Planning Commission meeting 8/28/2012

SHORELINE MASTER PROGRAM UPDATE

PURPOSE

- Review of Chapters 5 – 7
  - Stabilization, Chapter 5
  - Permit review, Chapter 6
  - Non-conforming development, Chapter 6
  - Chapter 7, definitions
- Questions

CHAPTER 5 - MODIFICATIONS

- What are modifications?

- Stabilization - what is it?
  - Spectrum of types from soft to hard (“structural”)
  - Environmental impacts
    - Movement of sediment and large woody debris
    - Beach formation/habitat loss
    - Exacerbate erosion for adjacent properties

CHAPTER 5 - STABILIZATION

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- The Draft SMP – new hard stabilization
  - Existing Structures
    - Geotech demonstration of danger – 3 years
    - Non-structural not feasible
  - New Structures
    - Non-structural not feasible
    - Erosion not caused by upland
  - Maintenance and Repair
    - Replacement /Major repair = over 50% linear length
    - Minor = less than major. No demonstration needed.

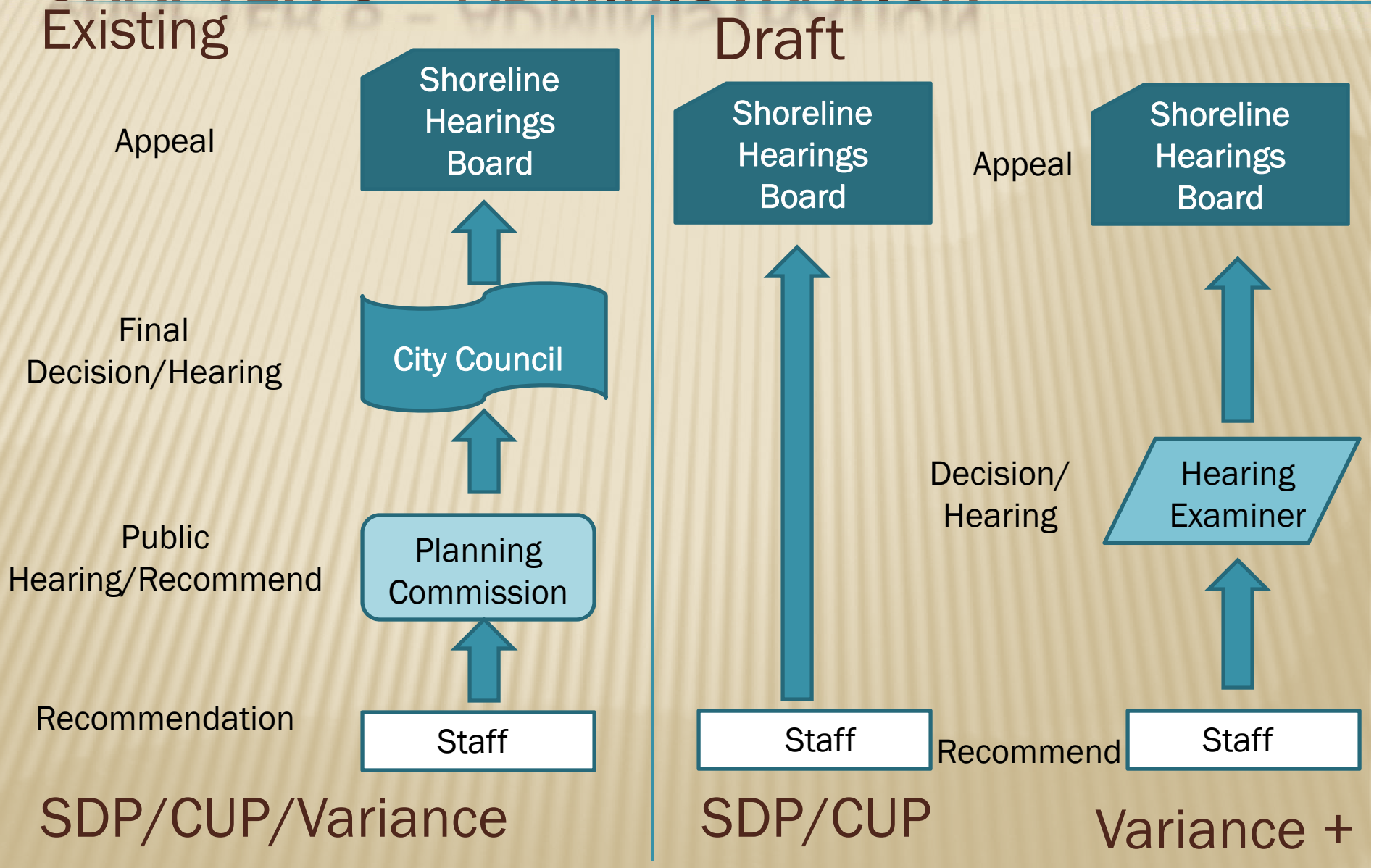
CHAPTER 6 – ADMINISTRATION

- Overview
  - Permit processing
    - Responsibilities and timelines
  - Exemptions
    - Shoreline permit not required
  - Non-conforming development

CHAPTER 6 – ADMINISTRATION

- Permit Processing – Existing SMP
  - 2001 & 2004 permit reforms
    - Site-specific & Quasi-judicial = staff/hearing examiner
    - Shoreline permits not considered
    - Existing SMP project review= PC, CC review
  - Draft SMP
    - SDP & CUP = Type II staff review/Type III, if necessary
    - Variances = Type III Hearing Examiner
    - Reinforce PC role as policy advisory committee

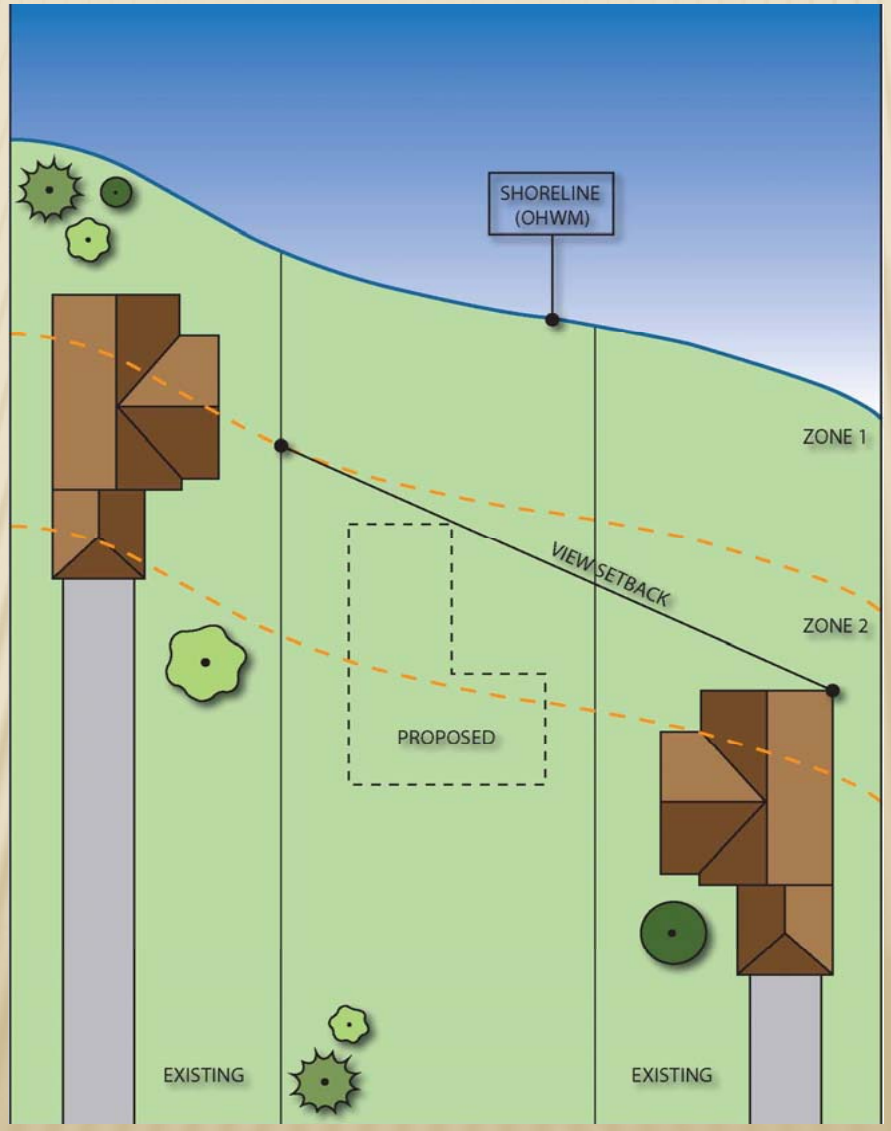
CHAPTER 6 – ADMINISTRATION



CHAPTER 6 – ADMINISTRATION

- Non-conforming development
  - What is it?
    - Existing development does not comply with new regs.
    - Natural outcome of updating the SMP
    - Will have lots of non-conforming development after adoption
  - When to comply?
    - Extremes: make all comply/make none comply ever
    - Existing structures – may be enlarged/does not increase degree of non-conformity. Up to 60% FMV.
    - Existing uses – one time expansion of 50%
    - Damaged = replacement of 100%

CHAPTER 6 – ADMINISTRATION



QUESTIONS?