

Coastal Commission Comments/Edits Received on Public Draft with Response and Page Number Location for Hearing Draft of Plan Morro Bay

	<i>Page in Public Draft of Location</i>	<i>Page in Hearing Draft of PMB</i>	<i>Comment</i>	<i>Edits Made?</i>	
REORGANIZED ALL OF THE ELEMENTS PER THE AGREED UPON RE-ORGANIZATION WITH COASTAL, OTHERWISE IGNORE OTHER EDITS CCC MADE TO ROCK ICON					
MAKE ALL THE APPROVED/AGREED UPON DIRECT EDITS TO THE FILES USING THE VERSIONS COASTAL EDITED THAT ARE NOT SPECIFICALLY LISTED IN THIS MATRIX					
1	Introduction	1-6	1-6	Coastal Commission staff edited text describing jurisdiction in tidelands trust area - to be retained by Coastal Commission for now	None
2	Introduction	1-7	1-7	LCP Land Use Plan heading: Clearly explain what is and isn't included in the LCP on this page/in this section	Revise to clarify text
3	Introduction	1-19	1-18	Description of Implementation section was deleted by Coastal. Discussed with Coastal and will keep but will edit.	Edit based on the new approach to organization
4	Land Use	3-15	3-15	Table LU-1: Land Use Designations - Coastal staff added more restrictive language regarded the Mixed-Use Residential Overlay as it applies to Neighborhood Commercial. Discussed with Coastal and the change will not be made.	None
5	Land Use	3-20	3-22	CCC staff edited language to not specifically refer to Dynegy and WWTP sites for future residential development.	Decreased referring to residential at existing WWTP site. Changed also to say that all of the numbers will be met in these areas – not quite as much focus on Dynegy area
6	Land Use	3-22	3-24	Policy LU-1.8: deleted by CCC staff	Policy LU-1.8: delete from policies and move to Implementation
7	Land Use	3-22	3-24	Text describing where implementation actions are located after the policies	Revise to explain that implementation actions are also shown in Section 5 in the table in addition to here in the element - global comment and revision in all elements
8	Land Use	3-23	3-26	CCC staff edits to text under Future Sphere of Influence Expansion and Infill Opportunities subheading	Worked with CCC to revise to group's satisfaction
9	Land Use	3-24	3-27	Policy LU-3.1 - CCC staff deleted part of the policy. Discussed with CCC staff and agreed to keep some of the text but also delete some	Okay to keep the part of the sentence about jobs and housing
10	Land Use	3-24	3-27	Policy LU-3.3 - CCC staff wordsmithed	edit okay
11	Land Use	3-24	3-27	Policy LU-3.5 - CCC staff added text that seems like an additional second policy	Revise to make into two policies
12	Land Use	3-24	3-27	Policy LU-3.6 - CCC staff deleted references to other policies/sections at the end of the policy. Discussed with CCC staff and okay to keep but use the other format in Policy LU-7.4	Reject deletion and use this approach where appropriate on other policies - use format in Policy LU-7.4
13	Land Use	3-25	3-29	Coastal-Dependent Uses subheading - CCC staff deleted text related to energy. Discussed with them. They want energy removed from this subsection. Okay to include policies directly calling for wind energy – as long as it doesn't say coastal dependent.	Will include this type of language but won't label it as a coastal-dependent use. ID where this changes things throughout the document
14	Land Use	3-26	3-29	Commercial Fishing subheading - list of sectors - Fisheries Sector - CCC staff deleted the identifying information. Discussed with CCC staff and decided fine to keep longer version as long as Commercial/Recreational Fishing land use designation area is added before (Measure D zone)	Make revision as described at left
15	Land Use	3-29	3-31	Figure LU-5: Coastal Dependent Uses - remove locations/items in accordance with direction on energy related uses in comment on page 3-25	Revise figure to remove energy-related uses (two locations)
16	Land Use	3-31	3-33	Policy LU-4.2 was deleted by CCC. It is about the Measure D area. Discussed with CCC staff and decided to keep and reject deletion	No edits needed
17	Land Use	3-32	3-34	Policy LU-4.4 Fishing Community Sustainability Plan was deleted by CCC. Discussed with CCC staff.	Make an Implementation Action, not a policy
18	Land Use	3-33	3-35	Policy LU-5.4 - add everything from the corresponding IA and delete that IA	Revise policy per direction at left

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19	Land Use 3-33	3-36	Policy LU-5.5 - add everything from the corresponding IA and delete that IA. CCC staff edited. Need to revise back to part of the way it was in the draft to include policy for the continued use/nonconforming like was in the draft. Make sure it is updated to address where things are at with WRF – confirm with City	Revise policy per direction at left and keep visitor-serving use reference.
20	Land Use 3-36	3-39	CCC staff comment: Fairness issues for hotel/motel owners: Someone who comes in with a project when the City is at 26% lower-cost won't have to mitigate at all, but the next applicant will come in at 24% and need to do a ton of costly mitigation.	Keep survey every two years in order to anticipate when threshold gets triggered? Some sort of notice to accommodations folks when threshold is getting close. Also changed language to comment to outreach about the thresholds and triggers to the accommodations community and to send out the updated survey info.
21	Land Use 3-36	3-39	Loss of lower-cost rooms without mitigation based on the promise of as-yet undeveloped programs.	See above.
22	Land Use 3-37	3-41	CCC staff wondered if conducting a full survey every two years would be feasible. Revised to be every 5 years or when an application comes forward.	No further edits needed. Per discussion with City staff we kept the survey timeframe as every two years. It is in IA LU-12 in the LUE.
23	Land Use 3-38	3-41	CCC staff had concerns about Policy LU-6.12 because it would use money collected through lower-cost accommodation in-lieu fees for affordable housing. "May be issues with using lower-cost mitigation fees for anything other than the development of actual lower-cost rooms."	Delete policy
24	Land Use Overnight Accommodations section 3-38	3-38	Campgrounds shouldn't be factored into the lower-cost accommodation threshold	They are not but will make revisions to make sure this is more clear in text
25	Overnight Accommodations section 3-38	3-38	Be really careful about STR rates; fees must be included (actual cost of staying in an STR might be significantly higher than the nightly rate suggests due to the fees that hosts are able to tack on).	Text added to indicate these fees were not included.
26	Overnight Accommodations section begins on 3-36	3-36	Policies that compel the City to institute a plan or a program aren't great because if the City doesn't do that (e.g., because they don't have the budget), there is an explicit intent but no mechanism for requiring applicants to act in accordance with that intent. So, we would want to see some of those "the City shall plan..." or "the City shall explore..." policies beefed up.	Reviewed and addressed this comment as possible throughout this section
27	Land Use 3-38	3-43	Lateral Public Access subheading - CCC staff edited - added a larger geography re: lateral access. Discussed with CCC staff - intent of CCC was to note the Cayucos connection. Okay if we want to reword but still note that somehow	Will revise per discussion with CCC staff in keeping with their edits
28	Land Use 3-39	3-44	Policy LU-7.1 - CCC staff edited. Agreed on edits but needs a bit more wordsmithing.	Made more readable
29	Land Use 3-39	3-47	Policy LU-7.2 - CCC staff added to it. Keep here in this element in the policies but if our detail in our IAs in Section 5 are as good as this added language we could use that instead but still would need to go in LCP (policies)	Reviewed IA and finalized language. Remove IA from that section
30	Land Use 3-40	3-47	Policy LU-7.4 - CCC staff edited	Checked and no conflict with PC or GPAC.
31	Land Use 3-40	3-48	Policies LU-7.5 and 7.6 - CCC staff edited and deleted part of these policies. Discussed with CCC and fine to reject their comments and keep both of these policies as drafted in the public draft	Reject CCC staff changes

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32	Land Use	n/a	3-48	CCC staff added new policy LU-7.7 Public Access Management Plan which was re-located from the Community Design Element. Okay to keep here.	No edits needed
33	Land Use	n/a	3-71	CCC staff added new policy LU-7.8 Free Public Access. Will add a similar policy but it will include the direction received from the Planning Commission.	Include revised new policy based on Planning Commission direction. Don't need to include the policy CCC staff drafted. Also, include a cross reference to Policy OS-1.13 (or new number equivalent) at the end of this policy. Refer to IA CD-8 in the Community Design Element.
34	Land Use	3-40	3-63	Downtown and Waterfront Areas subheading - CCC staff changed sentence "...allow for housing in these areas" to allow for housing in the downtown area". Not the intention of the plan and there will be some housing allowed in the waterfront area. Discussed with CCC staff. Mostly want to deal with this in zoning code but CCC okay with what is proposed in terms of residential on the waterfront on the LU map and okay to reject this changes	make CCC change
35	Land Use	3-40	3-51	Downtown and Waterfront Areas subheading - description of DWSP. Discussed with CCC staff.	Make it really clear that the DWSP is in the LCP in this paragraph
36	Land Use	3-41	3-52	Neighborhood and Community Characteristics subheading - same issue as earlier edit on page 3-40. Make same edits as we make in response to that edit/discussion.	make CCC change
37	Land Use	3-41	3-51	Multimodal Access subheading - CCC staff added text	Okay with added text
38	Land Use	3-42	3-53	Policy LU-8.4 - CCC staff edited to make more wordy. Discussed with CCC staff.	Keep version from public draft
39	Land Use	n/a	3-53	Below the policies in the draft in the Downtown and Waterfront section - under Goal LU-8, CCC staff added a new subsection called The Embarcadero. Discussed with CCC staff. They want a comparison made with Implementation Actions. "Start with our IAs and then review what they've included here and if there are things here that we didn't already have in the IAs or policies then include it either as a requirements or to "consider including" – a "menu of public enhancements". Parking will definitely need to be included. So we'll need to look at more than just the lateral access IAs to go through this exercise. There are also other more specific notes from the discussion with CCC staff on the newly added policies in this subsection. Refer to those when finishing drafting of these policies.	Assessed this section and all other section of policies in the Land Use Element (and other elements) that this section added by CCC staff addresses then moved things out of those other sections into this new Embarcadero section.
40	Community Design	3-49	3-63	CCC staff deleted a sentence describing potential land use types in the Cloisters character area (near existing WWTP) . Discussed with CCC staff and looks like we decided to accept this deletion	Reject CCC deletion
41	Community Design	3-50	3-62	CCC staff deleted the end of sentence about the Dynegy site in the North Embarcadero character area. Discussed with CCC staff and they felt the end of the sentence wasn't necessary. Looks like we decided to accept this deletion	No edits needed
42	Community Design	3-52	3-64	CCC staff added language at the end of the Embarcadero community character area description. Discussed with CCC staff and they said: Relates to edits they made in the Land Use Element regarding the Embarcadero area. CCC not wedded to this language they included here. Update as the City sees fit	Revise the language CCC included
43	Community Design	3-54	3-66	CCC staff edited text in the Agriculture East of Highway 1 character area. The edits didn't make sense in terms of what is allowed on the Tri-W site (inside city limits, not proposed WRF site). Discussed with CCC staff and one idea was to make additional edits to address the commercial area of Tri-W (the "lungs") to allow for the uses there. Noted that CCC staff wants to think about this more and get back to us	Reject CCC deletions

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44	Community Design	3-55	3-67	CCC staff deleted the section describing Specific and Area Plans. Discussed with CCC staff and are okay with their deletion.	No edits needed
45	Community Design	3-56	3-69	CCC staff edited Policy CD-1.4. City disagreed with edit. Discussed with CCC staff and fine to reject their edit.	No edits needed
46	Community Design	3-57	3-69	CCC staff edited Policy CD-1.7 and added new Policy CD-1.8. Discussed with CCC staff and it's fine to combine these two.	Revise to combine Policies CD-1.7 and CD-1.8. And merged with Policy CD-1.9
47	Community Design	3-57	3-48	CCC staff moved Policy CD-1.11 to the Land Use Element. Fine with that move.	No edits needed. Refer to Policy LU-7.7
48	Circulation	3-88	3-106	CCC staff had comments in several places in the document about the master plans called for at Dynegy and existing WWTP sites. They revised the text on this page related to this. Discussed with CCC staff and will update the IA references in this paragraph to reference the policies that the IAs will be included in in the next draft.	Will make revisions to this paragraph
49	Circulation	3-89	3-107	CCC staff added to Policy CIR-1.8. Determined that the added text was from an IA in Section 5. Per the re-organization that will bring IAs into the elements this text will stay an IA and won't be included in the policy.	Reject CCC edit
50	Circulation	3-89	3-108	CCC staff added a Policy CIR-1.13. Determined it is an IA from Section 5. Per the re-organization that will bring IAs into the elements this will remain an IA and won't be included in the policy.	Reject CCC inclusion of Policy CIR-1.13. Refer to IA CIR-4.
51	Circulation	3-89	3-53	CCC staff added a Policy CIR-1.14. Determined it is an IA from Section 5. CCC staff wants wayfinding for the Embarcadero included in the LCP (in the policies). It doesn't have to be in the Circulation Element though.	Wayfinding included in Embarcadero policy section
52	Circulation	3-90	3-109	CCC staff added to Policy CIR-2.2. Determined that the added text was from an IA in Section 5. Per the re-organization that will bring IAs into the elements this text will stay an IA and won't be included in the policy.	Reject CCC edit
53	Circulation	3-90	3-109	CCC staff made edits to Policy CIR-2.6. City staff didn't like the addition of language calling for making street ends on the Embarcadero into public parks. Discussed with CCC staff - okay to reject that added text.	Delete the part of the last sentence that CCC added: "...and making them into public parks"
54	Circulation	3-90	3-109	Add appropriate cross-referencing to policies in other elements/sections to policies under Goal CIR-2	PlaceWorks suggested cross-references
55	Circulation	3-93	3-114	CCC staff edited Policy CIR-3.2. Discussed with CCC staff. Agreed not necessary to say "below state mandated levels". Could say "to meet state-mandated levels"	Yes, edit this way. Also edit CR 3-2 to include adopting a VMT standard.
56	Circulation	3-93	3-114	CCC staff added Policy CIR-3.4. Determined it is an IA from Section 5. Discussed with CCC staff. Okay to keep in IAs or to delete altogether.	Leave in Implementation
57	Circulation	3-97	3-118	CCC staff edited Policy CIR-4.1. City finds the re-write confusing. Will re-write for clarity and to be in line with earlier CCC comments regarding parking on the Land Use Element.	PlaceWorks will re-write
58	Circulation	3-97	3-118	CCC staff edited Policy CIR-4.2. Discussed the revised last sentence about what the funds can be used for with CCC staff. Revised during calls with CCC staff. Revised version agreed on and those edits will be made.	No further edits needed
59	Circulation	3-97	3-119	CCC staff edited Policy CIR-4.3. Discussed the revisions with CCC staff. Need to discuss with City. Didn't catch what was decided on to do with this policy	edited further to work for the City
60	Circulation	3-97	3-119	CCC staff added Policy CIR-4.7. Discussed with CCC staff. Hard one for the City. Not sure if this one was resolved	edited further to work for the City. Refer to Policy LU-8.6.
61	Conservation	4-7	4-7	CCC staff deleted the last sentence before Table C-1. City staff didn't understand reason for deletion. Discussed with CCC staff.	Accept CCC deletion

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62	Conservation	4-9	4-9	Figure C-1: change from Citywide Habitats to Habitats. Make this change throughout the Conservation Element	Will make global change
63	Conservation	4-10	4-10	CCC staff edited text to delete references to the Coastal Act. Discussed with CCC staff because City and community would like references kept. Agreed on revised language.	No further edits needed
64	Conservation	4-10	4-11	CCC staff edited the Other Sensitive Natural Communities subheading. Discussed with CCC staff. Okay to reject their edit.	No further edits needed
65	Conservation	4-10	4-11	Under Other Sensitive Natural Communities CCC staff added "faces" to the end of Coastal Bluff. City didn't understand intent. Discussed with CCC staff. Amy clarified that the landward bluffs along the Embarcadero and south Embarcadero are not in this ESHA type on Figure C-2. Sarah responded that the map is good but the map is for illustrative purposes but the text needs to be the "final word" and clearly define what is ESHA – and what is a coastal bluff. CCC staff also said City can decide where coastal bluff faces are that are ESHA and those that are not.	Revisions made in glossary re: bluffs. No edits needed on this page.
66	Conservation	4-13	4-19	Overarching feedback from CCC staff regarding the edits/additions they made to ESHA policies under Goal C-1: They want to see pretty standardized ESHA policies and IA in almost all communities. If City wants to use the IA language they will be asking whether it has the same level of protection as what they put in	Noted
67	Conservation	4-13	4-19	CCC staff significantly edited and combined Policies C-1.1 and C-1.2. Worked out some of the revisions with CCC on the phone. Few other things to discuss with City staff.	edited working with CCC and City
68	Conservation	4-13	4-19	CCC staff edited Policy C-1.3 and renumbered it to C-1.2. Discussed with CCC staff. Few things that still need to be discussed with City.	edited working with CCC and City
69	Conservation	4-13	4-20	CCC staff edited Policy C-1.4 and renumbered it to C-1.3. Discussed with CCC staff. Okay to accept CCC revised version?	edited working with CCC and City
70	Conservation	n/a	4-20	CCC staff added new Policy C-1.4: Dune ESHA. Discussed with CCC staff. Need to discuss finalizing edits with City	edited working with CCC and City
71	Conservation	4-13	4-21	CCC staff revised Policy C-1.5 - brought up some language from IA C-1 in Section 5.	Accept CCC version; Delete Implementation Action C-1
72	Conservation	4-13	4-22	CCC staff deleted Policy C-1.6. Discussed with CCC staff - they don't want structures in ESHA. City noted that that policy is in their existing LCP. CCC staff noted there was some redundancy in C-1.6 with some of the other revisions to policies under this goal. CCC staff - okay to keep property delineation fences but could the policy say: "minimum amount of fencing required for security and habitat protection purposes"?	PlaceWorks to revise policy to remove redundancy. CCC proposed fence language okay.
73	Conservation	4-14	4-22	CCC staff deleted Policy C-1.7. Discussed with CCC staff - okay to keep but they don't want to discourage some passive recreational use in ESHA. Worked out revised language	No further edits needed
74	Conservation	4-14	4-22	CCC staff revised Policy C-1.8. Discussed with CCC staff. Okay with their revisions.	No further edits needed
75	Conservation	n/a	4-23	CCC staff added new Policy C-1.14: Natural Resource Protection. Fine to add.	No further edits needed
76	Conservation	4-14	4-23	CCC staff revised Policy C-1.14 (now renumbered to C-1.15 due to added policy above). Discussed with CCC staff and decided what we have in this policy and IA are okay for now. Bring IA up to policy level. If Sarah at CCC has further thoughts she'll let us know.	Bring eelgrass IA into the policy
77	Conservation	4-14	4-23	CCC staff deleted Policy C-1.15. Discussed with CCC. They said earlier edits to policies addressed this policy. Okay with deletion.	No further edits needed
78	Conservation	4-15	4-23	CCC staff edited Policy C-1.16. Discussed with CCC and agreed on some further revisions that everyone was okay with.	No further edits needed

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79	Conservation	4-29	4-45	CCC staff deleted OneWater Morro Bay plan. Discussed with CCC staff and will reject deletion and add an explanatory sentence to the section that OneWater is not part of the LCP.	Will make edit
80	Conservation	4-30	4-46	CCC staff edited Policy C-4.4 (now numbered as C-7.4). City noted it is important that this policy be consistent with Measure F. Discussed with CCC staff. They don't want coastal act priority uses to be deleted. Discussed some more and all agreed that it is okay to say residential AH is prioritized and that also Coastal Dependent Uses are prioritized. Okay to keep cross-reference to HE program	Will make edits
81	Conservation	4-30	4-46	CCC staff deleted some text from Policy C-4.5 (7.5). Discussed with CCC staff and okay to Keep Policy C-4.5 (7.5) as is in the draft	No further edits needed
82	Conservation	4-30	4-47	CCC staff edited Policy C-4.6 (7.6). Discussed with CCC staff decided to keep all new language through the words water supplies	Remove words "LCP" from CCC edited text
83	Conservation	4-31	4-47	CCC staff edited Policy C-4.14 (7.14). Discussed with CCC staff and agreed on revisions	No further edits needed
84	Conservation	4-33	4-49	CCC deleted Policy C-4.18 (7.18). Discussed with CCC staff and rejecting deletion, keeping.	No further edits needed
85	Conservation	4-33	4-50	CCC staff moved Policy OS-4.6 from the Open Space Element under Goal C-4 in the Conservation Element as Policy C-4.21 (7.21). Discussed with CCC. Okay to keep in Conservation Element.	No further edits needed. Goal renumbered and is now numbered as Goal C-7.
86	Conservation	n/a	4-50	CCC staff added a new policy under Goal C-4 Called Maintenance of Biological Productivity (Policy C-4.22) (re-numbered as C-7.22).	keep added policy. Renumbered as Policy C-7.22 under Goal C-7
87	Conservation	n/a	4-50	CCC staff moved Policy C-9.1 from under Goal 9 in the Conservation Element as Policy C-4.23. Discussed with CCC. They said okay to have this policy wherever makes sense to the City. Doesn't need to be here under Goal C-4 (Goal C-7)	Moved to the Water Resources and Conservation section under Goal 7.
88	Conservation	n/a	4-46	CCC staff moved Policy C-9.2 from under Goal 9 in the Conservation Element as Policy C-4.24. Discussed with CCC. They said okay to have this policy wherever makes sense to the City. Doesn't need to be here under Goal C-4 (Goal C-7)	Keeping in Coastal Resources
89	Conservation	4-34	4-35	CCC staff made edits under the Energy Conservation subheading. City staff felt the edits misrepresented the City process. Discussed with CCC staff. Okay to keep as is in draft.	No edits needed
90	Conservation	n/a	4-37	CCC staff added a new policy under Goal C-5 Called New Development (Policy C-5.3). It was an Implementation Action from Section 5.	No further edits needed. This is Implementation Action C-21.
91	Conservation	4-36	4-52	CCC staff deleted a sentence under the Solid Waste subheading. Discussed with CCC staff and determined it is okay to keep that sentence	No edits needed
92	Conservation	4-37	4-53	CCC staff added text to Policy C-7.3. It is from an Implementation Action in Section 5.	Keep as Implementation Action C-28.
93	Conservation	4-37	4-55	Overarching feedback from CCC staff regarding the edits/additions they made to the Visual Resources and Viewsheds subsection: terms weren't well enough defined and it wasn't clear what constituted a protected view and what standards applied to those. Amy doesn't disagree. Some development might have to meet a higher standard (because it is of higher value visually)	Review whole section and address these overarching comments
94	Conservation	4-41	4-60	CCC staff added a new policy C-8.1 before draft Policy C-8.1. City staff is concerned with the requirement to make findings on "all City actions and decisions". Discussed with CCC staff and decided that no findings need to be required for an admin permit except that the project is consistent with the LUP. Will revise the policy accordingly	Revised based on decisions made during discussion with CCC staff. Renumbered as Policy C-9.1.
95	Conservation	4-41	4-60	CCC staff edited Policy C-8.1 and made it much longer. Discussed with CCC staff as some of the revisions seem quite wordy. CCC staff said they definitely want their removal of identify and protect maintained but otherwise are open to edits to make it less broad and/or less wordy	Edited further based on feedback from CCC staff. Renumbered as Policy C-9.2.

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96	Conservation 4-41	4-60	CCC staff edited Policy C-8.2. Discussed with CCC staff. Okay to keep all the edits. Make sure they don't overlap with an Implementation Action or other policies in this section.	Removed Implementation Action C-28 due to redundancy with language added by CCC
97	Conservation 4-41	4-60	CCC staff edited Policy C-8.3. Discussed with CCC staff. CCC staff line edits get at the overarching comment at the beginning of this section. Everything wholesale deleted further down - up to us whether we want to keep. Kevin thought we could get at it in a more simple way.	Reject CCC deletion
98	Conservation 4-42	4-60	CCC staff edited Policy C-8.4. Discussed and generally okay with edits but needs wordsmithing.	Make edits to clean up language
99	Conservation 4-42	4-61	CCC staff edited Policy C-8.5. Okay with edits. Confirm whether anything added was an Implementation Action from Section 5. If so, delete in Implementation Actions.	No further edits needed
100	Conservation 4-42	4-61	CCC staff deleted Policy C-8.6. City staff would like to keep. Fine with CCC staff to keep.	No further edits needed
101	Conservation 4-42	4-61	CCC staff deleted Policy C-8.8. City staff would like to keep. Fine with CCC staff to keep if it isn't already covered by new text added elsewhere by CCC staff. If it is covered then delete this policy.	Deleted - redundant
102	Conservation 4-42	4-61	CCC staff revised Policy C-8.9 into two policies. Discussed with CCC staff. Keeping both policies but agreed on some revisions to the text added by CCC staff.	No further edits needed
103	Conservation n/a	4-61	CCC staff added new Policy C-8.12 Wireless Telecommunications Facilities. Okay to keep.	No further edits needed
104	Conservation 4-43	4-13	CCC staff deleted the Coastal Resources Section and Goal C-9 and its policies. Some of the policies were moved elsewhere. Response from CCC staff during discussion with them about why they made these edits/moves: "Not sure if everything that should be retained was retained. Maybe another name besides Coastal Resources (that has a broader connotation for CCC). Maybe move to where ESHA is? Try to make preparatory text more concise" Discussed more and okay to change name of section - maybe to Biological Communities. PW to propose a couple options. Note says: We will keep this City - may need to discuss with City - don't remember what that means.	PlaceWorks removed Coastal Resources section and moved remaining policies to other appropriate locations
105	Conservation 4-47	n/a	Policy C-9.3 may be redundant with ESHA section. Check.	Deleted - redundant
106	Conservation 4-49	4-26	CCC staff edited Policy C-10.3. Discussed with CCC staff and made edits everyone agreed on.	No further edits needed. Renumbered as C-2.3 now.
107	Open Space 4-64	4-78	CCC staff edited language describing the tentative nature of the planning California Coastal Trail. Discussed with CCC staff. CCC staff suggested could say instead that the CCT alignment is still being studied. Understands the City doesn't want to say that the alignment is final.	Revised along these lines
108	Open Space 4-64	4-78	CCC staff added language about spurs and offshoots of the CCT. Okay to keep.	No further edits needed
109	Open Space 4-66	4-80	CCC staff edited Policy OS-1.4. Discussed with CCC staff and edited the policy so it is okay with everyone	No further edits needed
110	Open Space 4-67	4-81	CCC staff added cross-references to policies after this policy. Keep cross-referencing but in agreed upon parentheses format and make sure the cross-reference are correct after the revisions are made to the whole document.	Added

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111	Open Space	4-72	4-88	CCC staff deleted or included part of Policies OS-6-2, 3, 4 and 5 in their new Policy OS-6.2 Coastal Hazards Strategies. Discussed with Coastal. Coastal added things to this one that were in the policies that were deleted. If we don't feel some things were captured then make edits and make a case for them. They were trying to reduce redundancy	Reviewed and edited
112	Open Space	4-73	4-89	CCC staff edited the section Open Space Areas outside the City Limits. Doesn't make sense for the intent of this section. Discussed with CCC staff and they agreed we can reject their revisions.	No further edits needed
113	Open Space	4-73	4-89	CCC staff edited Goal OS-7. Discussed with CCC staff and how this goal and policies apply to areas outside the city limits. CCC staff said they want some of this type of ag protection to apply inside the city limits. Not sure what the resolution was to this discussion.	Crafted a new policy in community design element to address ag in city limits. Used language CCC included in OS to guide the policy crafting.. Refer to Policies CD-1.5 and CD-1.6.
114	Open Space	4-73	4-90	CCC staff edited Policy OS-7.2. Discussed with CCC staff. Same geography issues as previous comment. Not sure what the resolution was to this discussion.	Rejected CCC edits on this policy
115	Open Space	n/a	4-90	CCC staff added Policy OS-7.3 Discussed with CCC staff. Same geography issues as previous comments.	See previous two rows
116	Public Safety	4-76	4-92	CCC staff edited text under Relationship to Other Elements. Discussed with CCC staff. Agreed it's okay to reject the CCC changes.	No edits needed
117	Public Safety	4-76	4-92	CCC deleted a sentence under Relationship to Local Hazard Mitigation Plan. Discussed with CCC. Okay to reject deletion and add text that makes it clear that the LHMP is not part of the LCP.	Will edit to address this comment.
118	Public Safety	4-78	4-94	Under Adaptability CCC staff deleted "the demographic and" from the second sentence.	Okay to accept CCC deletion
119	Public Safety	4-83	4-96	CCC staff removed text box on this page. Discussed with CCC staff. Okay to reject deletion of text box.	No edits needed
120	Public Safety	4-89	4-103	CCC staff edited Policy PS-2.1 to make stricter. Discussed with CCC staff. They gave some options for revising including defining "essential public facilities"	Revised working with CCC and City
121	Public Safety	4-90	4-103	CCC staff edited Policy PS-2.2. Discussed with CCC staff. Several options discussed. At the end of the discussion the City wanted to consider the options more before making a decision	Okay with CCC edits
122	Public Safety	4-90	4-111	CCC staff moved the Tsunami policies under Goal PS-3 Coastal Hazards. Might be rolled into other policies. City staff okay with this move. Need to also move introductory language related to tsunamis.	Moved and assessed what changed about the language
123	Public Safety	n/a	4-105	CCC staff added new Policy PS-2.13 under Goal PS-2. Discussed with CCC staff. Would like it kept at least at a policy level and wants geologic stuff (but seismic specific stuff is less critical). Okay for City to revise so that this is consistent with the building code	No further edits needed
124	Public Safety	4-95	4-110	CCC staff added a lot of text to the paragraph at the top of this page. Discussed with CCC staff and determined it is okay not to keep this added language. Deleting.	No further edits needed
125	Public Safety	4-106	4-124	Goal PS-3 Coastal Hazards - general feedback/overarching feedback from CCC staff about their review: A lot of the new text/revisions came from the CCC model policies. Maybe with some implementation actions from Section 5 filled in. Deleted things/policies that they don't think are critical	Noted
126	Public Safety	n/a	4-124	CCC staff added new Policy PS-3.1 which is definitions. City doesn't really want definitions here - want them in the glossary. CCC staff would like them here AND in glossary then. Noted that these terms already occur in the glossary. PW will review and compare with the definitions CCC provided and talk to the City about whether we include in both places or just keep here. Need to use CCC versions unless we identify any issues that we need to discuss further with CCC	Reviewed and compared

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127	Public Safety	n/a	4-125	New post-revisions Policies PS-3.2 through 3.4 (there may be one or more in between that didn't get renumbered so this is more than 2 policies) - need to figure out whether any of these are moved from elsewhere including Section (or Section 5?) and whether anything is new.	The new Develop Information policy Replaced PS-3.5 and PS-3.8 so deleted those two. New tsunami policy replaced Policy PS-2.4 so deleted that one. Integrated the minimize risk policy into Policy PS-2.2.
128	Public Safety	n/a	3-54	CCC staff added new Policy PS-3.5 Additional Waterfront Standards. Very long policy - lot in there. Discussed with CCC staff. Somewhat problematic - lots of different terms and definitions. Would rather go with IA LU-31. CCC staff said okay. City asked can we add where appropriate? CCC said yes. Scot is concerned about some things like fire suppression equipment need to remain in that area. Kevin said this is a new section for them (these added policies) so if there are things the City wants to tweak that is fine	edited and moved to Embarcadero section in LUE. Also moved some lateral access IAs from LUE up to this policy. Refer also to LU-8.7.
129	Public Safety	n/a	4-125	CCC added heading about where certain policies apply and added new policies PS-3.6, 7 and 8. Discussed with CCC staff. Revised the heading language. No additional revisions needed?	Kept these policies in the Public Safety Element as they apply to more than just the Embarcadero
130	Public Safety	4-107	4-127	CCC edited Policy PS-3.10 including changing the name.	No further edits needed
131	Public Safety	n/a	4-127	CCC made edits and ended up with a revised policy now numbered Policy PS-3.12 Shoreline Protective Device Standards. It contains relocated text including portions of IA PS-12 and IA PS-13	This was actually all of IA PS-12, not IA PS-13, so that has been deleted instead. Renumbered as well. Refer to Policy PS-3.9.
132	Public Safety	4-106	4-127	CCC edited Policy PS-3.4 and moved it down in the section.	Added reference to sea level rise overlay figure in this policy. Refer to Policy PS-3.10.
133	Glossary	6-3	6-3	Overarching comment on Glossary: Generally if something is defined in the Coastal Act CCC is going to want that same definition in our document or mirrored in our document	Noted
134	Glossary	6-3	6-3	CCC staff edited definition of access to public access and edited the definition. Discussed with CCC staff. Will separate into two terms - access and public access.	Revised and separated
135	Glossary	6-3	6-3	CCC staff edited definition of Acres, Gross. Discussed with CCC staff. Important to City to keep Centerline language. CCC staff didn't totally understand. Scot has a couple ideas how to fix this definition so it works for City and CCC.	CCC edits okay
136	Glossary	6-3	6-3	CCC staff edited definition of Acres, Net. Discussed with CCC staff. City doesn't currently remove ESHA from footprint. CCC asked whether this is in the current LCP. Scot said there is a discrepancy between the current LCP and subdivision regs. Kevin noted the definition CCC included is what they usually require in LCPs. City needs to look into this one further.	don't remove ESHA; edited per discussion with the City
137	Glossary	n/a	6-6	CCC staff added Bluff, Coastal. Discussed with CCC staff. Ended up deciding that we will have a definition of Non-Coastal Bluff and one for Coastal Bluff. Lot's of other discussion. Need to review the whole discussion with City staff and decide on next steps.	Edited further per discussion with city
138	Glossary	6-11	6-12	CCC staff added language to the definition of Development. Phrase regarding intensity of use of water was problematic because it sounds like it is talking about water supply but CCC staff explained it is recreational or other use. Didn't make a decision about how to proceed.	Edited to parse it out a bit more that it isn't referring to water supply - "use of water exclusive of consumption"
139	Glossary	6-11	6-13	CCC staff edited definition of Development Capacity. Discussed with CCC staff and agreed on a revised version.	No further edits needed
140	Glossary	6-14	6-15	CCC staff edited definition of Feasible. Discussed with CCC staff. Decided to change the name of the existing term to Feasible, Technically and to keep the CCC staff version of Feasible.	No further edits needed
141	Glossary	n/a	6-16	CCC staff added a definition of fill. It is from the Coastal Act. Discussed with CCC staff. Okay to keep	No further edits needed

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142	Glossary	6-15	6-16	CCC staff edited definition of Flood Plain. Now it is inconsistent with the Flood Plan Management Ordinance. That is defined by FEMA and City has to adopt it as a local ordinance. CCC said they would check.	deleted ocean-related flood
143	Glossary	6-21	6-23	CCC staff edited definition of Local Implementation Plan (LIP) - also changed term to LCP Implementation Plan. City noted that the previous definition was much more useful to a lay person. CCC staff didn't know why this was edited. Said they'd check.	No further edits made
144	Glossary	6-26	6-24	CCC staff deleted term Ordinary High Water Mark. Discussed with CCC staff. They don't use the term. They use mean high tide line. Checked and that is also the term used in the draft zoning. Keep this deletion and add definition of Mean High Tide Line?	Delete OHWM and add Mean High Tide Line
145	Glossary	6-28	6-29	CCC staff edited definition of Prime Agricultural Land. Discussed with CCC staff and okay with their edits	No further edits needed
146	Glossary	R section	6-31	Didn't finish going over/agreeing on CCC review of the Glossary from R terms to end	Addressed further comments from CCC