



# Stakeholder Meeting

April 19, 2021

1



Welcome

**Carla Farley**  
President  
Smart Coast California (SCCa)

The slide features a background image of a beach with waves crashing onto the sand. On the left side, there is a portrait of Carla Farley, a woman with short dark hair, wearing a blue blazer over a white collared shirt and a necklace. To the right of the portrait, the text "Welcome" is displayed in a large, black, sans-serif font. Below that, her name "Carla Farley" is written in a blue, sans-serif font, followed by her title "President" and the organization "Smart Coast California (SCCa)" in a smaller, black, sans-serif font.

2



## Legislative Update

**Jeli Gavric**  
Legislative Advocate  
California Association of REALTORS®

3

## State Legislature Focuses on Coastal Issues

---

- AB 50 - Climate change: Climate Adaptation Center and Regional Support Network: sea level rise
  - **C.A.R. WATCH**
- AB 66 - Coastal resources: research: landslides and erosion: early warning system: County of San Diego
  - **C.A.R. WATCH**
- AB 67 - Sea level rise: working group: economic analysis
  - **C.A.R. WATCH**
- AB 72 - Environmental protection: Natural Resources Agency: coastal adaptation projects: sea level rise: regulatory review and permitting: report
  - **C.A.R. WATCH**
- AB 500 - Local planning: permitting: coastal development
  - **SUPPORT**
- AB 964 - Rental units: hosting platforms: coastal resources
  - **OPPOSE**

4

## State Legislature Focuses on Coastal Issues

---

- SB 1 - Coastal resources: sea level rise
  - WATCH
- SB 83 - California Infrastructure and Economic Development Bank: Sea Level Rise Revolving Loan Program
  - C.A.R. WATCH
- SB 433 - California Coastal Act of 1976: enforcement: penalties
  - NOT FAVOR
- SB 627 - Coastal erosion: installation of shoreline protective devices: application process
  - SUPPORT

5

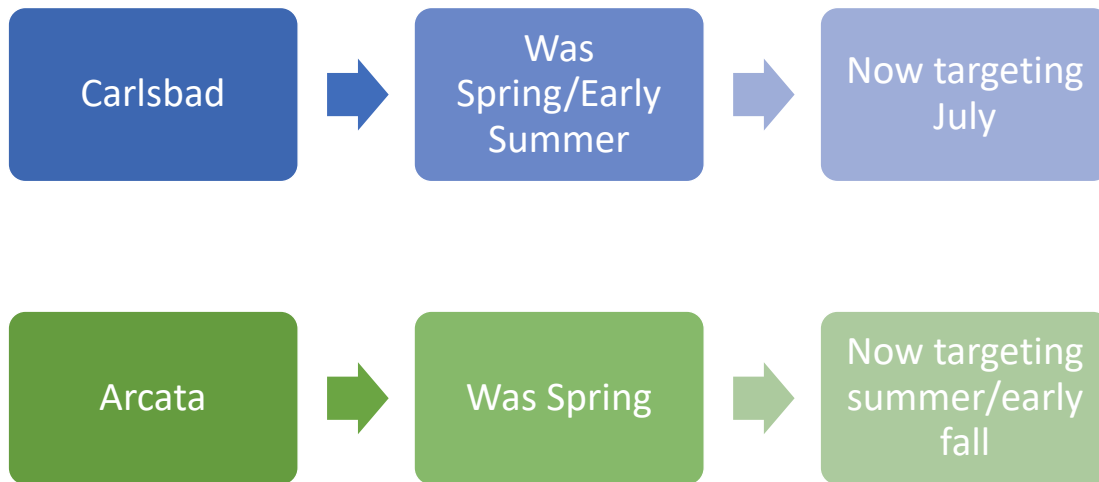


## Advocacy Update

**Don Schmitz**  
President and Principal Planner  
Schmitz & Associates, Inc.

6

## Changes to LCP dates



7

## Recent LCP/SLR Submittals

PRIORITY	JURISDICTION	NOTES
LCPA @ CC	Pacifica	The City responded to the Coastal Commission's initial filing letter and received a second filing letter earlier this week (4/12/21). Staff will be working on addressing the second filing letter in the coming weeks.
LCPA @ CC	Half Moon Bay	CCC approved LCPA on 4/15/2021
LCPA @ CC	County of Santa Cruz	LCPA submitted to the CCC and they requested additional information, including additional analysis. CCC acknowledges this as a future hearing item
LCPA @ CC	Santa Barbara County	The Board adopted the Coastal Resiliency LCP amendment in December 2018, but it has not received Coastal Commission certification yet. CCC acknowledges this as a future hearing item.

8

## Recent LCP/SLR Efforts

PRIORITY	JURISDICTION	NOTES
1	Santa Barbara	SLR Adaptation Plan completed and approved by City Council on February 2, 2021. LCPA Draft Underway.
1	Sonoma County	BOS Update scheduled for 5/25/2021. PC hearings in either May or Jun. 2021; BOS hearings in Fall 2021; CCC hearings in late 2021.
1	Morro Bay	EIR and LCP favorably recommended to City Council by the Planning Commission on March 16, 2021. City Council hearing to approve EIR & LCP scheduled for 4/27/2021
1	Pismo Beach	Joint Planning Commission/City Session Study Session Scheduled for April 27th. Draft EIR to be completed in May

9

## Recent LCP/SLR Efforts


PRIORITY	JURISDICTION	NOTES
2	Carlsbad	Planning Commission on Jan. 13, 2021 recommended approval to Council. City Council Hearing anticipated in July 2021
2	Santa Cruz	Currently working on LCP update. City Council hearing tentatively scheduled for May 2021.
2	Arcata	Series of Planning Commission meetings announced; SLR meeting on Dec. 8, 2020. Final hearings in tentatively scheduled for Summer-Early Fall 2021.
2	Fort Bragg	Draft LUP completed; CCC comments received; City considering options, including segmenting Old Mill Site.
2	Monterey	LCP update in progress; two years behind schedule.
2	San Clemente	LCP "in a holding pattern pending direction from the City Council," which is expected in May 2021 to re-initiate the process
2	Oceanside	Updated LUP to be published after receiving CCC comments.
2	Imperial Beach	Draft LUP completed. Back and forth communication ensuing with CCC, edits ongoing

10

## Recent LCP/SLR Efforts

PRIORITY	JURISDICTION	NOTES
3	Del Mar	As of 2021-01-18, the City has not heard back from CCC staff as to the status of their LCP sea level rise amendments.
3	Marin County	In the process of preparing a draft for their citizen advisory group's review. After they have a chance to comment and suggest any changes, e will be hosting public workshops on the draft, leading to hearings before the Planning Commission and the Board of Supervisors, hopefully culminating in submittal and approval by the Coastal Commission.
3	Goleta	Working through the LCP with CCC staff. It is taking some time. Once we are done, we will go through a public process before submitting an official LCP certification application to the CCC.
3	County of Ventura	Phase II involves more detailed technical studies and public outreach and is scheduled to conclude in March 2022.
3	Oxnard	Staff is currently working on the Sea Level Rise policies for the LCP update. This past December, staff received direction from a Council Committee to look into developing a hybrid adaptation strategy that could be triggered by climatic events or other science based triggers.
3	Newport Beach/Orange County	LCPA to incorporate Newport Coast LCP into the City's LCP and new LCP for Crystal Cove State Park. No action expected to late-2021.
3	Trinidad	Comprehensive LCP update in progress.
3	Marina	Comprehensive LCP update in progress
3	Carpinteria	Currently at the steering committee level; no updates at this time.
3	Los Angeles - Venice Segment	LUP update and LCP certification in progress.
3	Manhattan Beach	LCP update in progress.
3	Hermosa Beach	GP/LCP update in progress.
3	Avalon	SLR LCP update in progress.
3	Seal Beach	LUP certification in progress.
3	Dana Point	SLR LCP amendment in progress.
3		The IP is still in the works and there are still lawsuits holding things LCP completion up for now.
3	Solana Beach	The City is already implementing their key coastal resiliency strategy which is long term beach nourishment in partnership with the City of Encinitas, State Parks and USACE.
3	Coronado	SLR adaption plan underway. Draft vulnerability assessment expected by Spring 2021.

11



## Half Moon Bay

- Issues withing LCPA
  - Existing Development (Jan. 1, 1977)
  - Shoreline Protection
  - Deed Restrictions
  - Rolling Easements
- Local REALTORS® (San Mateo AOR) & SCCa informed City Council of major concerns and liabilities
- Call for Action
- REMOVED EXISTING DEVELOPMENT definition from LCPA!

12



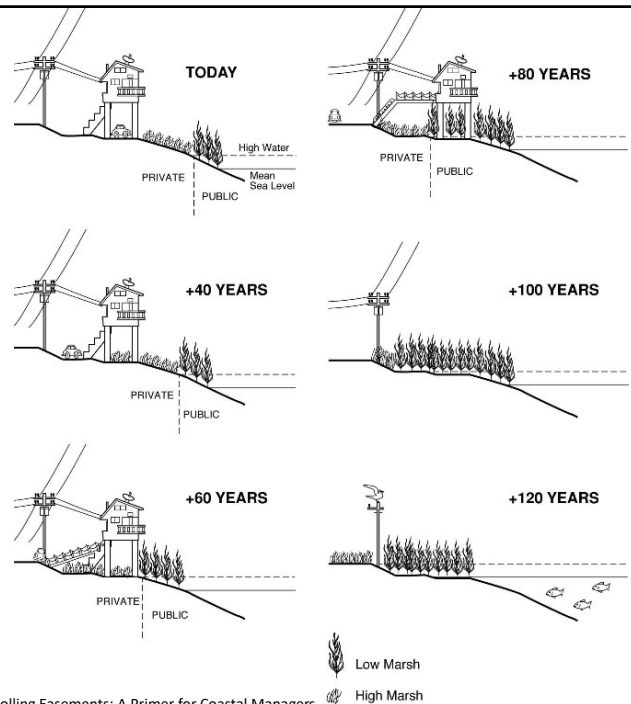
## Existing Development Definition

- Coastal Commission doubling down
- Pursuing efforts to codify 1977 existing development date
  - Legislative
  - Judicial

13

## Rolling Easements

- “Rolling easements prevent sea level rise from eliminating public access either by
  - (a) prohibiting shore protection structures that eliminate public trust wetlands and beaches, or
  - (b) changing (or clarifying) the rules about how the upper boundary of public access migrates inland as the shore erodes.” - Rolling Easements: A Primer for Coastal Managers
- Rolling easements are inherently problematic and could be considered takings requiring just compensation.
- Litigation could become an increasingly common method of resolving disputes and property owners will challenge such policies as regulatory takings requiring compensation.



Source: Rolling Easements: A Primer for Coastal Managers

14

## COASTAL COMMISSIONERS TERM EXPIRATION DATES

May 20, 2021:



Steve Padilla (Chair)



Sara Amizadeh



Roberto Uranga



Carole Groom

May 20, 2023:



Dayna Bochco



Dr. Caryl Hart



Katie Rice



Linda Escalante

Governor's Appointment  
(No Explicit Date)



Donne Brownsey (Vice Chair)



Effie Turnbull-Sanders

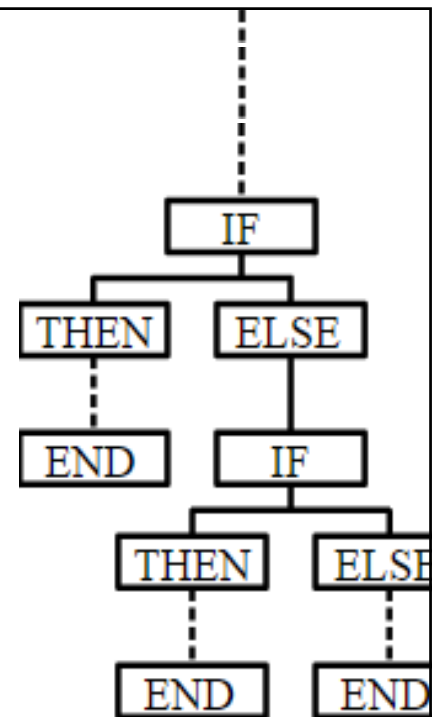


Mike Wilson

15

## POLICY POSITION IV: TIERED RESPONSE

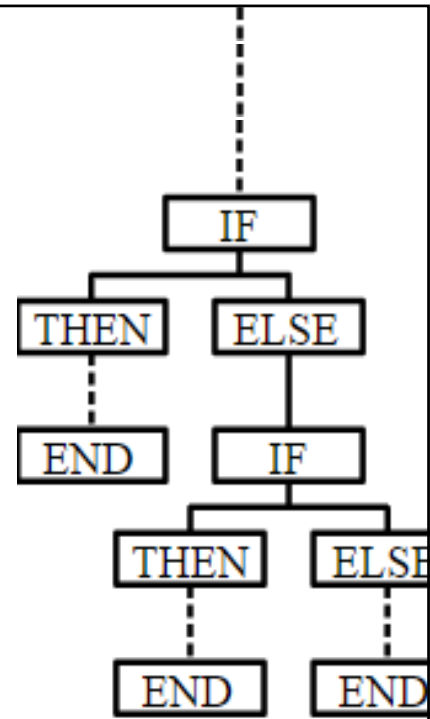
A planning principle that institutes certain defined policies *if, and only if*, there are specific thresholds of sea level rise that are observed, measured and documented, as opposed to relying only upon projections.



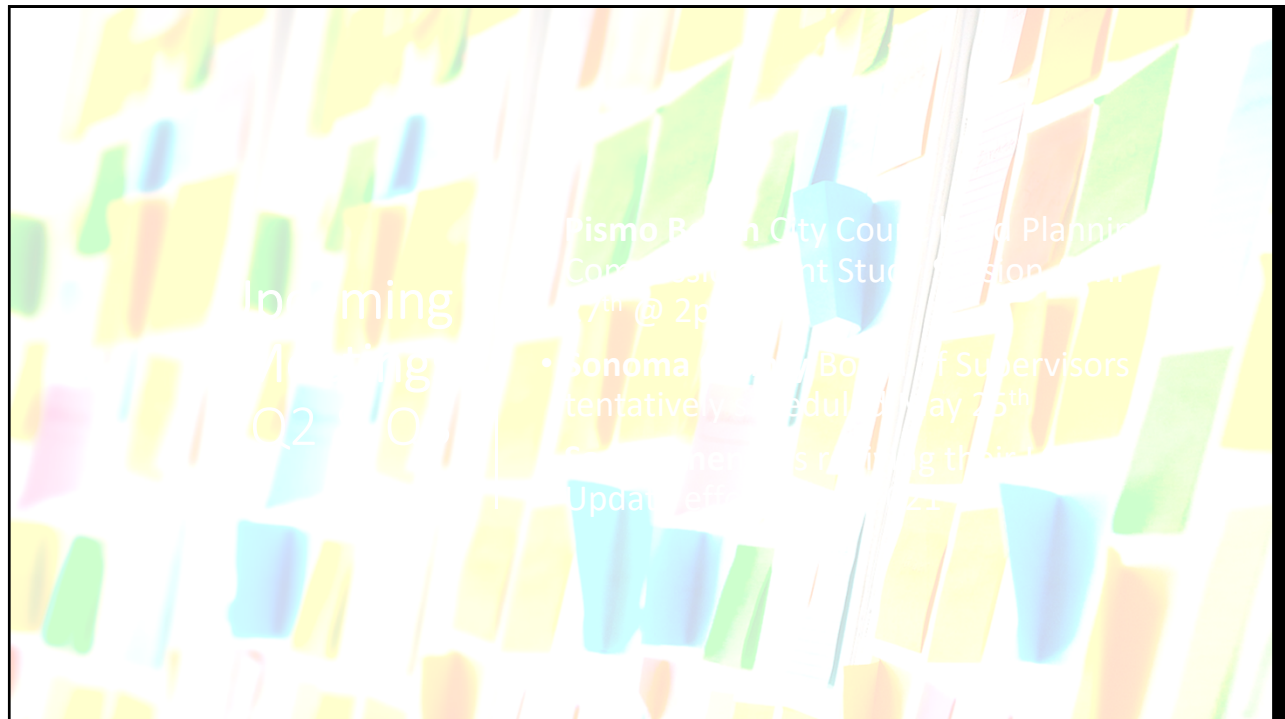
16

## POLICY POSITION IV: TIERED RESPONSE

- There are multiple options that can be incorporated into a tiered response policy including, but not limited to:
  - beach nourishment
  - kelp forests
  - offshore reefs
  - groins
  - submerged breakwaters
  - community seawalls
- These options should be adopted as preferred alternatives to managed retreat in areas that cannot accommodate relocation of developments and those that prohibit property owners from defending their homes, businesses and related infrastructure.



17



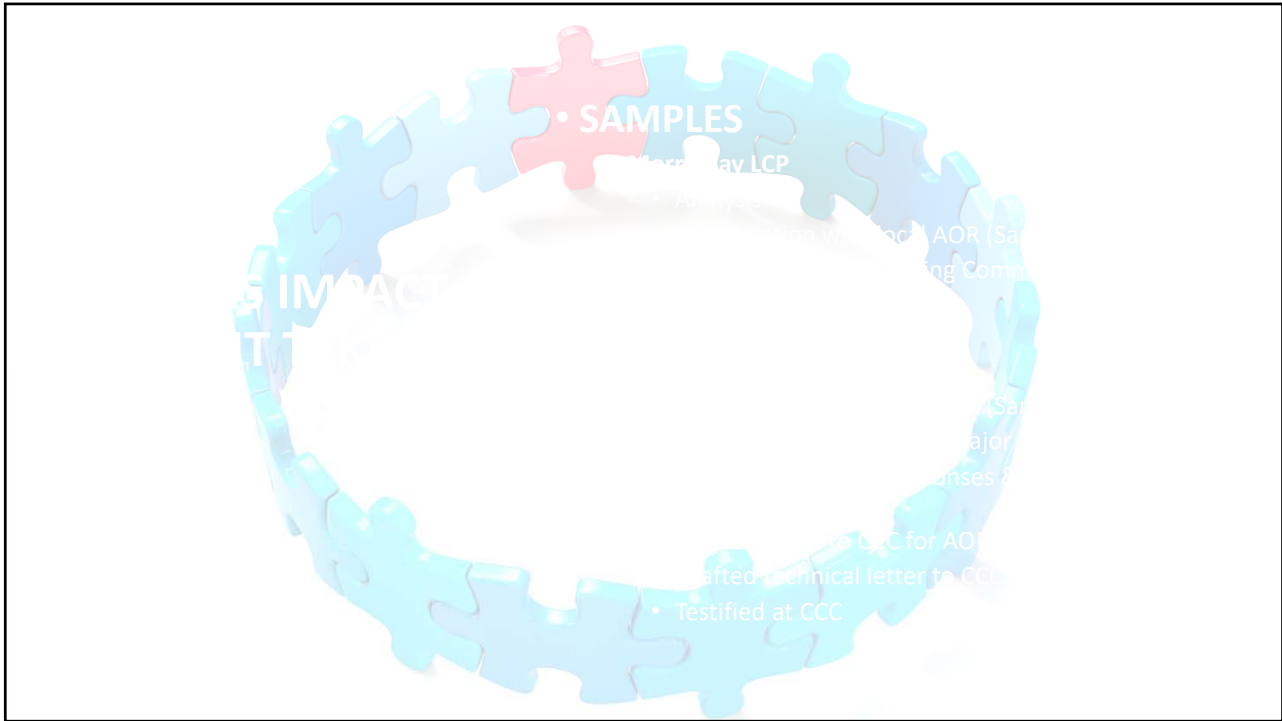
18



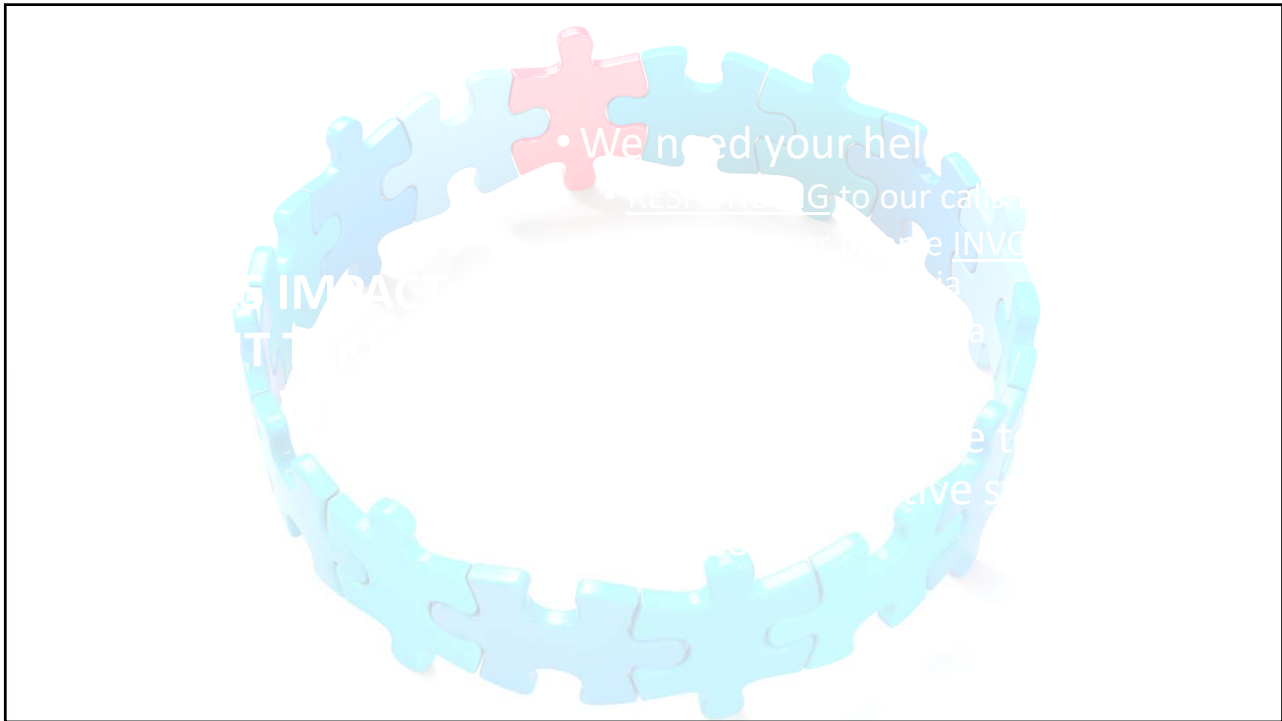
19



20



21



22



# Connect with Us!

Website



[www.smartcoastca.org](http://www.smartcoastca.org)

Instagram



[www.instagram.com/smartcoastcalifornia](http://www.instagram.com/smartcoastcalifornia)

FaceBook



[www.facebook.com/smartcoastca](http://www.facebook.com/smartcoastca)

BOD  
Nomination



[kpleiser@sbaor.com](mailto:kpleiser@sbaor.com)

25



[SmartCoastCa.org](http://SmartCoastCa.org)

26