

1 [Local Coastal Program Amendment - 2700-45th Avenue - Wawona Street and 45th Avenue  
2 Cultural Center 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 for the creation of the Wawona Street and 45th Avenue Cultural**  
6 **Center Special Use District on the parcel located at 2700-45th Avenue; and affirming**  
7 **the Planning Department’s determination under the California Environmental Quality**  
8 **Act.**

9  
10 WHEREAS, In 1986, the California Coastal Commission (“Coastal Commission”)  
11 certified the City’s Local Coastal Program (“LCP”), which is comprised of the Land Use Plan –  
12 the Western Shoreline Area Plan - and Implementation Program, which includes the portions  
13 of the Planning Code and Zoning Map applicable in the Coastal Zone; and

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

16 WHEREAS, On July 27, 2023, after receiving public comment, the Planning  
17 Commission adopted Resolution No. 21377 recommending approval of the Wawona Street  
18 and 45th Avenue Cultural Center Special Use District (“SUD”); in this resolution, which is on  
19 file with the Clerk of the Board of Supervisors in File No. 230505, the Planning Commission  
20 found that the SUD is consistent with the Western Shoreline Area Plan; and

21 WHEREAS, The SUD would amend the Planning Code and Zoning Map to facilitate  
22 the construction of a community center at 2700-45th Avenue, a site located at the edge of the  
23 Coastal Zone; specifically, the SUD would authorize additional permitted uses on the site and  
24 the upper floors of the future community center, in addition to relaxing bulk, floor area ratio,  
25 and rear-yard standards; and

1           WHEREAS, The new and expanded cultural center will provide the general public with  
2 additional educational, cultural, social, entertainment, recreational, and retail opportunities in  
3 the Coastal Zone, including an aquatic center with a kiddie pool, a gym and youth basketball  
4 court, an art gallery, banquet event space, a library, a screening theater, cafes, restaurants, a  
5 pub, and a parking garage; and

6           WHEREAS, The SUD constitutes an amendment to the Implementation Program of the  
7 LCP; accordingly, the LCP Amendment will be subject to review and certification by the  
8 Coastal Commission; and

9           WHEREAS, As described more fully below, the City posted and mailed a Notice of  
10 Availability of the draft LCP Amendment for public review on October 31, 2023, in accordance  
11 with California Code of Regulations, Section 13515, requirements for public participation and  
12 agency coordination for LCP amendments; and

13           WHEREAS, The City mailed the Notice of Availability to all neighborhood organizations  
14 that requested notice of hearings and applications in the geographic area where the SUD is  
15 located; individuals who have made a specific written request to be notified of hearings and  
16 applications pertaining to the subject lot; occupants of properties within 150 feet of the subject  
17 lot; owners of properties within 300 feet of the subject lot; local governments contiguous with  
18 the area that is the subject of the LCP Amendment; regional, state, and federal agencies that  
19 may have an interest in or may be affected by the proposed LCP Amendment; and the local  
20 library; the City also physically posted the Notice of Availability on the subject lot; copies of the  
21 Notice of Availability and mailing list are on file with the Clerk of the Board of Supervisors in  
22 File No. 230505; and

23           WHEREAS, On November 17, 2023, the City posted, published, and mailed a notice of  
24 hearing before the Land Use and Transportation Committee of the Board of Supervisors in  
25 accordance with California Code of Regulations, Section 13515, in addition to providing

1 newspaper notice; the City posted the notice of hearing on the subject lot and provided mailed  
2 notice as set forth above; copies of the hearing notice, newspaper publication, and mailing list  
3 are on file with the Clerk of the Board of Supervisors in File No. 230505; and

4 WHEREAS, On November 27, 2023, the Land Use and Transportation Committee  
5 received public comment on the LCP Amendment and SUD and forwarded the LCP  
6 Amendment and SUD with a favorable recommendation to the full Board of Supervisors; and

7 WHEREAS, On December 5, 2023, the Board of Supervisors passed the LCP  
8 Amendment and SUD on first reading, and on December 12, 2023, finally passed the LCP  
9 Amendment and SUD on second reading; and

10 WHEREAS, The Planning Department has determined that the actions contemplated in  
11 this Resolution comply with the California Environmental Quality Act (California Public  
12 Resources Code, Sections 21000 et seq.); said determination is on file with the Clerk of the  
13 Board of Supervisors in File No. 230505 and is incorporated herein by reference; the Board  
14 affirms this determination; now, therefore, be it

15 RESOLVED, That the Board of Supervisors certifies that the LCP Amendment for the  
16 Wawona Street and 45th Avenue Cultural Center SUD is intended to be carried out in a  
17 manner fully in conformity with the Coastal Act (Public Resources Code, Section 30000 et  
18 seq.); and be it

19 RESOLVED, That the Board of Supervisors directs the Director of the Planning  
20 Department to submit the LCP Amendment for the Wawona Street and 45th Avenue Cultural  
21 Center SUD to the California Coastal Commission for certification; the submission to the  
22 Coastal Commission includes the SUD legislation in addition to all the materials on file with  
23 the Clerk of the Board in File No. 230505 and referenced herein; and, be it

24 FURTHER RESOLVED, That the Director of the Planning Department shall have the  
25 authority to supplement this submission with additional materials, including but not limited to

1 supplementary data, a summary of significant comments received and responses to the  
2 comments, in addition to responses to further requests from the Coastal Commission; and  
3 the Planning Department shall transmit any additional materials provided to the Coastal  
4 Commission to the Clerk of the Board for inclusion in File No. 230505.

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