

STAFF REPORT

TO: HONORABLE MAYOR AND CITY COUNCIL
HONORABLE CHAIR AND PLANNING COMMISSION

FROM: ROBERT PERRAULT, CITY MANAGER
BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT STATUS REPORT ON THE GROVER BEACH LODGE & CONFERENCE CENTER

BACKGROUND

In June 2009, the City entered into an agreement with the State of California Department of Parks and Pacifica Companies. In accordance with the agreement Pacifica Companies is to design, construct, and operate a hotel and conference center located on State Parks owned property located at the end of West Grand Avenue. The purpose of this informational report is to provide the City Council / Planning Commission with a status report, announce the release of the Draft Environmental Impact Report for public review and comment and to review the entitlement process for the project. Please note that this is only an informational report and does not require or permit any action on the part of the Commission or the Council.

DISCUSSION

In December 2006, the City entered into a Joint Powers Agreement with the California Department of Parks creating the Joint Authority (partnership) to facilitate the development of a Hotel and Conference Center on the project site. As noted, the Joint Authority (JA) entered into an agreement in 2009 with Pacifica Companies to design, construct and operate the Hotel and Conference Center. Representatives of the Joint Authority have been meeting and working with Pacifica Companies to facilitate the development of this project. The purpose of this report is to provide the Council and Planning Commission with an update on the progress of the entitlement process for the project, encourage the public to review and provide written comments on the Draft Environmental Impact Report and to review the processing schedule for the remainder of the project.

Schematic Design Phase

Recently, Pacifica Companies completed the Schematic Design Package for the project. The Schematic Design Phase contains a schematic site plan, building elevations and program description. This information was used in the development of the Draft Environmental Impact Report and will provide information to complete the project's planning application. The proposed project is expected to be comprised of 150 rooms in three buildings on the approximately 13.4 acre site. The main building will also feature approximately 9,000 square feet of meeting / public

APPROVED FOR FORWARDING



ROBERT PERRAULT
CITY MANAGER

Please Review for the Possibility of a Potential Conflict of Interest:

- None Identified by Staff Bright
 Shoals Molnar
 Nicolls Peterson

Meeting Date: December 14, 2010

Agenda Item No. 1

space, restaurant and pool. The project will also be LEED (Leadership in Energy and Environmental Design) Silver certified incorporating green building design, construction, operating and maintenance solutions. As part of the project, improvements will be made to the existing State Park facilities including enhancements to the public plaza area, reconfiguring the public parking, and relocating the public restroom, practice green and events tent. The existing equestrian staging area and sewer dump station are proposed to be relocated.

Draft Environmental Impact Report and Public Comment Period

The Draft Environmental Impact Report (DEIR) has been completed and is in the process of being released for public comment. The DEIR has been completed by the City's consultant, SWCA Environmental Consultants located in San Luis Obispo. The DEIR reviews the environmental setting, identifies environmental impacts, recommends mitigation measures to reduce potential impacts and analyzes possible project alternatives. The DEIR will be available for review on the City's website and copies will be made available for review at City Hall and the local libraries. Interested members of the community are encouraged to review the document and submit written comments on the document during the 45-day review period. Comments should be submitted to the City's Community Development Department.

Entitlement Processing

Once the comment period on the DEIR is complete, the comments will be reviewed and responded to by the environmental consultant. The comments and responses will be incorporated into the Final Environmental Impact Report (FEIR). The FEIR will then be submitted along with the project application to the Planning Commission and subsequently the City Council for separate public hearings and deliberation. The Planning Commission will most likely conduct a public hearing to consider recommending the certification of the FEIR and approval of the project in late March. The Council will then consider the Planning Commission's recommendations on the FEIR and project. Staff anticipates the public hearing at the Council will take place in late April or early May of next year.

The proposed project will require the following entitlements:

- Zoning Ordinance Amendment
- Local Coastal Plan Amendment
- Coastal Development Permit
- Use Permit
- Site and Architectural Approval

The approval of the Coastal Development Permit by the City will be dependent on the Coastal Commission's approval of the proposed Local Coastal Plan (LCP) Amendment. The LCP Amendment is needed to incorporate various components of the project. The application for the LCP Amendment will be forwarded to the Coastal Commission along with a project description at the conclusion of the local entitlement phase. It is expected that the Coastal Commission's review process will take a minimum of six months. It is possible the Coastal Commission's review could take significantly longer to complete. Once the Coastal Commission has approved the LCP Amendment, the City will then be in a position to issue the Coastal Development Permit and the project will be fully entitled.

Informational Item

As previously noted, this is an informational item for the Planning Commission and City Council. Neither the project nor the DEIR is before the Commission or the Council for discussion, deliberation or consideration. No action or recommendation other than to receive and file this report is permitted at this time. Allison Rolfe, Project Manager for Pacifica Companies, will provide the Council / Commission with a brief overview of the project. Discussion amongst Council Members and Commissioners should be limited to processing, entitlements and schedule.

RECOMMENDED ACTION

It is recommended that the **City Council** receive and file the report.

It is recommended the **Planning Commission** receive and file the report.

FISCAL IMPACT

There is no fiscal impact associated with this item.

PUBLIC NOTIFICATION

This item was posted in accordance with the Brown Act.

ATTACHMENTS

1. PowerPoint Presentation submitted by Pacifica Companies