide for a planning study contributing to the completion and certification by the California Coastal Commission of its Local Coastal Program, and

WHEREAS, the City of Los Angeles has developed an application package to address these development problems and issues, and

WHEREAS, the City of Los Angeles desires to complete its Local Coastal Program, and assume permit issuing authority pursuant to the provisions of the California Coastal Act, and

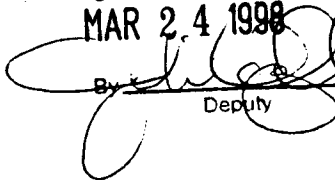
WHEREAS, the California Coastal Commission under the authority of the Government Code of the State of California and Chapter 779 of Statutes of 1997, may provide planning and financial assistance for such a program,

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Angeles, hereby requests the California Coastal Commission to provide financial and planning assistance, under the authority of the Government Code of the State of California and Chapter 779 of Statutes of 1997, not to exceed the amount of \$88,949. Such planning assistance is more particularly described in a project description that is attached hereto and made a part of this Resolution as if fully set forth herein.

BE IT FURTHER RESOLVED, that the Mayor of the City of Los Angeles is hereby authorized and empowered to execute, in the name of City of Los Angeles, all necessary applications, contracts and agreements and amendments hereto to implement and carry out the purposes specified in this Resolution.

The within instrument approved by
the Council of the City of Los
Angeles at its meeting of

MAR 24 1998

By  Deputy





CALIFORNIA COASTAL COMMISSION

15 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5200



M-9a(8)

May 20, 1998

TO: Commissioners and Interested Persons

FROM: Tami Grove, Deputy Director
Elizabeth Fuchs, AICP, Manager, Land Use Unit

SUBJECT: **City of San Diego LCP Grant Request and Work Program** (for
Commission review and action at the meeting of June 8-11, 1998).

FUNDING REQUEST:

The City of San Diego requests approval of a grant for \$ 72,087 for an 12 month period to complete a Specific Plan/LCP for the 435 acre Naval Training Center San Diego which will be conveyed to the City in early 1999 under the Base Closure and Realignment Act of 1990.

STAFF RECOMMENDATION:

Staff recommends **no award of grant funds at this time.**

MOTION: "I move that the Commission not approve the grant request of the City of San Diego."

Staff recommends a Yes vote.

DISCUSSION:

The City requests funding to complete an LCP for the 435 acres of a federal military base (Naval Training Center San Diego) that is within the coastal zone (the Peninsula segment of the City's LCP) and which will be conveyed to the City in 1999 as a result of the base closure.

The City of San Diego's LCP for the Peninsula segment was effectively certified in October, 1988. The LCP for the entire city is certified except for one segment and the city has assumed permit issuing authority. Since most of the City's LCP is effectively certified, this proposal resembles more an Area of Deferred Certification and thus **Priority Level 2** of the Commission funding priorities, for which there are insufficient funds at this time. Even if this proposal is considered as developing a new LCP since the land was not previously within the city's jurisdiction, staff recommends that the City's application be considered a lower priority than the other Priority Level 1 applications. Most of the other Priority 1 applications will result in progress toward certification of

areas generating substantial workload for the Commission and which will result in new certifications and transfer of permit authority. Also, there has been extensive planning and public participation already undertaken the past year in developing the base reuse plan. Given the extensive planning already done and the ordinances already certified for the Peninsula LCP (such as those for permit procedures), staff believes certification of this area could be achieved with augmentation of the Peninsula LCP. Given the amount of funding available for other Priority 1 grant applications, there are insufficient funds at this time to fund this proposal.

According to staff of the Governor's Office of Planning and Research, federal funds available for base reuse planning generally support completion of base reuse plans but are generally not allocated for completing implementation efforts. Given the limited availability of these federal funds, staff believes that should additional LCP grant funds be available in the future either through redirection or new allocation of grant funds, it may be appropriate to fund some tasks to assist the city in completing amendments to the Peninsula LCP segment to incorporate this area.

**CITY OF SAN DIEGO
LOCAL COASTAL PROGRAM PLANNING GRANT PROPOSAL
FOR THE
NAVAL TRAINING CENTER SAN DIEGO
MARCH, 1998**

A. BACKGROUND

In 1990, the President approved and signed into law the Base Closure and Realignment Act of 1990, to evaluate the needs of national security and recommend closure and realignment of military installations. In response to the BRAC Act and recommendations from the Defense Base Closure and Realignment Commission, it was determined that 435 acres of the Naval Training Center San Diego would be subject to the federal disposal and reuse process. In April 1997, all active military use of the property ended.

In compliance with BRAC requirements and federal regulations, the City of San Diego, as the Local Redevelopment Authority, has prepared a draft Reuse Plan and a draft joint Environmental Impact Statement/Environmental Impact Report. The draft Reuse Plan, adopted by the City Council in October 1996, has been forwarded to the Secretary of the Navy, and the City is now working with the Navy on conveyance of the property which is anticipated to occur by February, 1999. In April 1997, the City of San Diego Redevelopment Agency approved a Redevelopment Plan for the Naval Training Center in accordance with California Redevelopment Law.

The Draft Reuse Plan sets forth general land use policies and proposed uses for five identified subareas: Education Subarea, Historic Core, Waterfront/Recreation Subarea, Residential Subarea and Camp Nimitz. The Historic Core encompasses most of a 57-acre designated historic district containing 52 historic buildings. The Reuse Plan encourages the adaptive reutilization of historic properties. The plan also contains an Urban Design Program and an Implementation program which recommends the preparation of a Specific Plan. It is expected that the Specific Plan will contain zoning regulations, detailed development standards and determination of a development review process.

The entire Naval Training Center San Diego is located within the designated boundary of the California Coastal Zone. Because the property has been in federal ownership, it is not included in the City's certified Local Coastal Program.

B. PROJECT DESCRIPTION AND WORK PROGRAM

In conjunction with preparation of a Specific Plan for the Naval Training Center San Diego (NTC), the City of San Diego will prepare a Local Coastal Program to be submitted to the Coastal Commission for Certification, and will further request the transfer of coastal development permit authority to the City. The Local Coastal Program segment will consist of detailed land use plans, zoning regulations and other implementing actions designed to protect coastal resources, insure public access and guide future development.

Task 1 Review of Reuse Plan and Issue Identification

1.1 City staff will review the draft Naval Training Center San Diego Reuse Plan, Naval Training Center Redevelopment Plan, accompanying draft EIS/EIR, and the Peninsula Community Plan and Local Coastal Program Addendum to identify key coastal issues for new Naval Training Center Local Coastal Program (NTC-LCP) segment. Such review will include the following components:

- proposed land uses identified in the draft Reuse Plan and Redevelopment Plan, focusing on adequacy to implement Coastal Act policies (e.g., provision of visitor-serving commercial uses, affordable housing, etc.)
- protection of historic resources and community character
- the preservation of existing coastal views (as identified in the Peninsula Community Plan and LCP Addendum)
- the potential for enhanced provision of public access to the coast
- identification of sensitive coastal resources and the need for coastal resource protection policies and regulations

1.2 City staff will conduct a community workshop with the Peninsula Community Planning Committee and other interested parties, to identify additional issues as they relate to preparation of the Specific Plan and Local Coastal Program.

1.3 City staff will meet with San Diego area Coastal Commission staff to discuss identified issues and local coastal program policy and implementation approach.

Work product: Issues Paper

Task 2 Develop and Evaluate Policy Alternatives

- 2.1 City staff will work with community members and San Diego area Coastal Commission staff to develop and evaluate the necessary policy alternatives to address the issues identified as part of Task 1.
- 2.2 City staff will develop the framework for the proposed Specific Plan and Local Coastal Program. In accordance with California Planning, Zoning and Development Laws, it is anticipated that the Specific Plan will contain the following components:
- detailed land uses
 - public facilities needed to support identified land uses
 - standards and criteria by which development will proceed, as well as standards for the adaptive reuse of historic properties and standards for the conservation, development and utilization of natural resources
 - a program of implementation measures including regulations and needed financing measures
 - a statement of the relationship of the specific plan to the City's Progress Guide and General Plan, and the NTC Reuse and Redevelopment Plans
 - a local coastal area segment detailing the coastal issues identified through the process outlined in Task 1 and references to the various elements addressing those issues.
- 2.3 City staff will identify the need for any supplemental environmental review and begin preparation of necessary documentation.

Work products: NTC Specific Plan and Local Coastal Program Outline

Task 3 Plan Preparation

- 3.1 City staff will develop detailed development standards and implementation mechanisms and produce an internal review draft. The draft Specific Plan and Local Coastal Program will address the issues identified during the public outreach process as described in Task 1 and will include the specific plan components as described in Task 2.

- 3.2 The internal review draft will be circulated to various City departments and other governmental agencies (e.g., San Diego area Coastal Commission staff), and comments received will be addressed and/or incorporated as appropriate.
- 3.3 Upon completion of modifications resulting from comments received during the internal review, a public review draft of the specific plan will be prepared. Preliminary graphics will also be developed during this phase of the work program and inserted into the public review draft.
- 3.4 The public review draft will then be circulated to the Peninsula Community Planning Board and other interested members of the community.
- 3.5 Environmental documentation, if needed, will be prepared and distributed for public review in accordance with the California Environmental Quality Act.

Work Products: Internal and public review drafts, draft environmental documentation (if needed)

Task 4 Public Review/Plan Adoption

- 4.1 City staff will present the public review document to the Peninsula Community Planning Committee for their consideration and recommendation.
- 4.2 City staff will conduct a Planning Commission workshop to discuss the policy recommendations and proposed implementation of the Specific Plan and LCP.
- 4.3 If needed, City staff will circulate draft environmental document and prepare final document 14 days/10 working days prior to Planning Commission hearing.
- 4.4 City staff will modify, as needed, the draft Specific Plan and Local Coastal Program in response to comments received by the Planning Commission.
- 4.5 City staff will docket and notice the Specific Plan and Local Coastal Program, as well as any accompanying environmental documentation, for a public hearing before the Planning Commission.
- 4.6 City staff will prepare the necessary supporting information (request for council action form, public notice and report) to docket and notice item for a public hearing before the City Council.

Work products: Final draft plan, final environmental document (if needed), reports and presentations to Planning Commission and City Council.

Task 5 Coastal Commission Certification

- 5.1 City staff will package the Naval Training Center San Diego Local Coastal Program and request for permit authority, and submit it to the San Diego area Coastal Commission offices for their review and scheduling of a hearing for certification before the Coastal Commission.
- 5.2 City staff will attend the California Coastal Commission hearing to provide testimony and answer questions.

Work products: LCP submittal package; presentation for Coastal Commission hearing

Task 6 Final Plan

- 6.1 City staff will produce and distribute the final Naval Training Center Specific Plan and Local Coastal Program document.

Quarterly Schedule and Work Product Milestones

Quarter 1 (July 1, 1998 - September 30, 1998)

- Review existing plans and related documents
- Conduct community issues workshop
- Meet with San Diego area Coastal Commission staff
- Develop and evaluate necessary policy alternatives
- Develop framework for Specific Plan/LCP
- Identify need for additional environmental analysis
- Begin preparation of internal review draft Specific Plan/LCP

Quarter 2 (October 1, 1998 - December 31, 1998)

- Prepare and distribute supplemental environmental documentation as necessary

- Produce internal review draft - detailed development standards and implementation mechanisms and distribute to City departments/other agencies
- Develop public review draft incorporating comments received during internal review
- Present draft to Peninsula Community Planning Committee and obtain public input
- Conduct Planning Commission Workshop

Quarter 3 (January 1, 1999 - March 31, 1999)

- Final environmental documentation as necessary
- Modify, as needed, draft Specific Plan/LCP and prepare report and presentation to Planning Commission
- Prepare report to City Council, including modifications to Specific Plan/LCP as recommended by Planning Commission
- Package Local Coastal Program and submit to San Diego area Coastal Commission staff for review

Quarter 4 (April 1, 1999 - June 30, 1999)

- Prepare presentation for Coastal Commission hearing
- Attend Coastal Commission hearing
- Final Specific Plan/LCP document

Quarterly Status Reports

The City of San Diego will prepare and submit, as required, quarterly status reports consisting of the following information:

(1) Statement of objectives; (2) statement of accomplishments; and (3) breakdown of expenditures detailing personnel charges by major category of work (e.g., meetings, analysis, public contact/information, and field reconnaissance) and non-personnel charges (e.g., office supplies, postage, etc.).

C. BUDGET

The proposed budget assumes assignment of a Senior Planner and Senior Drafting Aide, and utilizes the federal overhead rate.

<u>Personnel Expenses</u>			<u>Non-Personnel Expenses</u>	
Task	Description	Expense		
1.1	Document Review	1,739.71	Graphics	1,982.00
1.2	Community Workshop	1,392.32	Noticing	800.00
1.3	Meet w/ CCC staff	347.39	Mileage	16.50
1.4	Prepare Issues Paper	1,392.32	City Car Rental	28.00
	Subtotal	4,871.74	Printing/Xerox	960.00
			Postage	150.00
2.1	Policy Alternatives	5,569.28	Total NPE	3,936.50
2.2	SP/LCP Framework	3,480.80		
2.3	Env. Analysis	2,088.48		
	Subtotal	11,138.56		
3.1	Draft Plan	15,855.32		
3.2	Internal Review	5,569.28		
3.3/4	Public Review	5,569.28		
	Subtotal	26,993.88		
4.1	Community Meeting	696.16		
4.2/4	Planning Comm. Wkshp	4,176.96		
4.5	Final Draft/PC Hearing	7,927.67		
4.6	City Council Hearing	5,810.32		
	Subtotal	18,611.11		
5.1	LCP Submittal	1,392.32		
5.2	Coastal Hearing	1,392.32		
	Subtotal	2,784.64		
6.1	Final Plan	3,750.71		
	Subtotal	3,750.71		
Total Personnel Expenses		68,150.64		
GRAND TOTAL		72,087.14		

(R-98-967)

RESOLUTION NUMBER R- 289879

ADOPTED ON MAR 24 1998

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN
DIEGO AUTHORIZING APPLICATION TO THE
CALIFORNIA COASTAL COMMISSION FOR GRANT
FUNDING FROM THEIR LOCAL COASTAL PROGRAM
PLANNING GRANT.

WHEREAS, in July 1993, the United States Navy announced its intent to close the Naval Training Center San Diego under the terms of the Base Closure and Realignment Act of 1990;
and

WHEREAS, The City of San Diego, as the Local Redevelopment Authority, has adopted a Draft Reuse Plan for the Naval Training Center San Diego; and

WHEREAS, the Navy closed the base for active military use in April 1997 and is working with the City towards conveyance of the Naval Training Center property in early 1999; and

WHEREAS, the Naval Training Center San Diego is federal property and therefore is not included in the City's certified Local Coastal Program; and

WHEREAS, The City of San Diego, recognizing the problems and issues identified in the attached application for a Local Coastal Program Grant, desires to provide for a planning study contributing to the completion and certification by the California Coastal Commission of a Local Coastal Program segment for the former Naval Training Center San Diego; and

WHEREAS, The City of San Diego has developed an application package to address these development problems and issues; and

WHEREAS, The City of San Diego desires to prepare a Local Coastal Program and assume permit issuing authority for the Naval Training Center San Diego pursuant to the provisions of the California Coastal Act; and

WHEREAS, the California Coastal Commission, under the authority of the Government Code of the State of California and Chapter 779 of Statutes of 1997, may provide planning and financial assistance for such a program; NOW, THEREFORE,

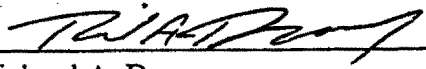
BE IT RESOLVED, by the Council of The City of San Diego, as follows:

1. That the City requests the Coastal Commission to provide financial and planning assistance, under authority of the Government Code of the State of California and Chapter 779 of Statutes of 1997, not to exceed \$72,087. Such planning assistance is more particularly described in a project description that is attached hereto and made a part of this Resolution as if fully set forth herein.

2. That the City Manager, or designee, is hereby authorized and empowered to execute all documents, including applications, contracts, agreements, and amendments hereto, necessary to implement and carry out the purposes of the funding grant.

3. That the City Manager, or designee, is authorized to accept and expend grant funds if the grant is awarded.

APPROVED: CASEY GWINN, City Attorney

By 
Richard A. Duvernay
Deputy City Attorney

RAD:lc
03/07/98
Or.Dept:Comm.&Eco.Dev.
Aud.Cert:N/A
R-98-967
Form=r&t.frm

Passed and adopted by the Council of San Diego on

MAR 24 1998

by the following vote:

YEAS: MATHIS, WEAR, KEHOE, STEVENS, STALLINGS,

McCARTY, VARGAS, MAYOR GOLDING.

NAYS: NONE.

NOT PRESENT: WARDEN.

AUTHENTICATED BY:

SUSAN GOLDING
Mayor of The City of San Diego, California

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California

(Seal)

By: Lori A. Witzel, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION NO. R- 289879, passed and adopted by the Council of The City of San Diego, California on MAR 24 1998.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California

(SEAL)

By: Lori A. Witzel, Deputy



CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5200



M-9a(9)

May 20, 1998

TO: Commissioners and Interested Persons

FROM: Tami Grove, Deputy Director
Elizabeth Fuchs, AICP, Manager, Land Use Unit

SUBJECT: **City of Dana Point LCP Grant Request and Work Program** (for Commission review and action at the meeting on June 8-11, 1998).

FUNDING REQUEST:

The City of Dana Point requests approval of a grant for \$12,500 for an 8 month period to amend and certify the Dana Point Specific Plan/ LCP through the adoption of the Headlands Specific Plan which includes the Dana Strands area.

STAFF RECOMMENDATION:

Staff recommends no award of grant funds, as insufficient funds exist to fund Priority Level 2 programs at this time.

MOTION: "I move that the Commission not approve the grant request of the City of Dana Point."

Staff recommends a Yes vote.

DISCUSSION:

The City requests funding to assist in defraying the costs of a contract project manager for services needed in preparation of the Headlands Specific Plan which includes the Dana Strand Area of Deferred Certification (ADC).

The City of Dana Point was incorporated on January 1, 1989. The City made modifications to several certified segments of the Orange County LCP for the newly incorporated areas and submitted an LCP for Commission certification. This was effectively certified by the Commission on September 13, 1989, and permit issuing authority transferred. While the Commission is supportive of the City's efforts in undertaking a new specific planning effort for the Headlands (including the Dana Strands area), the Dana Strand area remains an Area of Deferred Certification which is **Priority Level 2** of the Commission's adopted funding priorities. Unfortunately, Priority Level 1 funding requests have consumed available grants funds and no award is recommended.



March 25, 1998

RECEIVED
APR 01 1998

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, California 94105-2219
Attn: Elizabeth Fuchs, Manager, Land Use Unit

CALIFORNIA
COASTAL COMMISSION

**SUBJECT: SUBMITTAL FOR FY 1997/98 GRANTS PROGRAM FOR LCP
COMPLETION**

Dear Ms. Fuchs:

Please find enclosed a submittal from the City of Dana Point for the Fiscal Year 1997/98 grants program for Local Coastal Program Completion. I have enclosed the grant application with original signatures and two copies as requested.

This application requests \$12,500 in grant funding. The funds requested will be used to assist the City in defraying the costs of a contract project manager for services needed in the preparation of the Headlands Specific Plan. The Headlands Specific Plan includes the Dana Strands area which is an Area of Deferred Certification (ADC). The ultimate plan for development of this area has been controversial, involving a number of Coastal Act issues including land use, coastal access, coastal preservation, visual impact and biological habitat preservation. The resolution of these issues through the preparation and adoption of the Headlands Specific Plan will facilitate the eventual LCP certification of this area by the Coastal Commission.

The City is expending upwards of \$465,000 in the effort to prepare the Specific Plan and environmental documentation. The City's commitment to the project, and its importance in the process to the complete the City's LCP, makes this application worthy of due consideration and a grant award.

The City looks forward to the completion of the grant application review period and a favorable recommendation for the enclosed application.

Sincerely,

Michael Philbrick, AICP
Associate Planner

Work Program and Budget

The City has contracted with Mr. Dan Bott to provide Project Management services for the development and adoption of the Headlands Specific Plan and the accompanying Environmental Impact Report. The City is filing this Local Coastal Program Grant application to request funds to help defray the cost of Mr. Bott's services. Mr. Bott is in charge of managing all the other consultants and subconsultants in the Specific plan effort. Attached is a copy of Mr. Bott's contract with the City describing the services he is expected to provide. Also attached is a work program and budget for the preparation of the Environmental Impact Report (EIR).

The proposed Specific Plan, in combination with the EIR, will result in a comprehensive assessment of the appropriate land uses, densities and standards for development, as well as an extensive analysis of various environmental considerations including coastal geology, habitat assessment and preservation (flora and fauna), coastal access, open space and recreation. The entirety of the planning effort is geared toward the ultimate resolution of long standing concerns and controversy over the development of the site, which make it eligible for funding as a Priority Level 2 project. Upon completion and adoption of the Specific Plan, it will be submitted to the Coastal Commission for certification along with the balance of the territory included in the Dana Point Specific Plan/Local Coastal Program.

The Specific Plan boundary incorporates the Dana Strands area that is presently considered an Area of Deferred Certification. The planning and environmental work being done for the Specific Plan is a comprehensive, project-wide effort and does not focus or concentrate on any one portion of the project area. The entire project area is approximately 121 acres in size with the Dana Strands area comprising about 21 acres of that total and representing 17.3% of the project area.

RESOLUTION 98-03-24-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DANA POINT AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA COASTAL COMMISSION FOR 1998 LOCAL COASTAL PROGRAM PLANNING FINANCIAL ASSISTANCE

WHEREAS, the City of Dana Point does not yet have a fully certified Local Coastal Program, and

WHEREAS, the City of Dana Point, recognizing the problems and issues identified in the attached application for Local Coastal Program Grant, desires to provide for a planning study contributing to the completion and certification by the Commission of its Local Coastal Program, and

WHEREAS, the City of Dana Point has developed an application package to address these development problems and issues, and

WHEREAS, the City of Dana Point desires to complete its Local Coastal Program and assume permit issuing authority pursuant to the provisions of the California Coastal Act, and

WHEREAS, the California Coastal Commission, under authority of the Government Code of the State of California and Chapter 779 of Statutes of 1997, may provide planning and financial assistance for such a program.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DANA POINT, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

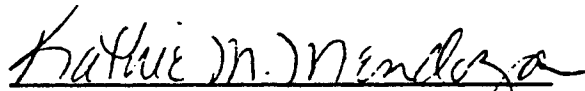
- Section 1. That the City Council of the City of Dana Point hereby requests the Coastal Commission to provide financial and planning assistance, under authority of the Government Code of the State of California and Chapter 779 of Statutes of 1997, not to exceed the amount of \$12,500. Such planning assistance is more particularly described in a project description that is attached hereto and made a part of this Resolution as if fully set forth herein.**
- Section 2. That the City Manager of the City of Dana Point is hereby authorized and empowered to execute, in the name of the City of Dana Point, all necessary applications, contracts, agreements and amendments hereto to implement and carry the purposes specified in this Resolution.**
- Section 3. That the City Clerk shall certify the passage and adoption of this resolution and enter it into the book of original resolutions.**

**CITY COUNCIL RESOLUTION NO. 98-03-24-02
LOCAL COASTAL PROGRAM PLANNING GRANT
PAGE 2**

PASSED, APPROVED, AND ADOPTED this 24th day of March, 1998.


WILLIAM L. OSSENMACHER, MAYOR

ATTEST:


KATHIE M. MENDOZA, CITY CLERK

**CITY COUNCIL RESOLUTION NO. 98-03-24-02
LOCAL COASTAL PROGRAM PLANNING GRANT
PAGE 3**

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF DANA POINT)

I, KATHIE M. MENDOZA, City Clerk of the City of Dana Point, California, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 98-03-24-02 adopted by the City Council of the City of Dana Point, California, at a regular meeting thereof held on the 24th day of March, 1997, by the following vote:

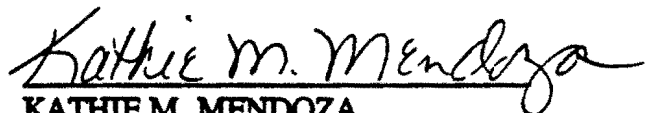
AYES: COUNCIL MEMBERS KAUFMAN, LLOREDA, NETZLEY AND MAYOR
 OSSENMACHER

NOES: NONE

ABSENT: NONE

ABSTAIN: MAYOR PRO TEM GALLAGHER

(SEAL)


KATHIE M. MENDOZA,
CITY CLERK