

1 [Local Coastal Program Amendment - Wawona Street and 45th Avenue Cultural Center  
2 Special Use District]

3 **Resolution transmitting to the California Coastal Commission for review and**  
4 **certification an amendment to the Implementation Program portion of the certified**  
5 **Local Coastal Program to add the Wawona Street and 45th Avenue Cultural Center**  
6 **Special Use District and to designate the principal permitted use within the City’s**  
7 **Coastal Zone for purposes of appeal to the California Coastal Commission; and**  
8 **affirming the Planning Department’s determination under the California Environmental**  
9 **Quality Act.**

10  
11 WHEREAS, In 1986, the California Coastal Commission (“Coastal Commission”)  
12 certified the City’s Local Coastal Program (“LCP”), which is comprised of the Land Use Plan –  
13 the Western Shoreline Area Plan – and Implementation Program, which includes the portions  
14 of the Planning Code and Zoning Map applicable in the Coastal Zone; and

15 WHEREAS, In 2018, the Coastal Commission certified the City’s update to the Western  
16 Shoreline Area Plan; and

17 WHEREAS, On December 12, 2023, the Board of Supervisors passed the Wawona  
18 Street and 45th Avenue Cultural Center Special Use District (“SUD”) (Ordinance No. 241-23,  
19 on file with the Clerk of the Board in File No. 230505) to facilitate the redevelopment of the  
20 Irish Cultural Center, subject to certification by the California Coastal Commission (“Coastal  
21 Commission”); that Ordinance, which amended the Planning Code, Zoning Map, and Local  
22 Coastal Program (“LCP”), having been signed by the Mayor on December 13, 2023, is now  
23 effective, but is not operative because it has not been certified by the Coastal Commission,  
24 pursuant to Section 5 of Ordinance No. 241-23; and

1           WHEREAS, On May 2, 2024, after receiving public comment, the Planning  
2 Commission adopted Resolution No. 21554 recommending approval of an ordinance  
3 amending the Planning Code to clarify the Wawona Street and 45th Avenue Special Use  
4 District’s height limit and principal permitted use for purposes of the Local Coastal Program,  
5 and to designate the principal permitted use for various zoning districts within the City’s  
6 Coastal Zone for purposes of appeal to the California Coastal Commission (“Ordinance”); in  
7 said resolution, which is on file with the Clerk of the Board of Supervisors in File No. 240228,  
8 the Planning Commission found that the Ordinance is consistent with the Western Shoreline  
9 Area Plan; and

10           WHEREAS, The Ordinance constitutes an amendment to the Implementation Program  
11 of the LCP; accordingly, the LCP Amendment will be subject to review and certification by the  
12 Coastal Commission; and

13           WHEREAS, As described more fully below, the City posted and mailed a Notice of  
14 Availability of the draft LCP Amendment for public review on March 21, 2024, in accordance  
15 with California Code of Regulations Title 14, Section 13515 requirements for public  
16 participation and agency coordination for LCP amendments; and

17           WHEREAS, The City mailed the Notice of Availability to all neighborhood organizations  
18 that requested notice of hearings and applications in the geographic area where the SUD is  
19 located; individuals who have made a specific written request to be notified of hearings and  
20 applications pertaining to the subject lot; occupants of properties within 150 feet of the subject  
21 lot; owners of properties within 300 feet of the subject lot; local governments contiguous with  
22 the area that is the subject of the LCP Amendment; regional, state, and federal agencies that  
23 may have an interest in or may be affected by the proposed LCP Amendment; and the local  
24 library; copies of the Notice of Availability and mailing list are on file with the Clerk of the  
25 Board of Supervisors in File No. 240228; and

1           WHEREAS, On May 17, 2024, the City posted, published, and mailed a notice of  
2 hearing before the Land Use and Transportation Committee of the Board of Supervisors in  
3 accordance with California Code of Regulations Title 14, Section 13515, in addition to  
4 providing newspaper notice; the City posted the notice of hearing on the subject lot and  
5 provided mailed notice as set forth above; copies of the hearing notice, newspaper  
6 publication, and mailing list are on file with the Clerk of the Board of Supervisors in File  
7 No. 240228; and

8           WHEREAS, On June 3, 2024, the Land Use and Transportation Committee received  
9 public comment on the LCP Amendment and Ordinance and forwarded the LCP Amendment  
10 and Ordinance with a favorable recommendation to the full Board of Supervisors; and

11           WHEREAS, On June 4, 2024, the Board of Supervisors passed the LCP Amendment  
12 and Ordinance on first reading, and on June 11, 2024, finally passed the LCP Amendment  
13 and Ordinance on second reading; and

14           WHEREAS, The Planning Department has determined that the actions contemplated in  
15 this Resolution comply with the California Environmental Quality Act (California Public  
16 Resources Code Sections 21000 et seq.); said determination is on file with the Clerk of the  
17 Board of Supervisors in File No. 240228 and is incorporated herein by reference; the Board  
18 affirms this determination; now, therefore, be it

19           RESOLVED, That the Board of Supervisors certifies that the LCP Amendment and  
20 Ordinance are intended to be carried out in a manner fully in conformity with the Coastal Act  
21 (Public Resources Code, Sections 30000 et seq.); and, be it

22           FURTHER RESOLVED, That the Board of Supervisors directs the Director of the  
23 Planning Department to submit the LCP Amendment and Ordinance to the California Coastal  
24 Commission for certification; the submission to the Coastal Commission includes the  
25

1 Ordinance in addition to all the materials on file with the Clerk of the Board in File No. 240228  
2 and referenced herein; and, be it

3 FURTHER RESOLVED, That the Director of the Planning Department shall have the  
4 authority to supplement this submission with additional materials, including but not limited to  
5 supplementary data, a summary of significant comments received and responses to the  
6 comments, in addition to responses to further requests from the Coastal Commission; and  
7 the Planning Department shall transmit any additional materials provided to the Coastal  
8 Commission to the Clerk of the Board for inclusion in File No. 240228.

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25