

# AGENDA REPORT

DATE: October 23, 2006  
TO: Honorable Mayor and City Council  
THRU: John B. Bahorski, City Manager  
FROM: Lee Whittenberg, Director of Development Services  
SUBJECT: **PROFESSIONAL SERVICES – COMPLETION OF  
LOCAL COASTAL PLAN**

---

## **SUMMARY OF REQUEST:**

Adopt Resolution No. \_\_\_\_\_, A Resolution of the City Council of the City of Seal Beach, California, Authorizing the City Manager to Execute Proposal for Professional Services Rendered in Connection with the City of Seal Beach Local Coastal Plan Preparation.

## **BACKGROUND:**

In 2002 and 2003 the City instituted a process to complete a comprehensive update to the General Plan and prepared a draft "Local Coastal Plan" (LCP) for consideration by the California Coastal Commission. The General Plan update was adopted by the City Council in December 2003. City Staff and the Coastal Commission staff began a series of meetings in late-2003 to discuss issues and concerns that had been raised by Coastal Commission staff on the draft LCP document.

Due to workload constraints on Staff during the processing of the Boeing Integrated Defense Systems Specific Plan including the Panattoni Development Company hotel/retail components, the Seal Beach Center (Regency Centers) renovation, the Municipal Code update in 2002-2004, and the various proposed improvements at Rossmoor Center between 2002 and now, the Local Coastal Plan was placed on hold. On June 26, 2006 the City Council considered a Staff Report prepared at the request of Councilman Antos regarding "Appropriate Development Standards -- View Preservation Regulations." That report recommended the following priorities and the City Council concurred:

### **Recommended Priority Activities for Planning Commission and Department of Development Services:**

Staff recommends the following Priority list of Planning Commission/Department of Development Services Activities:

Agenda Item   L

1. Complete Local Coastal Plan/Implementing Ordinances through Adoption by California Coastal Commission and City Planning Commission and City Council.
2. Complete Update of Zoning Ordinance through adoption by Planning Commission and City Council – Update is envisioned to be primarily an effort to update the format to become more user friendly, and to incorporate the provisions of the Local Coastal Plan/Implementing Ordinances as is necessary. Staff is suggesting focusing on the “administrative” portions of the Zoning Ordinance initially, and then updating the substantive portions regarding development regulations for the various zoning classifications of the City and incorporating the provisions of the Local Coastal Plan/Implementing Ordinances as appropriate. As part of this process the following areas of concern would be addressed in the following order during the review of the substantive portions of the development regulations:
  - Third Story Developments in Old Town (RMD and RHD, District I Zones). (This matter has been completed with by the City Council adoption of Zone Text Amendment 06-1 on October 7, 2006)
  - Mansionization Regulations;
  - Historic Preservation Programs/Regulations; and
  - View Preservation Regulations.

The request for “Professional Services – Completion of Local Coastal Plan” will begin the process of the completing the Local Coastal Plan, in compliance with the above City Council approved priority.

Staff is independently proceeding to prepare portions of the Zoning Code revisions and will be discussing that process in greater detail with the Planning Commission and City Council in early 2007.

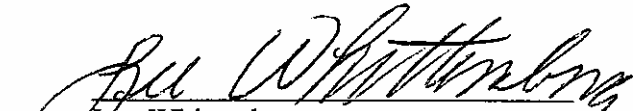
### **FISCAL IMPACT:**

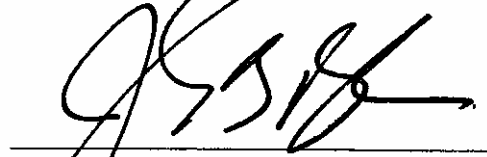
No unanticipated costs. The Planning Department budget currently allocates \$50,000 for Contact Professional Services to complete the LCP and Zoning Ordinance Update. The “Proposal for Professional Services Rendered in Connection with the City of Seal Beach Local Coastal Plan Preparation” from Culbertson, Adams & Associates is for \$48,500. No budget amendment is necessary.

### **RECOMMENDATION:**

Adopt Resolution No. \_\_\_\_\_, A Resolution of the City Council of the City of Seal Beach, California, Authorizing the City Manager to Execute Proposal for Professional Services Rendered in Connection with the City of Seal Beach Local Coastal Plan Preparation.

NOTED AND APPROVED:

  
\_\_\_\_\_  
Lee Whittenberg  
Director of Development Services

  
\_\_\_\_\_  
John B. Bahorski  
City Manager

Attachments: (2)

- Attachment 1: Resolution No. \_\_\_\_\_, A Resolution of the City Council of the City of Seal Beach, California, Authorizing the City Manager to Execute Proposal for Professional Services Rendered in Connection with the City of Seal Beach Local Coastal Plan Preparation
- Attachment 2: Proposal for Professional Services Rendered in Connection with the City of Seal Beach Local Coastal Plan Preparation, Culbertson, Adams & Associates, dated October 5, 2006