

SMART GROWTH

INFORMATIONAL BRIEFING

ITEM W6D



Photo by Fabio Pianceza

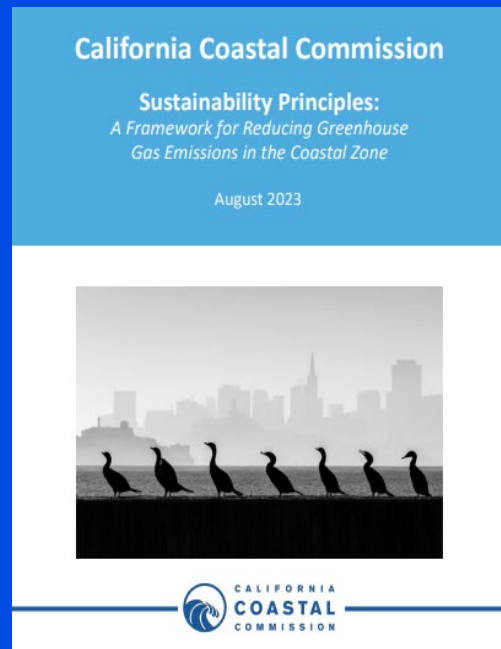


CALIFORNIA COASTAL COMMISSION

STATEWIDE

PROJECT BACKGROUND

Sustainability 309 (5-year Federal Grant Project)



Sustainability Principles



Staff Resources

- Small scale renewable energy infrastructure
- Smart growth



Outreach

WHAT IS SMART GROWTH?



A range of development and conservation strategies that lead to sustainable urban and rural growth through concentrating development, preserving open space, reducing vehicle dependency, and maximizing social diversity and environmental justice.

WHAT IS SMART GROWTH?

Smith River



Long Beach



Photo credit: California Coastal Records Project

10 PRINCIPLES OF SMART GROWTH

1	Mix land uses
2	Take advantage of compact building design
3	Create a range of housing opportunities and choices
4	Create walkable neighborhoods
5	Foster distinctive, attractive communities with a strong sense of place
6	Preserve open space, farmland, natural beauty, and critical environmental areas
7	Strengthen and direct development towards existing communities
8	Provide a variety of transportation choices
9	Make development decisions predictable, fair, and cost effective
10	Encourage community and stakeholder collaboration in development decisions

Smart Growth → Concentrating Development, Reducing VMT, Advancing EJ

Smart Growth Principles	Related Coastal Act Policies
1 Mix land uses	§30210 30250 30252, 30253
2 Take advantage of compact building design	§30210 30250 30252, 30253
3 Create a range of housing opportunities and choices	§30007, 30210, 30604(f) and (g)
4 Create walkable neighborhoods	§30210 30250 30252, 30253
5 Foster distinctive, attractive communities with a strong sense of place	§30210 30250 30251 30252
6 Preserve open space, farmland, natural beauty, and critical environmental areas	§30230, 30231, 30233, 30240, 30241, 30243, 30250, 30270
7 Strengthen and direct development towards existing communities	§30210 30250 30252, 30253
8 Provide a variety of transportation choices	§30210 30252, 30253
9 Make development decisions predictable, fair, and cost effective	§30013 30210 30604(h)
10 Encourage community and stakeholder collaboration in development decisions	§30013 30210 30604(h)

SMART GROWTH AS A CLIMATE SOLUTION



December 2022



2022 Scoping Plan for Achieving Carbon Neutrality



NATURAL AND WORKING LANDS CLIMATE SMART STRATEGY



APRIL 22, 2022



CAPTI

Climate Action Plan for Transportation Infrastructure



July 2021 • Final Draft

RELATED LEGISLATION

AB 32 (2006)/SB 32 (2016): Reduce GHGs to 40% below 1990 levels by 2030, 80% below by 2050

SB 743 (2020): Env'tl impacts eval. by VMT instead of LOS; infill project streamlining in transit priority areas

SB 375 (2008): MPOs plan for RHNA + transportation needs to meet GHG goals; CEQA streamlining

AB 1358 (2008): Reqs. updates to circulation elements to plan for complete streets

LAFCO laws: Each LAFCO oversees city and special district boundaries to discourage urban sprawl

SB 288 (2020): Creates CEQA exemptions for sustainable/multimodal transportation projects through Jan 2030

SB 391 (2009): Requires Caltrans to update CTP every 5 years to address GHG reductions

SB 379 (2015) and SB 1000 (2016): Update General Plans with climate resiliency and EJ policies

Housing Crisis Act of 2019 (SB 8 and 330): protects housing stock, expedited permitting

SB 9 (2021): Ministerial lot splits and duplexes in single family zoning

SB 10 (2021): Allows residential densification in transit rich or job rich areas, CEQA streamlining

AB 2097 (2022): Removes minimum parking requirements for most new development

EXISTING COMMISSION RESOURCES

[Sustainability Principles \(2023\)](#)

[LCP Update Guide Section 1. Public Access \(2017\)](#)

[LCP Update Guide Section 6. Planning and Locating New Development \(2013\)](#)

[Environmental Justice Policy \(2019\)](#)

[ADU and SB 9 memos \(2022\)](#)

[Sea Level Rise Policy Guidance \(2018\)](#)

[AB 2097 memo \(2023\)](#)



Susan Perez

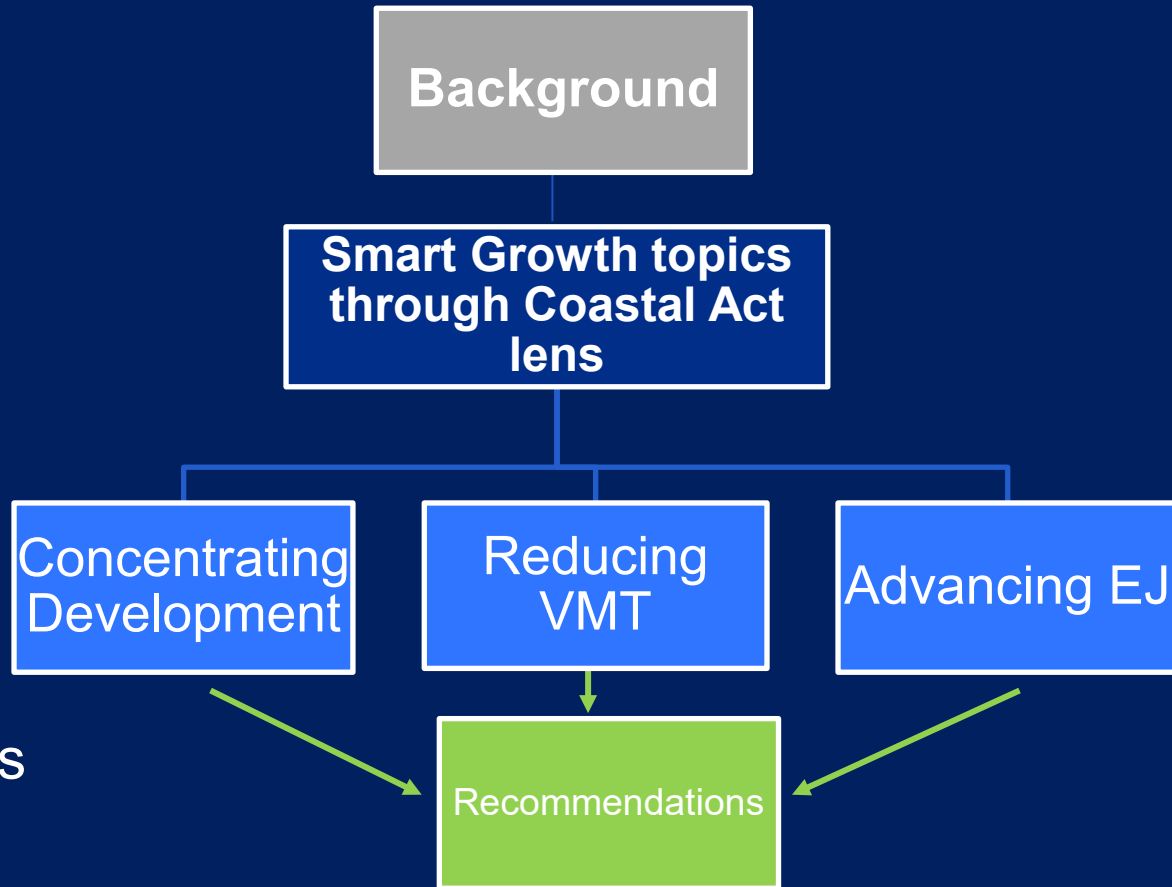
SMART GROWTH RESOURCE

Background

- What is smart growth?
- Coastal Act relevance
- Related state laws
- Connection to other plans/documents

Smart Growth Topics

- Strategies
- Co-benefits
- Past LCP/CDP examples
- Recommendations



SMART GROWTH STRATEGIES

Concentrating Development

- Urban/rural boundaries
- Mixed-use zoning
- Minimum densities
- Inclusionary housing req's
- Infill incentives
- Priority development areas
- Transfer of development rights
- Lot retirement programs
- Overlay districts
- Density bonuses
- Habitat protections

Reducing VMT

- Complete streets/multimodal improvements
- Priority transit areas
- Intermodal network connectivity
- VMT thresholds and mitigation
- Reduced parking requirements
- Transit-oriented development
- Transportation demand management plans/programs
- Shared mobility
- Macro- and micro-transit
- Street design standards

Advancing EJ

- All of the above
- Meaningful engagement and public participation



RECOMMENDATIONS



Best practices for implementing smart growth strategies in a Coastal Act context



Past LCP examples

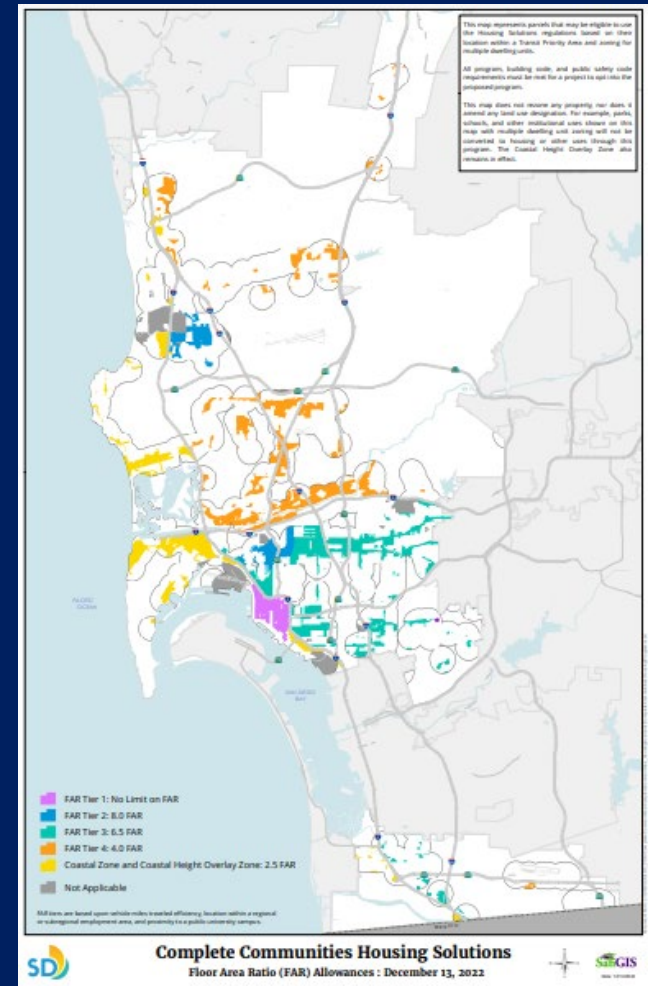


Past CDP examples

CASE STUDY: SAN DIEGO

City of San Diego LCP-6-SAN-21-0033-1 (2022)

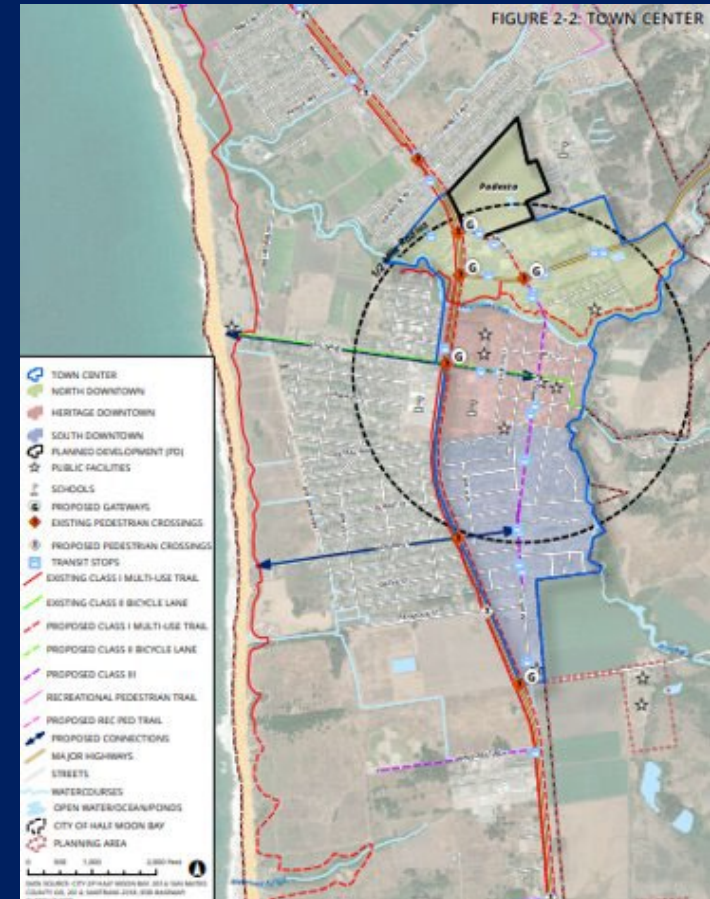
- LCPA to add new two-part Complete Communities Program to IP to increase housing production and reduce VMT
- Suggested modifications to clarify when additional traffic analysis may be required for near-shore development



CASE STUDY: HALF MOON BAY

City of Half Moon Bay LCP-2-HMB-20-0081-2 (2021)

- Comprehensive LUP update
- Smart growth strategies include:
 - Town Center boundary
 - Revised urban/rural boundary line
 - New ag and open space land use designations
 - Workforce Housing Overlay
- Approved as submitted



OUTREACH

- 2 internal staff lunch & learns
- 1 external lunch & learn with EJ listserv
- Outreach and education for final sustainability-related products



Photo credit: Alex Braud

SMART GROWTH CHALLENGES

- Reducing vehicle dependency without impacting public access
- Equitable distribution of smart growth benefits
- Applying smart growth practices in urban vs. rural settings
- Supporting Coastal Act priority land uses and non-priority land uses
- Building up or out while protecting coastal resources



Photo credit: Bruckman