

CALIFORNIA COASTAL COMMISSION

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Prepared January 18, 2019 (for February 6, 2019 Hearing)

To: Commissioners and Interested Persons

From: Susan Craig, Central Coast District Manager
Kevin Kahn, Central Coast District Supervisor
Sean Drake, Transportation Program Analyst

**Subject: City of Grover Beach LCP Amendment Number LCP-3-GRB-18-0090-3
(Parking Regulations Update)**

Proposed Amendment

The City of Grover Beach proposes to modify the Local Coastal Program (LCP) Implementation Plan (IP) to update its standards for parking. The City proposes amendments to Chapters 3, 4, and 9 of the Development Code section of the IP to increase the clarity of the parking regulations, adjust parking requirements to better align with actual parking need, and to increase regulatory flexibility to allow for more efficient use of land dedicated to parking. See **Exhibit 1** for the proposed amendment's text.

Minor LCP Amendment Determination

Pursuant to Title 14 of California Code of Regulations (CCR) Section 13555, the Executive Director may determine that a proposed LCP amendment is "minor." 14 CCR Section 13554 defines minor LCP amendments. Among other things, minor LCP amendments include:

14 CCR Section 13554(a). Changes in wording which make the use as designated in the zoning ordinances, zoning district maps or other implementing actions more specific and which do not change the kind, location, intensity, or density of use and which are found by the Executive Director of the Commission or the Commission to be consistent with the land use plan as certified by the Commission.

If the Executive Director determines that an amendment is minor, that determination must be reported to the Commission. If one-third or more of the appointed members of the Commission request that it be processed as a regular LCP amendment, then the amendment shall be set for a future public hearing; if less than one-third of the appointed members of the Commission object to the minor LCP amendment determination, then the amendment is deemed approved and it becomes a certified part of the LCP.

The purpose of this notice is to advise interested parties of the Executive Director's determination that the proposed LCP amendment is minor.

The proposed LCP amendment enacts multiple changes to the City's Development Code (which is part of the IP) in order to regulate current parking demand within the City more clearly,

flexibly, and efficiently. These changes include clarifying, consolidating, and simplifying existing parking requirements; adjusting parking requirements to align more closely with parking demand; and modifying parking design and configuration standards to allow more diverse parking approaches and more efficient use of existing parking areas. For example, the amendment adds new requirements for bike parking, as well as allowances for shared parking in mixed-use developments so as not to overbuild parking spaces within the City's urban core. These changes should help improve the City's standards for meeting existing parking demand in an efficient manner. Moreover, the areas to be affected by the proposed amendment are located in the urban portion of the coastal zone to the east of Highway 1; the LCP's existing parking requirements for the area between Highway 1 and the beach, including with respect to requiring free beach parking, remain unchanged. As such, the proposed amendment will not affect public coastal access and recreational opportunities; does not change the kind, location, intensity, or density of use of land; and qualifies under the regulatory definition of a minor LCP amendment. (14 CCR Section 13554(a).)

California Environmental Quality Act (CEQA)

The Coastal Commission's review and development process for LCPs and LCP amendments has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA. (*See* Pub. Res. Code Section 21080.5; 14 CCR Section 15251(f).) The City adopted a Negative Declaration for the ordinance on November 19, 2018, finding that the ordinance had no potential for significant environmental impacts on the environment. As such, the proposed LCP amendment is not expected to result in any significant adverse impact on the environment. Thus, it is unnecessary for the Commission to suggest modifications to the proposed amendment to address adverse environmental impacts because the proposed amendment, as submitted, will not result in any significant environmental effects for which feasible mitigation measures would be required.

Coastal Commission Concurrence

The Executive Director will report this minor LCP amendment determination, and any comments received on it, to the Coastal Commission at its February 6, 2019 meeting in Half Moon Bay. If you have any questions or need additional information regarding the proposed amendment or the method under which it is being processed, please contact Sean Drake at the Legislative District Office in Sacramento.

Procedural Note - LCP Amendment Action Deadline

This proposed LCP amendment was filed as complete on December 18, 2018. It amends the IP only and the 60-day action deadline is February 16, 2019. (*See* Pub. Res. Code Sections 30513, 30514(b).) Thus, unless the Commission extends the action deadline (it may be extended by up to one year per Pub. Res. Code Section 30517), the Commission has until February 16, 2019 to take a final action on this LCP amendment.

Exhibit:

[Exhibit 1: Proposed Amendment Text](#)