

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SAN CRUZ, CA 95060  
408/27-4863

**RECORD PACKET COPY****W11a**

December 16, 1999

TO: Commissioners and Interested Persons

FROM: Peter Douglas, Executive Director  
Tami Grove, District Director  
Charles Lester, District Manager  
Steven Guiney, Coastal Program Analyst

**SUBJECT: City of Grover Beach Local Coastal Program Amendment #1-98**

Concurrence with the Executive Director's determination that the action by the City of Grover Beach accepting certification of Amendment #1-98, with modifications, to the City's Local Coastal Program is legally adequate.

**EXECUTIVE DIRECTOR'S DETERMINATION AND REPORT FOR COMMISSION  
REVIEW AT THE MEETING OF JANUARY 12, 1999**Background

Local Coastal Program Amendment # 1-98 was certified by the Commission on June 8, 1999, with modifications. On November 1, 1999, within the six month time limit for acting on and responding to the Commission's certification of an LCP amendment, the City Council considered the Commission's action, acknowledged receipt of the resolution of certification, and accepted the Commission's suggested modifications.

Recommendation

Pursuant to Section 13544 of the California Code of Regulations, the Executive Director must determine that the action of the City of Grover Beach is legally adequate and report that determination to the Commission. It is recommended that the Commission concur with the determination of the Executive Director that the action of the City Council of the City of Grover Beach accepting the certification of LCP Amendment #1-98 is legally adequate.

Attachments

- o Draft letter to Mayor Keith
- o Copy of Resolutions 99-65 and Ordinance 99-8

**DRAFT**

January xx, 1999

Peter Keith, Mayor  
City of Grover Beach  
154 South 8<sup>th</sup> Street  
P.O. Box 365  
Grover Beach CA 93483

Re: City of Grover Beach Local Coastal Program Amendment #1-98

Dear Mayor Keith:

This office has reviewed Grover Beach Resolutions 99-64 and 99-65, and Ordinance 99-8 adopted by the City Council on November 1, 1999. By that action the City acknowledged the receipt of the Commission's certification and has incorporated the certified amendment into the City's Local Coastal Program. I have determined, and the Commission has concurred, that the City's action with respect to Local Coastal Program Amendment #1-98 is legally adequate to satisfy the requirements of Section 13544 of the California Code of Regulations. This determination was reported to the Commission at the January 12, 1999 meeting in Santa Monica.

Very truly yours,

PETER M. DOUGLAS  
Executive Director

**DRAFT**

CHARLES LESTER  
District Manager

cc: Sandra Bierdzinski, Assistant Community Development Director

**RESOLUTION NO. 99-65**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH  
ACCEPTING THE CALIFORNIA COASTAL COMMISSION'S SUGGESTED  
MODIFICATIONS TO LOCAL COASTAL PROGRAM AMENDMENT 1-98 AND  
APPROVING BOUNDARY ADJUSTMENT 1-99**

**WHEREAS**, in January 1982, the California Coastal Commission certified the Local Coastal Program for the City of Grover Beach; and

**WHEREAS**, on April 6, 1998, the City Council of the City of Grover Beach adopted Resolution No. 98-19 updating the Local Coastal Program and submitted it to the California Coastal Commission for certification (LCP Amendment 1-98); and

**WHEREAS**, on June 8, 1999, the California Coastal Commission certified LCP Amendment 1-98 subject to the City adopting the Coastal Commission's suggested modifications to the City's Land Use Element of the General Plan, Zoning Ordinance, and Land Use Plan of the Local Coastal Program document; and

**WHEREAS**, on September 15, 1999, the California Coastal Commission approved Boundary Adjustment 1-99, which adjusted the coastal zone boundary near the southwestern corner of the City of Grover Beach in conformance with the findings included in LCP Amendment 1-98; and

**WHEREAS**, the City Council of the City of Grover Beach has adopted Resolution No. 99-64 amending the Land Use Element of the General Plan and introduced Ordinance No. 99-8 amending the Zoning Ordinance, which reflect the suggested modifications of the California Coastal Commission and the boundary adjustment; and

**WHEREAS**, Public Resources Code Sections 30512.1(b) and 30513 require the Executive Director of the Coastal Commission to certify the Local Coastal Program following confirmation that the suggested modifications have been made by the City.

**NOW, THEREFORE BE IT RESOLVED**, that the City Council of the City of Grover Beach **DOES HEREBY ADOPT** the amendments to the Land Use Plan of the City's Local Coastal Program document, as set forth in Exhibits "A," "B," and "C."

**AND BE IT FURTHER RESOLVED** as follows:

1. The City of Grover Beach intends to carry out the Local Coastal Program in a manner fully consistent with the California Coastal Act.
2. The Local Coastal Program will take effect and be deemed certified upon confirmation by the Executive Director of the California Coastal Commission.

On motion by Council Member Neufeld, seconded by Council Member Santos, and on the following roll-call vote, to wit:

**RECEIVED**

NOV 23 1999

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

City Council Resolution No. 99-65  
Local Coastal Program  
Page 2

AYES: Council Members Neufeld, Ekbom, Arnoldsen, Santos and Mayor Keith  
NOES: None  
ABSENT: None  
ABSTAIN: None

Resolution No. 99-65 was passed, approved, and adopted this 1st day of November, 1999.

  
MAYOR PETER KEITH

ATTEST:

  
PATRICIA A. PEREZ, CITY CLERK

ORDINANCE NO. 99-8

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
GROVER BEACH AMENDING CHAPTER 1 OF ARTICLE IX OF  
THE MUNICIPAL CODE AND THE ZONING MAP TO BE  
CONSISTENT WITH THE LAND USE PLAN OF THE CITY'S  
LOCAL COASTAL PROGRAM

THE CITY COUNCIL OF THE CITY OF GROVER BEACH DOES HEREBY ORDAIN AS  
FOLLOWS:

**PART 1:** Section 9105.6(A) and (B) of Chapter 1 of Article IX of the Municipal Code is hereby amended to read as follows:

- (A) Minimum building site: Twenty thousand (20,000) square feet of area for residential or agricultural uses.
- (B) Minimum lot width: One hundred (100) feet for residential and agricultural uses.

**PART 2:** Section 9106.9(B) of Chapter 1 of Article IX of the Municipal Code is hereby amended to read as follows:

*The maximum number of dwelling units allowed shall be determined by the evaluation of general and specific plans that clearly demonstrate that the proposed development has been sited and designed to prevent impacts which would significantly degrade adjacent environmentally sensitive habitats and that such proposed developments shall be compatible with the continuance of the adjacent environmentally sensitive habitat areas. Reasonable mitigation shall be required to insure the protection and/or enhancement of said areas.*

*The maximum number of dwelling units is the same as the number of lots (i.e., no more than one dwelling unit per lot) shown on the approved development plan exhibit found at the end of the Coastal Resource Component of the Local Coastal Program.*

**PART 3:** Section 9106.14(A)(6) of Chapter 1 of Article IX of the Municipal Code is hereby amended to read as follows:

*Prior to transmittal of a coastal development permit, a detailed landscape plan indicating the type, size, extent, and location of plant materials, the proposed irrigation system, and other landscape features shall be submitted, reviewed and determined to be adequate by the Community Development Department. Drought tolerant plant materials shall be utilized to the maximum extent feasible; native plants are encouraged.*

**RECEIVED**

NOV 24 1999

NOTE: PAGES

2-14 NOT INCLUDED

IN EXHIBIT FOR BREVITY.  
STAFF CAN PROVIDE ALL PAGES  
UPON REQUEST.

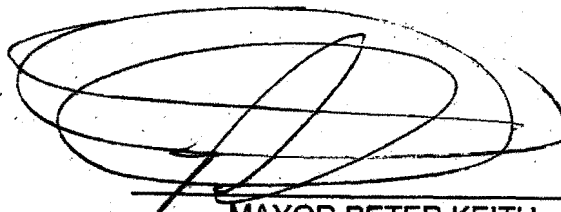
CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

**PART 37:** The City Council finds that the amendments to the Zoning Ordinance are consistent with the City of Grover Beach General Plan. The amendments to the Zoning Ordinance implement the California Coastal Commission's suggested modifications to LCP Amendment 1-98 and approved Boundary Adjustment 1-99.

**PART 38:** This Ordinance shall be in full force and effect thirty (30) days after its passage. Based on the length of the Ordinance, it is not feasible to prepare a fair and adequate summary of this Ordinance. A one-quarter page display advertisement indicating the general nature of and providing information about the Ordinance shall be published in a newspaper of general circulation within the City at least five (5) days prior to the City Council meeting at which the proposed Ordinance is to be adopted. A certified copy of the full text of the proposed Ordinance shall be posted in the office of the City Clerk. Within fifteen (15) days after adoption of the Ordinance, the summary with the names of those City Council members voting for and against the Ordinance shall be published again, and the City Clerk shall post a certified copy of the full text of such adopted Ordinance.

**INTRODUCED** at a regular meeting of the City Council held on November 1, 1999, and **PASSED** and **ADOPTED** by the City Council on November 15, 1999, on the following roll-call vote, to wit:

AYES:	Arnoldsen, Ekbom, Neufeld, Santos, Mayor Keith
NOES:	None
ABSENT:	None
ABSTAIN:	None

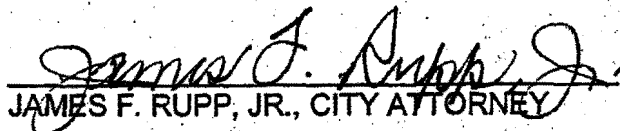


MAYOR PETER KEITH

ATTEST:

\_\_\_\_\_  
PATRICIA A. PEREZ, CITY CLERK

APPROVED AS TO FORM:

  
JAMES F. RUPP, JR., CITY ATTORNEY