



Revised

R-16

Date: February 7, 2012

To: Honorable Mayor and City Council

From: Councilmember Patrick O'Donnell, Fourth District
Councilmember Gerrie Schipske, Fifth District

Subject: **SEADIP Update**

On December 20, 2011, the Council directed staff to return in 60 days with recommendations for funding and initiating a comprehensive update of the South East Area Development Improvement Plan (SEADIP). This may involve amendments not only to the SEADIP specific plan, but also to the corresponding provisions of the City's Local Coastal Plan (LCP) and General Plan. To further advance the Council's direction to Staff and to expedite completion of the SEADIP update, it is necessary to engage in a number actions.

The SEADIP update should proceed immediately, according to an aggressive timeline that ensures maximum input from community and environmental groups, landowners, and the general public. Also input from the California Coastal Commission should be sought throughout the process.

The timeline for the update should provide for the following:

- A project manager should be retained within 30 days. Rather than city staff, the project management should be an outside consultant.
- An outline of an efficient process for obtaining community input on the SEADIP plan should be completed within two weeks.
- The formal filing of proposed SEADIP amendment should be completed within six months.
- The environmental review process and public meetings should be completed within twelve months of the formal filing.
- The SEADIP review should include the marina area identified as PD-4, which should be planned jointly with the SEADIP properties.

A number of sources should be identified to find funding for the review including public/private partnerships. If City funds cannot be identified for the preparation of the SEADIP update within thirty days, the City should accept the offer of Lyon Communities to advance funding. Pursuant to the Government Code, those funds shall be reimbursed to Lyon upon the development of property within the specific plan boundaries. To comply with the Government Code provision allowing the advancing and reimbursement of funds by an applicant for a specific plan amendment, an application for an amendment to SEADIP may be accepted jointly from one or more landowners, provided that there has been an opportunity for input from community and environmental groups, landowners, and the general public before that application is

February 3, 2012

Page 2

filed. With Lyon's concurrence, other landowners and/or organizations may join with Lyon as co-applicants.

In addition to the project manager, the City shall immediately retain a consultant to prepare the EIR for the SEADIP update. To facilitate an efficient environmental review process, the EIR consultant will immediately begin researching the associated regulatory framework, compiling relevant baseline data, and gathering other information needed to prepare the "Existing Environmental Conditions" portion of the EIR.

Staff should immediately contact Coastal Commission staff to advise them of the plan to update SEADIP and arrange for regular meetings to assure that Commission staff input on the update is received during the course of its preparation.

While the SEADIP update is in process, the City Council's policy should be to not approve any new or pending requests for amendments to SEADIP. This is not a moratorium on building and is not intended to preclude any landowner from seeking to develop its property according to the current provisions of SEADIP.

Recommendation: Respectfully request the City Manager to work with appropriate staff and stakeholders to undertake an accelerated SEADIP development process as outlined and report back to Council within 45 days on the progress of the update process.