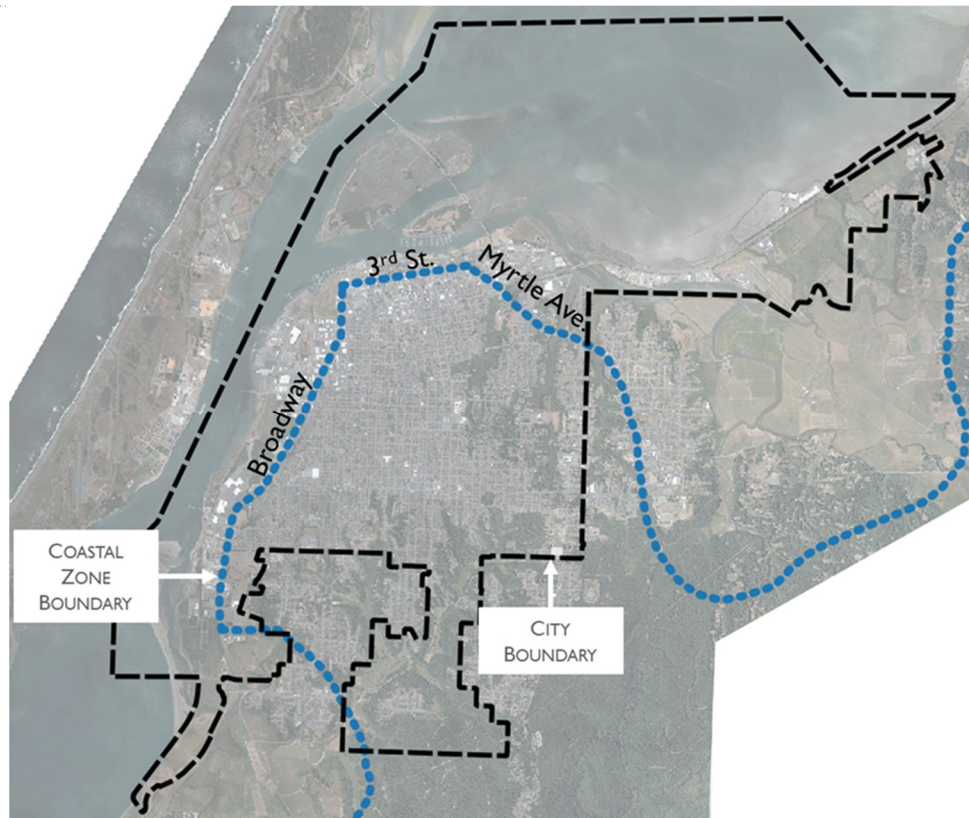


The Subject:	Coastal Land Use Plan, Document Review Session 5
Location:	Coastal portion of the City of Eureka
APNs:	Various
Applicant:	City of Eureka
Property Owner:	Various
Purpose/Use:	Comprehensive update of the City's Coastal Land Use Plan
Application Date:	NA
General Plan:	Varies
Zoning:	Varies
CEQA:	Exempt under §§21080.9 and 21080.5 and Division 20, Chapter 6 of the Public Resources Code
Staff Contact:	Cristin Kenyon, Principal Planner
Recommendation:	Receive report; and Provide comments

Figure 1: Location Map – City of Eureka (Coastal Zone boundary shown as blue line and City limits shown as black line)



This is the fifth Planning Commission document review session for the Coastal Land Use Plan (LUP; Coastal Element) comprehensive update. Staff is seeking feedback on the draft Coastal Zone Hazards Chapter (Attachment 1). To date, Planning Commission has provided initial feedback on the Introduction Chapter, Land Use and Development Chapter, Public Access and Recreation Chapter, and Land and Aquatic Resource Chapter.

Local Coastal Program Framework

As a reminder, the City's Local Coastal Program (LCP) serves as the standard of review for coastal development permit applications in the City's coastal zone jurisdiction. The LCP consists of two parts: the LUP and the Implementation Plan (i.e., Coastal Zoning Code). The LUP provides broad policy direction on land use and coastal resource protection in the coastal zone, while the Coastal Zoning Code includes the zoning map, development standards, and other regulations necessary to implement the LUP.

Currently portions of the City's outdated 1997 General Plan serve as the City's LUP. Staff proposes to replace the current LUP with a new Coastal Element of the 2040 General Plan. The proposed new Coastal Element will include portions of the existing elements of the 2040 General Plan meeting the California Coastal Act definition of an LUP, as well as additional policies necessary to fully carry out the California Coastal Act.

The Coastal Zone Hazard Chapter is the fifth and final draft LUP chapter to receive review. Once Planning Commission and City Council complete initial review of the document, City Staff will incorporate feedback received to date and compile an updated draft, which will be posted on the City website for additional public review and comment. Then the City will begin the process of comprehensively updating the Coastal Zoning Code. Based on discussions with Coastal Commission Staff, City Staff is now anticipating submitting the LUP and IP updates to the Coastal Commission for certification concurrently.

Draft Coastal Zone Hazards Chapter

The draft Coastal Zone Hazards Chapter is divided into five sections:

1. General Hazard Policies
2. Seismic and Geologic Hazards
3. Tsunamis
4. Flooding and Erosion with Sea Level Rise
5. Hazardous Material Contamination

Staff currently anticipates the chapter will include seven figures mapping applicable hazards. A number of these maps are still under development and are replaced with similar figures from the existing 2040 General Plan or, in the case of Figure LUP 5-7, referenced but not included.

Coastal Commission Staff provided general comments on an earlier version of this chapter, which was much shorter and included mainly existing 2040 General Plan policies. The Coastal Commission comments are included as Attachment 2, along with the earlier draft policies.

DOCUMENTS ATTACHED

Attachment 1: Draft Coastal Zone Hazards Chapter, and relevant glossary terms
Attachment 2: Coastal Commission Comments