



CITY OF PACIFIC GROVE
300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO: Planning Commission
FROM: Anastazia Aziz, AICP, Senior Planner
Mark Brodeur, Director of Community and Economic Development
MEETING DATE: August 25, 2016
SUBJECT: Local Coastal Program - Land Use Plan proposed amendments
CEQA STATUS Statutory Exemption, CEQA Guidelines Section 15265

RECOMMENDATION

1. As directed by the Planning Commission, include proposed narrative changes limited to description of the tide pools in Section 2.2.1 Background of the Land Use Plan. Exclude all other proposed.
2. Consider an increase of Floor Area Ratio (FAR) and/or height for the American Tin Cannery based on design elements.
3. Bring forward the final Land Use Plan and Implementation Plan for Planning Commission recommendation to City Council on September 22, 2016.

BACKGROUND

The Local Coastal Program Update was initiated in April 2014 when the California Coastal Commission awarded a grant of \$130,000 to assist the City in achieving Local Coastal Program certification. To date, staff and consultants EMC Planning Group have held various public workshops, meetings, work sessions with the Planning Commission, and joint sessions with City Council.

The Planning Commission discussed Land Use Plan proposed amendments at the June 16 and July 7, 2016 Planning Commission meetings and discussed the Implementation Plan on July 7, 2016 and July 28, 2016. Due to extended discussions and public meetings, the budget with the City’s consultant EMC Planning Group is exhausted and staff will incorporate any changes and revisions to the Land Use Plan and Implementation Plan.

DISCUSSION

Proposed Amendments to Land Use Plan

Planning Commission revisions to the Land Use Plan were discussed at the June 1, June 2, June 16, July 7, and July 28, 2016 meetings and are summarized in Attachment 1.

Commissioner Murphy worked in collaboration with Commissioner Aeschliman and City residents John Pearse, Vicki Pearse, Lisa Ciani, and Toni Ciani to amend the Land Use Plan’s Marine Resources section and various other sections of the document. The amendments were prepared for Planning Commission consideration on [July 28, 2016](#), but the material was continued to August 25, 2016. Commissioner Murphy further submitted an additional change presented on the attached errata sheet and referenced as Attachment 2. Staff recommends the Planning Commission include only the narrative

changes pertaining to the original scope directed by the Planning Commission which was limited to Water Quality and Marine Resources, Section 2.2.1 Background. The other proposed changes to the Land Use Plan require extensive unbudgeted fact checking by staff and consultants, and change the intent and tone of both background information and Land Use Plan policies. Furthermore, both narrative and policies of the Land Use Plan have been thoroughly discussed, reviewed, and agreed upon by the Planning Commission, City staff, Coastal Commission, and general public at previous meetings. Further extensive changes as proposed will necessitate additional scrutiny, review and delay.

Implementation Plan

City staff is working on revising the Implementation Plan based on Coastal Commission staff comments received on June 1, 2016 and subsequent Planning Commission comments at the July 7 and July 28, 2016 meetings. One exception is the Coastal Commission staff’s suggestion to add all the Land Use Plan policies into the Implementation Plan. City staff felt this would be redundant and greatly increase the bulk of the Implementation Plan. Staff’s understanding is that the Coastal Commission staff wanted to see a direct correlation between the policy and the implementation measures. As an alternative, staff recommends a table that provides a correlation between Land Use Plan policies and Implementation Plan sections, which would address this issue in a clear and straightforward fashion. Per request of the Planning Commission, City staff will provide a revision that displays only the additions to the Implementation Plan.

American Tin Cannery (ATC) Development Standards

The allowable floor area ratio (FAR) for the ATC/Project Bella site is governed by the City’s General Plan. The FAR for the American Tin Cannery site (north parcel) is 2.0 and the parcels fronting on the south side of Sloat Avenue between Dewey Avenue and Eardley Avenue (south parcel) is 2.5.

Earlier this year, Measure X approved re-zoning the American Tin Cannery site and adding a hotel use. Staff proposed to increase the FAR up to 3.0 to better reflect the more urban developed nature of this area of Pacific Grove and also reflect the surrounding built environment along Cannery Row. The Coastal Commission is considering this proposed change.

Upon further consideration and based on public input received, staff suggests requiring certain design amenities in return for increasing the FAR to 3.0. In addition, in order to create more aesthetic appeal, enhance the design, and to avoid a boxy, static, flat structure, an increase in the height limit from the existing 40 feet to 51 feet could be considered. A suggested proposed list of amenities to increase the 3.0 FAR could include some or all of the following:

1. Locate 60% of total on-site parking underground;
2. Provide 50 metered public parking spaces, in addition to required hotel parking;
3. Public bicycle parking facilities for up to 100 bicycles;
4. Restrooms open to the public;
5. Public art at ground floor of hotel;
6. Demonstrate environmental sustainability through a minimum of LEED Silver Certification;
7. Active, publicly accessible uses on the ground floor such as restaurants and retail uses;
8. Enhanced pedestrian amenities on Ocean View Boulevard like street furniture, lighting, bicycle racks and information about places of interest;
9. Enhanced building setbacks when adjacent to existing residences, to reduce appearance of building size;

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- 10. Public access to upper floor restaurants and lounges and viewing areas;
- 11. Repair and reconstruction of sidewalks in the area between Central Avenue and Ocean View Blvd, and Dewey and Eardley with street trees and pedestrian-scale lighting;

To help understand how an increased height and floor area ratio would affect the build out of the site, staff has prepared the following information for consideration.

	Alternative 1 Existing Zoning at 40 ft height max	Alternative 2 Increased FAR on Both Sites to 3.0 Without Height Modification	Alternative 3 Increased FAR & Height at 51 ft
South Parcel Size	64,000 sq. ft.		
Allowable FAR	2.5 FAR = 160,000 sq. ft.	3.0 FAR = 192,000 sq. ft.	3.0 FAR = 192,000 sq. ft.
90% Maximum Lot Coverage	57,600 sq. ft.		
Square Feet per Floor	1 st floor: 57,600 sq. ft. 2 nd floor: 57,600 sq. ft. 3 rd floor: 44,800 sq. ft. Total = 160,000 sq. ft.	1 st floor: 57,600 sq. ft. 2 nd floor: 57,600 sq. ft. 3 rd floor: 57,600 sq. ft. Total = 172,000 sq. ft. <i>*Full FAR of 192,000 sq. ft. not achievable</i>	1 st floor: 57,600 sq. ft. 2 nd floor: 57,600 sq. ft. 3 rd floor: 57,600 sq. ft. 4 th floor: 19,200 sq. ft. Total = 192,000 sq. ft.
North Parcel (ATC) Size	146,984 sq. ft.		
Allowable FAR	2.0 FAR = 293,968 sq. ft.	3.0 FAR = 440,952 sq. ft.	3.0 FAR = 440,952 sq. ft.
75% Maximum Lot Coverage	110,238 sq. ft.		
Square Feet per Floor	1 st floor: 110,238 sq. ft. 2 nd floor: 110,238 sq. ft. 3 rd floor: 73492sq. ft. Total = 293,968 sq. ft.	1 st floor: 110,238 sq. ft. 2 nd floor: 110,238 sq. ft. 3 rd floor: 110,238 sq. ft. Total = 330,714 sq. ft. <i>*Full FAR of 440,952 sq. ft. not achievable</i>	1 st floor: 110,238 sq. ft. 2 nd floor: 110,238 sq. ft. 3 rd floor: 110,238 sq. ft. 4 th floor: 110,238 sq. ft. Total = 440,952 sq. ft.

Under the current provisions of our Zoning Code, the maximum hotel build out can be a total of 453,968 (160,000 + 293,968 = 453,968) square feet. If the FAR in the LCP is modified to 3.0, the hotel can achieve a total of 502,714 sq. ft. which is only 10% (48,746 sq. ft.) more than currently permitted in the Zoning Code. This smaller than expected increase is due to the 40 feet height limit, and the 75% maximum lot coverage on the north parcel does not permit full build out of the 3.0 FAR. All of this analysis is to say that ***the maximum FAR permitted on the ATC site is effectively a 2.4 FAR.*** If the Planning Commission wants to recommend a 3.0 FAR (632,952 sq. ft.) on the ATC site, the maximum building height must be increased to a minimum of 51 feet.

Next Steps

Any additional changes discussed tonight will be reflected in the revised Land Use Plan and Implementation Plan documents. Given that there is no budget remaining with consultants EMC Planning Group, the changes will be made by staff. Staff will make every effort to bring forward both a revised Land Use Plan and Implementation Plan for final Planning Commission recommendation on September 22, 2016.

RESPECTFULLY SUBMITTED:

REVIEWED BY:

Anastazia Aziz



Anastazia Aziz, AICP
Senior Planner

Mark Brodeur, Director,
Community and Economic Development Dept.

ATTACHMENTS:

1. Planning Commission Revisions to LUP
2. Marine Resources Erratum and references submitted by Commissioner Murphy.

PLANNING COMMISSION REVISIONS TO LUP (REDLINE VERSION WITH ALL CCC STAFF COMMENTS RELEASED 06/01/16)

Planning Commission revisions made at the Following meetings:
06/01/16, 06/02/16, 06/16/26, 07/07/26, and 07/28/16)

Note: All page numbers reference the Final LUP May 2016 with CCC Staff Comments – Redline Version

General Revisions

Update references to handicap, disabled, and Americans with Disabilities Act compliant facilities with “universal access.”

General Revisions

Update to remove term “new development” in most cases and replace with “development”. The term “development” throughout the Pacific Grove LCP means “new development.”

General Revisions - Policy Numbering and Document Formatting

To avoid confusion in referencing during the review process – final policy numbering and document formatting will occur after approval of errata.

Inside Cover - Edit and Page Addition for Acknowledgements

Remove the “Prepared by:” section on the inside cover page and insert an additional page with acknowledgments (see attachments A and B from 06/16/16 Planning Commission meeting package).

Page I-9, Definition of “Should” and “May” – Change from Mandatory to Recommend

2) “Should” and “may” are mandatory recommended, unless there is a compelling reason to do otherwise; and

Page I-18, Definition of Development

Development: The term “development” is a term defined in the Coastal Act and is synonymous with “new development.” The term is broadly defined to include (among others) proposed construction

of buildings, or divisions of land. Specifically, in compliance with Public Resources Code §30106, “development” means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including subdivision in compliance with the Map Act, and any other division of land, except where the land division is brought about in connection with the purchase of the land by a public agency for public recreational use; change in the intensity of use of water, or of access to water; construction, reconstruction, demolition, or alteration in the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, and kelp harvesting. See also “Redevelopment.”

Page I-10,—Add New Sub Section (1.64) Regarding Volunteer Water Quality Monitoring Efforts to Section 1.6 (Relationship of Citizen Volunteer Groups to This Land Use Plan)

1.6.4 Monitoring Water Quality

Since 1998, the Monterey Bay National Marine Sanctuary’s Citizen Watershed Monitoring Network has been training volunteers to collect water quality samples in the City of Pacific Grove for both dry weather and wet weather events. The Urban Watch Program began in 1998 to present day, and is a dry season monitoring program where citizen volunteers monitor urban runoff flowing from storm drain outfalls using field kits to measure common urban pollutants such as chlorine and detergents. In 2007, the Monterey Regional Stormwater Management Program (MRSWMP), of which Pacific Grove is a member, began funding a regional stormwater monitoring program in which volunteers collect water samples from outfalls during the first major rain of the season. This program is called First Flush. In addition, the City of Pacific Grove has funded the Citizen Watershed Monitoring Network Program to do effectiveness monitoring related to infrastructure improvements, specifically for the dry weather diversion projects and sewer and storm drain repairs. Through these water quality monitoring programs, we have collected valuable water quality data that has informed resource managers, satisfied stormwater permit requirements, and used the programs as an outreach tool to educate and inform the Pacific Grove community on how individual actions affect our environment.

Page I-18, Delete Definition of “Existing Development”

- ~~• Existing development: The term “existing development” refers to legally permitted structures in existence at the time the City of Pacific Grove’s LUP component of its LCP first took effect (i.e. structures built prior to June 7, 1989).~~

Page I-18, Add in Definition of “Historic Structure Demolition”

Historic Structure Demolition: All changes to the exterior of a historic building, including but not limited to moving or removing windows, doorways, walls, or other structural features, if such changes alter more than 25 percent of the surface of all exterior walls facing a public street or streets, and/or if these changes alter more than 50 percent of the total lateral length of exterior walls, including porches and other projections of the building within a 24 month period with the exception of maintenance and repair.

Page I-19, Definition of Major Critical Infrastructure – Add Language to Policy to Protect Current Water Project (This was Brought up to Check for Consistency with HAZ-10 and Applicability of the Policy to Projects such as the City’s Local Water Project)

- Major critical public infrastructure: The primary components of energy facilities and public works facilities (as defined by Coastal Act Sections 30107 and 30114, respectively) (e.g. sewer force mains and lift stations, electrical transmission towers and substations, gas transmission lines, and potable water transmission lines, wells, and pumping infrastructure). Individual connections would not be considered major unless connected to a critical facility, such as a hospital. Non-potable water transmission lines, wells and infrastructure would not be considered critical public infrastructure.

Page I-20, Definition of “Pacific Grove Retreat or Retreat” - Change Dewey Street to Avenue and Add Boundary Clarification

- Pacific Grove Retreat or “Retreat”: The area located between Pacific Street to the west and Dewey ~~Street~~ Avenue at the east, and north of Central Avenue (the boundaries extend to Lighthouse Avenue beyond the designated Coastal Zone.)

Page I-20, Clarification of the Definition of “Public Views”

- [Public Scenic View \(“public views”\)](#): Views as seen from public viewing areas such as highways, roads, beaches, parks, coastal trails and accessways, vista points, and coastal streams and waters used for recreational purposes. [A public scenic view, public scenic viewing area or public scenic viewshed includes those areas identified as scenic areas as mapped on the LCP Land Use Plan maps or as determined during project review. See also “Public scenic viewing area” and “Scenic vista.”](#)
- [Public scenic viewing area \(“public viewing area”\)](#): A location along public highways, roads, beaches, parks, coastal trails and accessways, vista points, and coastal streams and waters where there are scenic views of the beach and ocean, coastline, dunes and other unique natural features or areas. [A public scenic view, public scenic viewing area or public scenic viewshed includes those areas identified as scenic areas as mapped on the LCP Land Use Plan maps or as determined during project review. See also “Public scenic view” and “Scenic vista.”](#)

Page I-20, Add Definition for “Scenic Vista”

- [Scenic Vista: A viewpoint that provides expansive views of a highly valued landscape. See also “Public scenic view” and “Public scenic viewing area.”](#)

Page I-20, Definition of “Redevelopment” – Replace “An existing” with “A non-historic” and Delete Second Paragraph

- Redevelopment: ~~An existing~~ [A non-historic](#) structure shall be considered redeveloped, whereby the entire structure must be made to conform with all applicable LCP policies, when such development consists of:

~~Alteration (including interior and/or exterior remodeling and renovations, demolition or partial demolition, etc.) of 50% or more of the major structural components (including exterior walls, floor and roof structure, and foundation) of such development.~~

Additions and alterations to such development that lead to more than a 50% increase in floor area for the development.

Changes to floor area and individual major structural components are measured cumulatively over time from the date that the LCP’s LUP component first took effect (i.e., June 7, 1989). [For historic structures, refer to the definition of “Historic Structure Demolition” presented earlier in this section.](#)

Page 1-20, Add Definition of “Tidelands”

- [Tidelands: All lands which are located between the lines of mean high tide and mean low tide.](#)

Page 2-2, Section 2.1.1, First Full Paragraph - Text Addition

Although the exposed granite rock mass at the Pacific Grove shoreline is generally erosion-resistant, a combination of [ground squirrel and other rodent, vermin, or animal activities](#); wave and tidal action; and heavy pedestrian use has resulted in localized shoreline erosion. The City has historically sought to remedy this problem through a sea wall construction program and some shoreline armoring. As a result, the natural character of the Bay shoreline within the City has been altered to some extent by shoreline armoring that has been installed between Point Pinos and Point Cabrillo.

Page 2-4, Section 2.1.2, Second paragraph - Text Removal

Coastal Act policies relating to shoreline processes and natural hazards require that shoreline protection structures, such as seawalls, only be permitted where they serve coastal-dependent uses or protect existing structures or beaches in danger from erosion. ~~For purposes of this Land Use Plan, the term “existing” refers to legally permitted structures in existence at the time the City of Pacific Grove’s LUP component of its LCP first took effect (i.e. structures built prior to June 7, 1989).~~ The Coastal Act also requires that shoreline protection structures be designed to eliminate or mitigate adverse impacts on local shoreline sand supply (Public Resources Code §30235). Further, other coastal policies require that any development, such as shoreline protective devices, among other things, be sited and designed to:

Page 2-8, HAZ-2- Language in Policy has Been Derived from a Solution Proposed by Dr. David Revell and Modified by the Planning Commission to Use the 2020 Tidal Epoch as a Base Rather than Dr. Revell’s Proposed Use of the Current Tidal Epoch

HAZ-2. Based on the information gathered over time per Policy HAZ-1, approximately every five years or more often, if necessary, the City shall evaluate whether additional policies and other actions for inclusion in the Local Coastal Program are necessary in order to address the impacts of sea level rise and other coastal hazards, particularly those related to erosion. As applicable, such periodic evaluations may result in Local Coastal Program changes ~~designed to~~ [identifying feasible adaptation strategies. The City’s periodic evaluations shall commence when the mean high water tidal datum referenced to the North American Vertical Datum of 1988 \(NAVD88\) has risen three \(3\) inches on average for an entire year above the ~~current~~ updated tidal epoch \(1983-2001\)-mean high](#)

~~water level of 4.76 feet (in NAVD) at the Monterey Tide Gage (NOAA Station 9413450) adopted by the National Ocean Service (anticipated to be updated and adopted by the National Ocean Service in 2020). (i.e. when mean high water level reaches 4.93 feet NAVD88 for at least one year).—See also Policy HAZ-12 (for specific policy regarding development in hazard areas).~~

- ~~a. Require relocation of existing or planned development, including development already protected by shoreline protective devices, to safer locations and restoring shoreline areas to natural conditions if feasible, including working with entities that plan or operate infrastructure;~~
- ~~b. Modify allowable land uses in hazardous areas, and modify siting and design standards for development, to avoid and minimize risks and better protect coastal resources;~~
- ~~c. Better protect wetlands and Environmentally Sensitive Habitat Area;~~
- ~~d. Update standards for determining erosion rates;~~
- ~~e. Ensure long term protection of the function and connectivity of existing public access and recreation resources; and~~
- ~~f. Require modifications to existing shoreline protective devices to ensure that such devices are meeting current standards and are functioning in a way that has the least impact on coastal resources as possible, including evaluation of possible removal and shoreline restoration~~

NOTE: A-f above are moved to the Implementation Plan as suggested possible adaptation strategies noted in 2016. Other strategies, not listed above, may be appropriate for consideration in future years.

Page 2-9, HAZ-4 – Delete a Portion of the Policy

HAZ-4. The City shall maintain a warning system and procedures for protection of life and property in coastal areas that are subject to storm and tsunami hazard, including informing visitors to the shoreline of the potential danger of large waves, and shall coordinate closely with the Monterey County Office of Emergency Services on the implementation and future amendment of the Monterey County Multi-jurisdictional Hazard Mitigation Plan. ~~Development subject to tsunami hazards shall be required to prepare, as a condition of approval, a tsunami preparedness plan that describes evacuation procedures and other protocols for addressing a potential tsunami event.~~

Page 2-10, HAZ-9– Delete a Portion of the Policy

HAZ-9. Development shall be sited and designed to avoid impacts from coastal hazards, including but not limited to, erosion, episodic and long-term shoreline retreat, flooding,

inundation, storm waves, high seas, tidal scour, and tsunamis, including in relation to sea level rise, over the life of the development. ~~Development shall be prohibited from using or requiring shoreline protective devices (including, but not limited to, seawalls, revetments, breakwaters, groins, bluff retention devices, and piers/caisson foundation systems) at any point during the development's life.~~ As a condition of approval for all development that may be subject to coastal hazards at some point during its lifetime, the Applicant shall record a deed restriction against the properties involved in the application acknowledging that the development site may be subject to coastal hazards, ~~acknowledging that shoreline protective devices are prohibited to protect such development, and waiving any right that may exist to construct such devices, and agreeing to remove threatened development and restore affected areas if necessary in the future subject to the requirement.~~ All such development shall also include, as a condition of approval, ~~the requirement to prepare a removal and restoration plan, all of which shall also be added as conditions of any approval.~~ that ensures that, should the development become threatened by coastal hazards, the development at risk shall be removed and the site restored.

Page 2-11, HAZ-10 – Change “Shall” to “Should”

HAZ-10. Public recreational access facilities (e.g., public parks, trails, and paths), public infrastructure (e.g., public roads, sidewalks, and public utilities), and coastal-dependent development (e.g., certain Hopkins Marine Station development) shall be sited and designed in such a way as to limit potential impacts to coastal resources over their lifetime (see also Policy HAZ-15). In addition, whenever possible, such development shall address existing related facilities and/or infrastructure adjacent to the project area, and shall include modifications to such facilities/infrastructure if feasible in order to better protect coastal resources (e.g., a public recreational trail project needs to evaluate whether modifications to related/nearby stormwater or sewer infrastructure are feasible to better address coastal hazards and better protect coastal resources, and vis versa), all of which shall be required as a condition of approval.

As appropriate, such development may be allowed within shoreline areas only if it meets all of the following criteria:

1. The development ~~shall~~ should be sited and designed to be ~~easily relocatable and/or~~ removable without significant damage to shoreline and/or bluff areas.
2. The development shall only be allowed when it will not cause, expand, or accelerate instability of a bluff.

Regardless, no new major critical public infrastructure ~~shall~~should be allowed within an area potentially subject to coastal hazards, including any mapped hazard area. To the maximum extent feasible, existing major critical public infrastructure shall be relocated outside of areas subject to coastal hazards.

Page 2-12, HAZ-12 – Language in Policy has Been Derived from a Solution Proposed by Dr. David Revell and Modified by the Planning Commission to Use the 2020 Tidal Epoch as a Base Rather than Dr. Revell’s Proposed Use of the Current Tidal Epoch

HAZ-12. Development proposed in potential hazard areas, including those that are mapped as hazardous in Figure 2, shall be evaluated for potential coastal hazards at the site, based on all readily available information and the best available science. If the initial evaluation determines that the proposed development may be subject to coastal hazards over its lifetime, a site specific hazards report prepared by a qualified geologist/engineer is required, ~~a~~the purpose of which is to ensure that such development can be built in a manner consistent with applicable Local Coastal Program coastal hazards policies. Regardless, development proposed in or near potential hazard areas shall conduct a site specific hazards study when the mean ~~sea level high water tidal datum referenced to the North American Vertical Datum of 1988 (NAVD88) is~~has risen two (2) three (3) inches on average for an entire year above ~~2016 the current updated tidal epoch (1983-2001) mean high water level of 4.76 feet (in NAVD) at the Monterey Tide Gage (NOAA Station 9413450) (i.e. when mean sea level high water level reaches xxx 4.93 feet NAVD88 for at least one year)~~adopted by the National Ocean Service (anticipated to be updated and adopted by the National Ocean Service in 2020). (Note it is possible that this could happen when they update the tidal epoch around 2020). See also Policy HAZ-2 for policy regarding the City’s periodic evaluation of Land Use Plan policies related to sea level rise.

Page 2-13, HAZ-13- Remove Text from Policy

HAZ-13. The Pacific Grove shoreline is an irreplaceable resource and its preservation as a natural living shoreline is a matter of great public importance. Therefore, the intent of the Local Coastal Program is to ensure that shoreline protective devices and other shoreline altering development are only utilized ~~in very rare situations, only~~ when they protect Local Coastal Program priority development and uses, and only when all coastal resource impacts are appropriately and proportionately mitigated, including consistent with Policies HAZ-14, HAZ-15, HAZ-16, and HAZ-17.

Page 2-14, HAZ-15 – Modify Text in Policy to Allow the Potential for Two Private Shoreline Residential Units to be Evaluated in the Future for Shoreline Protection

HAZ-15. New shoreline protective device development (including replacement, augmentation, addition and expansion associated with an existing device) shall only be allowed where required to protect public recreational facilities (e.g., public parks trails, and paths), public infrastructure (e.g., public roads, sidewalks, and public utilities), and coastal-dependent development (e.g., certain Hopkins Marine Station development) in critical danger from erosion. Such devices shall only be utilized if no other feasible, less environmentally damaging alternative, including removal or relocation, beach nourishment, non-structural drainage and native landscape improvements, or other similar non-structural options can be used to address erosion hazards. Such non-structural options shall be used and prioritized wherever possible to protect coastal resources, including coastal habitats, public recreational uses, and public access to the coast. Where such non-structural options are not feasible in whole or in part, soft structural alternatives (e.g., sand bags, [artistic stone, etc.](#)) shall be used and prioritized wherever possible before more significant shoreline protective devices (including, but not limited to, seawalls, revetments, breakwaters, groins, bluff retention devices, and piers/caisson foundation systems). Shoreline protective devices shall not be constructed to protect non-coastal-dependent private coastal development [or where other measures can adequately mitigate erosion hazards. However, the two existing coastal shoreline private residential properties within the City may be evaluated in the future as an exception and may be considered for shoreline protection,](#) ~~nor where other measures can adequately mitigate erosion hazards.~~ All construction associated with shoreline protective devices and repair or maintenance or augmentation of existing protection devices shall be designed to eliminate or mitigate adverse impacts to the California Coastal National Monument and its geological, biological, cultural and visual resources.

Page 2-17, Third Paragraph - Text Revisions

Crespi Pond, a small but valuable wetland, is located on Ocean View Boulevard between Point Pinos and the western end of Asilomar Avenue. [It has gone dry during periods of drought.](#) Crespi Pond provides a stopping place for migrating bird species including terns, gulls, many species of ducks, and Canada geese; and hundreds of different birds continue to be sighted. It is a site for ornithological studies, and is of interest to the scientific community. ~~Crespi Pond has gone dry during periods of drought. Management will be necessary to retain the open pond characteristic of Crespi Pond. This may include vegetation control, dredging, and water management.~~

Page 2-19, MAR-2 – Deletion of Policy

~~MAR-2. The City shall assist, where feasible, the appropriate institutions or agencies to undertake long-term ecological studies monitoring the marine resources and water quality of the marine reserves and conservation area, Sanctuary, and Areas of Special Biological Significance.~~

Page 2-20, MAR-4 through MAR-7 - Consolidation of Policies with Edits Renumber MAR-4 to Mar-3 as a Result of Deletion of Mar-2 Above

~~MAR-43. To reduce the potential for degradation or impairment of water quality, including the Pacific Grove Marine Gardens State Marine Conservation Area and Area of Special Biological Significance, the City shall continue to investigate and implement new measures to reduce potential pollutants in storm water and irrigation runoff and require the following:~~

- No diking, filling, dredging, or other uses inconsistent with the terms of the grant of tidal protection from the State of California or Coastal Act Policy 30233 shall be allowed in the City's tidelands.

~~MAR-5. The City shall continue to investigate and implement new measures to reduce potential pollutants in storm water and irrigation runoff.~~

- ~~Development shall, to~~To the maximum extent feasible, development shall include specific measures to help reduce potential pollutants and water quality impairment, including controlling the disposal of chemicals and hazardous materials, controlling the use of pesticides and herbicides, maintaining existing storm water capture programs, applying low impact development designs and requiring on-site retention and/or reuse of runoff. ~~MAR-6. To reduce the potential for degradation of water quality, including the Pacific Grove Marine Gardens State Marine Conservation Area and Area of Special Biological Significance, the City shall require~~ Drainage plans and erosion, sediment and pollution control measures shall be required as conditions of approval of every application for new development that has the potential to impair water quality.

~~MAR-7. The City shall require, for all new d~~

- Development that has the potential for water quality impairment, shall be designed to meet NPDES stormwater runoff requirements. required to submit construction phase storm water pollutant controls, including erosion controls, sediment traps and filtering of off-site storm water flows, capture of site-generated pollutant sources, street sweeping of dirt tracked off-site, litter control, post-construction monitoring,

~~and other best management practices. Construction phase water quality impacts shall be avoided by minimizing the disturbed area, phasing grading activities, implementing soil stabilization and pollution prevention measures, and preventing unnecessary soil compaction.~~

Page 2-21, MAR-11 – Revise Policy Number to Reflect Changes Above and Modify Language to be Consistent with Definitions

~~MAR-117.~~ ~~New development~~ Development shall minimize new impervious surfaces, especially impervious areas directly connected to water and marine resources, and, where feasible, increase the area of pervious surfaces in re-development to reduce runoff.

Page 2-21, MAR-14 - Revise Policy Number to Reflect Changes Above and Modify Language

~~MAR-1410.~~ ~~New d~~Development shall ~~ensure~~ provide that all runoff is appropriately collected, filtered, and treated ~~(as necessary) by Best Management Practices (BMPs)~~ to minimize pollutant loading to the maximum degree feasible.

Page 2-23, First Paragraph - Modify Text

South of Lighthouse Reservation the Asilomar Dunes neighborhood is a scenic area of public importance that has been developed with single-family residential dwellings interspersed amongst open dunes. However, ~~not all the Asilomar Dunes area lots have been developed and the remaining undeveloped lands, including those required to be left~~some areas are undeveloped ~~through prior Coastal Development Permit actions, and this help serve to~~softens the contrast between existing development and the dunes, including the expansive open space located seaward of Sunset Drive.

Public views inland from Sunset Drive toward the dunes and forest-front zone are ~~also a critically valuable scenic resource that must be protected.~~ ~~All development within the Asilomar Dunes neighborhood must be carefully~~ Careful sited-siting and designed of development within the Asilomar Dunes neighborhood will to ensurehelp to provide compliance with the biological resources, scenic and visual resources, and community character and design policies of this Land Use Plan. ~~To accomplish this, development shall be required to blend with the natural dune environment as much as possible, to utilize dune topography to screen development from public view areas, to potentially reduce building heights below maximum allowable limits to reduce structures adversely protruding over and detracting from dune topography, and to cluster development to provide contiguous open space.~~ The Asilomar Dune's unique visual and biological characteristics are an important resource to the community and make the area a popular destination for visitors. As such, the Asilomar Dunes is considered a "special community" within the context of Resources Code §30253(e).

Page 2-23, First Paragraph, Last Sentence - Text Addition to Clarify Development Standard are Included in Implementation Plan

Policies are included in this Land Use Plan and specific development standards, such as residential design standards, height limits, and landscape treatments are included in the Implementation Plan, to ensure the area's -unique characteristics and spectacular public views are is protected consistent with provisions of the Coastal Act.

Page 2-23, Second Paragraph - Modify Text

~~Unobstructed public bay/ocean views are available from Coastal Zone roads inland of Ocean View Boulevard and Sunset Drive.~~ Retention and protection of these public views across public lands and railroad right of way to the maximum extent possible is of major importance, ~~including~~ because of the visual access to coastal waters they provide.

Page 2-28, SCE-5 – Modify Policy Text to Specify New Utilities vs. All Utilities

SCE-5. All new utilities shall be located underground or outside of public view.

Page 2-28, SCE-6- Modify Text of Policy to Clarify Meaning

SCE-6. Design and siting of structures should not detract from public scenic ~~values~~views. Structures, including fences, shall be subordinate to and blended into the environment, including by using appropriate materials that will achieve that effect. Where necessary, modifications shall be required for siting, structural design, shape, lighting, color, texture, building materials, access, and screening to protect such public views.

Page 2-29, SCE-10 – Add Text to Policy to Encourage Access to Open Space Areas

SCE-10. Permanent open space may be achieved through dedication of scenic conservation easements by property owners or by acquisition of fee title or development rights by the City, another governmental entity, or by a private foundation. Public access of these open space areas should be encouraged if it does not negatively impact habitat or public views. The City encourages assistance from the state or suitable foundations in the acquisition of these important areas.

Page 2-29, Add New Policy (SCE-11) Addressing Wireless Communication Facilities.

SCE-11. Site location and development of wireless communications facilities shall preserve the visual character and aesthetic values of the site and surrounding land uses and shall not significantly impact public scenic views. Co-location is encouraged.

Page 2-34, Second Paragraph, Characteristic Flora and Fauna- Add Clarifying Text to Policy

The Pacific Grove General Plan recognizes the trees of Pacific Grove as “major natural resources.” Accordingly, the Local Coastal Program recognizes that certain trees are “major vegetation,” the removal of which constitutes development that requires a Coastal Development Permit.. A Coastal Development Permit is required for removal of all native trees within the Coastal Zone including all Gowen Cypress regardless of size; Coast Live Oak, Monterey Cypress, Shore Pine, Torrey Pine, Monterey Pine six (6) inches or greater in trunk diameter measured 54 inches above grade.

Page 2-41, BIO-11 - Add Clarifying Text to Policy

BIO-11. The City shall implement seal pupping protection measures, including installation of split-rail fencing, installation of temporary “no climb” wood lattice fencing, and educational signage if found necessary to prevent harm and/or harassment of harbor seals during the spring pupping season (generally February through May), at various locations along the Pacific Grove shoreline east of Berwick Park and immediately adjacent to the Pacific Grove Recreation Trail. Impacts to public access from such measures shall be minimized. In addition, the City will-could use trained volunteer docents (including National Oceanic and Atmospheric Administration trained volunteer docents when available) to educate and engage the public on the activities of the seals, and to monitor and document all activities in the vicinity of the program, including any unauthorized human interruptions.

Page 2-41, BIO-12 - Minor Text Change

BIO-12. The City shall continue to encourage the Hopkins Marine Station to remove exotic plants and to restore a native bluff plant community and reduce erosion on the rocky outcrop. Any new development and/or redevelopment at Hopkins shall include a landscape plan that effectively utilizes native vegetation to reduce erosion.

Page 2-42, BIO-15 - Delete Policy and Move to Bullets under BIO-23

~~**BIO-15.** As feasible, the City shall maintain unfenced contiguous areas in the Asilomar Dunes to allow for wildlife movement, native seed dispersal and visual consistency. Development at the National Oceanic and Atmospheric Administration site on Lighthouse Avenue shall be required to maximize restoration and preservation of dune habitat, including through reductions in site coverage and removal of fencing.~~

Page 2-42, BIO-18 (formerly BIO-20) – Addition to Policy

BIO-18. Certain trees are “major vegetation,” the removal of which constitutes development that requires a Coastal Development Permit. A Coastal Development Permit is required for removal of all native trees including all Gowen Cypress regardless of size; Coast Live Oak, Monterey Cypress, Shore Pine, Torrey Pine, Monterey Pine six (6) inches or greater in trunk diameter measured 54 inches above grade. New tree planting shall be an on-going effort in order to replace diseased and dead Monterey pine, Monterey cypress and coast live oak trees, taking care that new plantings do not adversely affect public views. Replanting of a tree as replacement of an existing tree is required. Dead trees (snags) on City property should be retained, where possible, to provide habitat, including for cavity-nesting birds.

Page 2-44, BIO-23 - Addition of BIO-15 as a Bullets and Edit to Policy Including Modifications to allow for Fencing of Private Yard Space Adjacent to a Home not to Exceed 1,000 SF (A little less the 5% of a ½ Acre Lot)

BIO-23. Development in the Asilomar Dunes Residential Area shall be sited and designed to avoid and limit impacts on the dune habitats and visual landscapes as much as possible, including through avoiding accessory development antithetical to the open space dune environment. The Local Coastal Program goal is to limit residential development in this area in such a way that dune (and other) habitat and scenic values are maximized, and that residential components are limited in such a way as to be subservient to the overall dune aesthetic, including through application of all of the following:

- For development on legal lots of record over one-half acre, maximum lot coverage shall be limited to 15 percent of the total lot area. For new development on legal lots of record that are one-half acre or less, maximum lot coverage shall be limited to a maximum of 15 percent of the minimum lot size for Asilomar Dunes (i.e., 15 percent of one-half acre, or 3,267 square-feet) or 20 percent of the total lot area, whichever is less, provided that an additional offset area (i.e., in addition to any other offsite requirements that accrue to the project) equal to five (5) percent of the lot is also restored (See also Policy 25). For purposes of calculating lot coverage under this policy, residential buildings, driveways, patios, decks, and any other features that cover dune areas shall count as coverage. An additional five (5) percent of the total lot area may be used as Immediate Outdoor Living Space (i.e., a dune area within which limited outdoor activities are allowed) if such area is contiguous to allowed coverage areas ~~and it is restored/enhanced and maintained dune~~. All other areas of the lot not covered and not allocated to Immediate Outdoor Living Space shall be restored/enhanced and maintained in a natural dune condition within which the only allowed development, use, and activities are those associated with dune restoration/enhancement and protection.

- All dune restoration, enhancement, and protection areas shall be covered by both a dune restoration, enhancement and protection plan prepared by a qualified dune restoration professional, as well as a deed restriction designed to limit allowed development, use, and activities to those associated with dune restoration, enhancement and protection.
- Development shall only be approved if the area in the public right-of-way between the lot frontage and the paved portion of the road is also restored/enhanced and maintained in a natural dune condition within which the only allowed development, use, and activities are those associated with dune restoration, enhancement and protection.
- Development ~~shall~~should be clustered, including in relation to adjacent development, to maximize continuous dune areas as much as possible, including through such means as shared driveways, which are encouraged.
- All structures, with the exception of landscaping and driveways shall be set back from Sunset Drive at least 75 feet.
- Development shall minimize exterior and interior lighting visible from outside, including avoiding light spill into dune areas, and development shall limit glares (e.g., from windows and reflective surfaces), as much as possible.
- Development shall be located on the least environmentally sensitive and least visually prominent portion of the site, and shall be limited in size and scale to be as integrated and consistent with the dune landscape as possible.
- Development shall use natural materials and hues that integrate and blend with the dune landscape as much as possible.
- Development must incorporate landscape screening through dune restoration (including using dune hummocks and depressions) and native landscaping in such a way as to minimize impacts on the dune viewshed. New development on parcels that abut Sunset Drive shall be limited to ~~18-20~~ feet (one story) in height. All other parcels shall be allowed up to 25 feet (two stories) so long as public views of scenic dune resources are ~~not impaired~~ minimized.
- If no longer Federal lands, development at the National Oceanic and Atmospheric Administration site on Lighthouse Avenue shall be required to maximize restoration and preservation of dune habitat, including through reductions in site coverage and removal of fencing.

- [As feasible, the City shall maintain unfenced contiguous areas in the Asilomar Dunes to allow for wildlife movement, native seed dispersal and visual consistency.](#)
- Fencing and other such barriers shall be prohibited [along any property boundary, except private yard space fencing,](#) absent a conclusive showing that such fencing/barriers are more protective of the dune habitat and visual landscape than the prohibition. Allowed fences/barriers shall be limited to minimal symbolic fencing that is required to protect native dune habitat and allows for free passage of sand, seeds, and wildlife. [Fencing for private yard space adjacent to a home may include a property line, but may not to exceed 1,000 square feet or five \(5\) percent of the lot area, whichever is greater adjacent to the framework of the home and is allowed subject to City design review. Permeable surfaces are allowed in this area and shall not count as lot coverage.](#)
- Sidewalks shall be prohibited in the Asilomar Dunes. Pedestrian, ADA and other mobility improvements shall be limited to boardwalks that are sited and designed to best protect dune resources and public views, and to best integrate into existing and planned public recreational access systems

Page 2-46, BIO-24 - Modify Policy Language for Dune Restoration and Conservation in the Asilomar Dunes

BIO-24. Areas of new dune coverage associated with development on legal lots of record in the Asilomar Dunes area shall be required to be mitigated on a 2:1 [square foot](#) basis through providing for [on-site and/or](#) offsite restoration/enhancement of degraded dune areas in the Asilomar Dunes area, ~~where such~~ [Such](#) requirement may be addressed through [offsite restoration or](#) proportionate contributions to the City's Environmental Assessment Fund, provided such funds are used for dune restoration, enhancement, and protection efforts in the Asilomar Dunes area, [where on-site restoration does not fully mitigate the impact.](#)

Page 2-46, BIO-26 - Delete Policy that Forces Lot Mergers under Common Ownership

~~**BIO-26.** Contiguous legal lots of record that are under common ownership shall be treated as single legal lots for purposes of this Local Coastal Program where doing so is more protective of coastal resources.~~

Page 2-47 through 2-48, BIO-29 through BIO-32 - Consolidate Policies and Policy Edit

BIO-29. Development associated with existing legal non-conforming residential development in the Asilomar Dunes residential area that:

- ~~results~~▪ Results in redevelopment (as defined in Section 1.10) shall require that all development on the site be brought into conformance with the Local Coastal Program requirements, including, importantly, with respect to site coverage and dune restoration/protection requirements. Such redevelopment shall be located roughly in the same location as the existing development, unless a different location would be more protective of dune resources and public views.

~~**BIO-30.** Development associated with existing non-conforming residential development in the Asilomar Dunes Residential Area that~~

- Does not result in redevelopment (as defined in Section 1.10) shall only be allowed if: lot coverage remains the same or is reduced; there is no new coverage of existing dune habitat (whether degraded or not), all remaining dune habitat is restored and permanently protected (as described in Policy BIO-24); ~~an offsetting area of offsite dune habitat will be restored and maintained such that the total area that will be restored (i.e. on and offsite) is equal to at least 80% of the total lot area;~~ and all such development otherwise meets applicable siting and design requirements of Policy BIO-24.

~~**BIO-31.** Development associated with existing conforming residential development in the Asilomar Dunes Residential Area that is~~

- Is below the lot coverage limit shall only be allowed if: the amount of new coverage of existing dune habitat (whether degraded or not) is equal to or less than the amount that the existing development is currently below the lot coverage limit (e.g., development that is currently 500 square-feet below the maximum lot coverage limit may increase lot coverage by a maximum of 500 additional square-feet); new coverage is located immediately adjacent to existing coverage areas and in the least sensitive area of the lot in terms of dune resources and public views; contiguous areas of dune habitat are not fragmented and are, if feasible, made even less fragmented; all remaining dune habitat is restored and permanently protected (as described in Policy BIO-24); no sensitive plants are disturbed; all areas of new coverage are mitigated at a ratio of 2:1 (as described in Policy BIO-24); and all such development otherwise meets applicable siting and design requirements of Policy BIO-24.

~~**BIO-32.** Development~~

- Is associated with existing conforming residential development in the Asilomar Dunes Residential area that is equal to the lot coverage limit shall only be allowed if: there is no new coverage of existing dune habitat (whether degraded or not); ~~all remaining dune habitat is restored and permanently protected (as described in Policy BIO-24); and no sensitive plants are disturbed~~ and all such development otherwise meets applicable siting and design requirements of Policy BIO-24.

Page 3-6, DES-2 - Modify Policy Language on Height

DES-2. Residential densities (except for allowable second units) shall not exceed those specified on the Land Use Designations figure, and may in specific instances be reduced by application of the Local Coastal Program policies. All development shall be limited to two stories (25 ft.) in height. However, in Land Use Plan Areas I and III, the limit will vary but in no case shall it be more than three stories (40 ft.). In the Asilomar Dunes Residential Area, development within lots that abut Sunset Drive shall be limited to one story (~~18-20~~ feet), with development allowed at up to 25 feet (two stories) within all other lots in the area so long as dune visual resources are protected consistent with the LUP. Height shall be measured as the distance above natural grade within the foundation perimeter, prior to grading or other development.

Page 3-7, DES-8 - Change Non-Conforming Structures Policy to Except Historic Structures, which are Already Required to Conform to State and City Standards

DES-8. Legally established non-conforming structures, with the exception of historic structures which must conform to City and State Historic standards, may be maintained and repaired, so long as such structures are not intensified, redeveloped, moved to another site, or expanded, at which time the use or structure loses its legal non-conforming status and must be brought into compliance with all applicable Local Coastal Program policies. Expansion of non-historic non-conforming structures will only be allowed if both the expansion and existing structure are made conforming.

Page 3-9, LUD-2 - Language Correction

LUD-2. In addition to all applicable Land Use Plan policies, the specific standards for development at the American Tin Cannery building/property located in Assessor Parcels (APN) 006-231-001, 006-234-004, 006-234-005, and the portion of Sloat Avenue Street between Eardley Avenue and Dewey Street Avenue (C-V-ATC zoning district) can be found in the Implementation Plan.

Page 3-11, LUD-8 - Addition to Policy Language to Include Bed and Breakfast Facilities

LUD-8. Allowed uses for Coastal Zone areas designated MHD 10-20 include:

- a. single-family residences;
- b. multi-family residential units;
- c. guest/auxiliary/second housing units at the permitted densities;
- d. boarding houses;
- e. professional office uses;
- f. assembly halls;
- g. [bed and breakfast facilities](#); and
- g. uses accessory to the above listed uses.

Page 3-12, LUD-12 - Removal of Policy Related to “P” Professional Uses Designation to Reflect Re-designation the Only “P” designated Area in the Coastal Zone to MHD

[Permitted Professional Uses](#)

~~LUD-12.~~ ~~Allowed uses for Coastal Zone areas designated P include:~~

- ~~a. professional office space consistent with existing development patterns; and~~
- ~~b. public and private parking facilities;~~
- ~~c. visitor serving commercial and retail uses;~~
- ~~d. existing residential uses; and~~
- ~~e. uses accessory to the above listed uses.~~

Page 3-14, LUD-16 - Removal of Language on Short-term Vacation Rentals, as that is Governed by a Separate Ordinance

LUD-16. The City encourages a range of accommodation types, including lower-cost visitor accommodations and public recreational opportunities. ~~The City also encourages short-term vacation rentals, so long as such rentals do not adversely impair coastal resources or residential community character.~~

Page 3-15, First Paragraph, 3.3.1 Background - Archaeological Resources - Add New Subsection Titled “Native American Period (Pre-1500)” and Reorganize Text

[Native American Period \(Pre-1500\)](#)

[An Archaeological Sensitivity Map for Pacific Grove and archaeological reports have been prepared for the City. The generalized sensitivity map designates most of the Coastal Zone as an area where there is a likelihood of prehistoric cultural resources, which is reflected in Figure 6, Archaeological Sensitivity Map. In order to protect archaeological resources, and consistent with the Archaeological Resources Protection Act of 1979, the detailed archeological reports are not publically available.](#)

Over 7,000 years ago Rumsien Ohlone and Esselen peoples inhabited this coastal area of Pacific Grove, long before European contact. Extensive Archaeological research has been undertaken by the City, including an Archaeological Sensitivity Map for Pacific Grove and archaeological reports. In keeping with the City’s high regard for its past history, a presentation by archaeologists for preparation of this Land Use Plan was well-attended.

The Ohlone linguistic group inhabited ancestral lands ranging from San Francisco Bay to Big Sur and numbered at least 15,000 before European contact. The Ohlone Costanoan Esselen Nation represents at least 19 villages of native peoples from the Monterey Peninsula and regions to the south. Archaeological resources are located throughout the Coastal Zone.

~~[An Archaeological Sensitivity Map for Pacific Grove and archaeological reports have been prepared for the City. The generalized sensitivity map designates most of the Coastal Zone as an area where there is a likelihood of prehistoric cultural resources, which is reflected in Figure 6, Archaeological Sensitivity Map. In order to protect archaeological resources, and consistent with the Archaeological Resources Protection Act of 1979, the detailed archeological reports are not publically available.](#)~~

Page 3-18, CRS-4 - Minor Text Edit

CRS-4. The City shall update the background information for all archaeological sites identified within the Coastal Zone to develop a current assessment of the resources’ potential historical significance and evaluate their vulnerability to climate change, including ~~for~~ those sites recommended or determined to be eligible for listing in either the National Register of Historic Places or the California Register of Historic Resources; and conduct the further research needed in order to determine the present condition of each site and to make an assessment of their potential eligibility for listing on either register, and therefore, their potential historical importance.

Page 3-18, First Paragraph of 3.3.5 Background - Historic Resources - Text Edits

Pacific Grove is a small coastal town located at the tip of the Monterey peninsula adjacent to the Pacific Ocean and Monterey Bay. It is defined by a unique combination of natural features, rich history and traditional neighborhoods that creates a special place for its residents and attracts visitors from around the world. It is part of the rocky shoreline of Central California with accessible pocket beaches, framed by Monterey Pines and Cypress trees in a backdrop of rising ridge lines that result in a spectacular relationship of forest and sea.

The City of Pacific Grove features an outstanding collection of historic buildings located in a magnificent coastline setting. With its origins as a summer religious retreat (the Pacific Grove Retreat), the primary organizing feature of its early development was the subdivision of land into small lots designed for seasonal use. Each neighborhood exhibits features that enhance the livability and “home town” character of the community. The City of Pacific Grove’s Coastal Zone includes the Pacific Grove Retreat which is considered to be a “special community” and new development shall protect this special community and neighborhoods, and its unique natural and manmade resources, as provide in the Coastal Act. Today, each neighborhood exhibits features that enhance the livability and “home town” character of the community.

Page 3-20, First Paragraph – Text Edit

After California joined the United States, the U. S. Coast Survey prepared a detailed map in 1852 of Monterey and coastline including Point Pinos to aid in navigation. As mentioned above the Lighthouse that was built in 1854, remains in operation. It is listed on the National Register of Historic Places.

In 19859 David Jacks, bid on and paid slightly more than \$1,000 for 30,000 acres of Pueblo Lands surrounding the settlement of Monterey. In 1864, ~~Daniel~~ Mr. Jacks purchased pueblo lands from the Mexican era Rancho de los Pinos. Eventually, it is estimated that Jacks controlled approximately 100,000 acres of Monterey County land—including all of what would become the City of Pacific Grove. For the most part, these vast landholdings were used for ranching operations, functioning much as they had during the Mexican era. and raised cattle on most of the land.

Page 3-20, Second Paragraph - Language Correction

The historic Pacific Grove Retreat (or “Retreat”) is located between Pacific Street to the west and Dewey ~~Street~~ Avenue at the east, and north of Central Avenue (the boundaries extend beyond the designated Coastal Zone to Lighthouse Avenue.) Due to the Retreat’s unique historic, architectural, and scenic characteristics the area is an important resource to the community and draws many visitors. As such, the area of the retreat within the Coastal Zone is considered a “special community” within the context of Resources Code §30253(e).Policies are included in this Land Use Plan to ensure the area is protected consistent with provisions of the Coastal Act.

**Page 3-26, Second Paragraph under Section 3.4.3 General Plan and Other Policies -
Water Supply, Conservation, and Wastewater Language - Text
Correction**

The City has embarked on a Local Water Project. If this project is completed and frees up new local domestic water, the City Council would be tasked with allocating new water. Policies are needed to ~~insure~~ ensure that a portion of the water available to the City for new development is reserved for priority uses within the Coastal Zone (public recreation, coastal-related commercial recreation, coastal-related visitor-serving facilities, and coastal-dependent industry). Non-priority uses (residential, general commercial) within the Coastal Zone would then compete with the uses outside the Coastal Zone for the unreserved water available to the City for development.

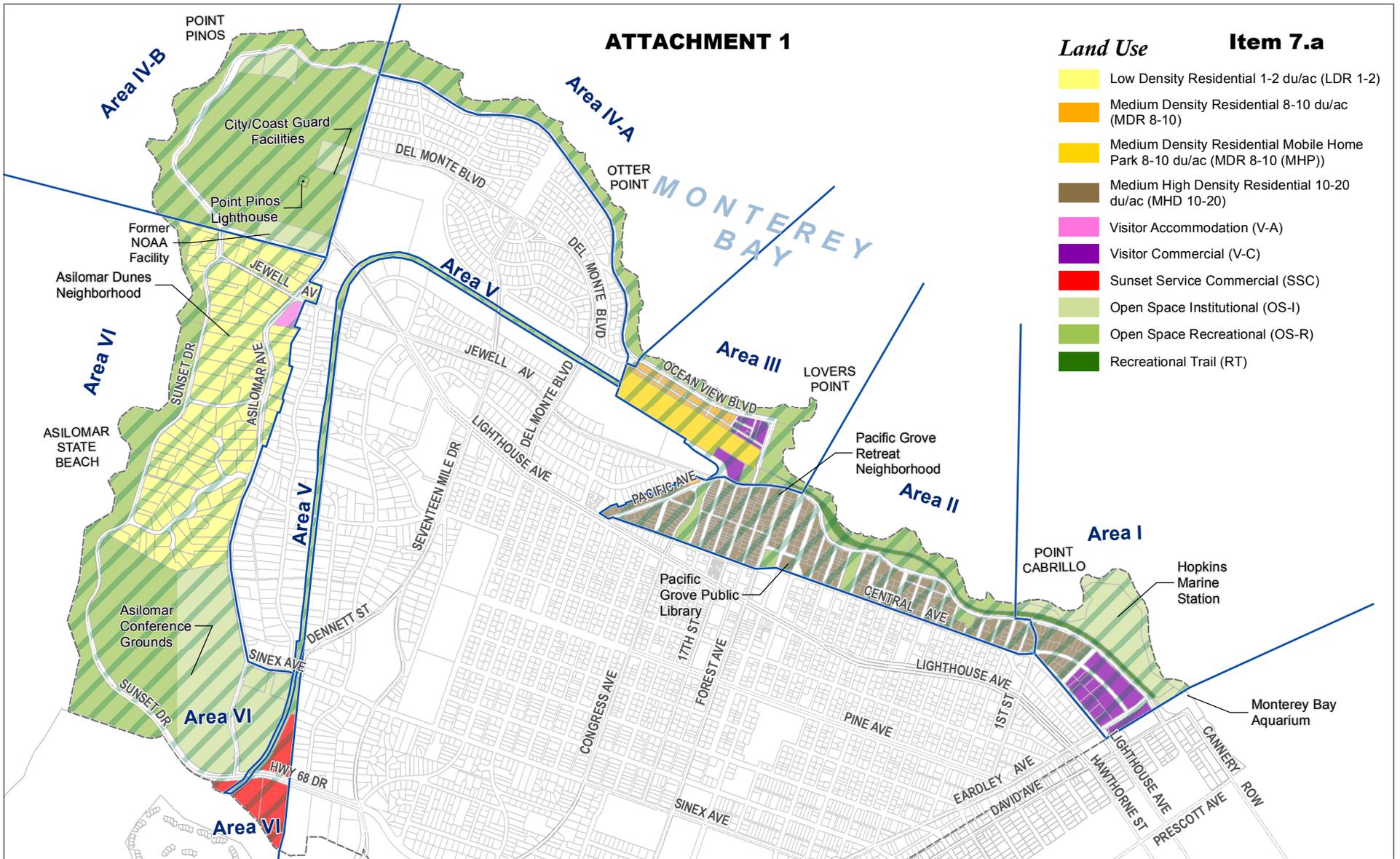
Page 3-32, INF-16 - Delete Policy as Report has Been Completed

~~INF-16. — Improvements at Ocean View Boulevard/1st Street and Sunset Drive/Asilomar Avenue intersections necessary to improve traffic flow and coastal access should be implemented as funding is available.~~

**Page 3-40, First Paragraph Below Heading Area IV-B: Point Pinos - Language
Correction**

In this area, owned by the City and the United States Government, an informal path continues from the west end of Perkins Park, westward along the headlands and then southward to the last Ocean View Boulevard pullout, near the ~~third-18th~~ hole of the municipal golf course. Pedestrian access to the beaches is readily available. Unmanaged pedestrian access in the headlands area has resulted in considerable trampling of vegetation.

**Figure 5 - Remove “P” Designation from Legend and Map. The One Single Area
Designated as “P” Change to the MHD Designation I0-20; Add A to V-A
in Legend**



0 1800 feet

Legend

- Planning Area Boundaries
- City of Pacific Grove
- Major Roads
- Coastal Zone

Source: City of Pacific Grove 2014, Google Earth 2013



Figure 5
Coastal Zone Land Use Designations
 City of Pacific Grove Land Use Plan

MARINE RESOURCES IN LCP

ERRATUM

(Corrections noted in red.)

Page 2-13, Section 2.1, Coastal Hazards, HAZ-13, revise as follows:

The Pacific Grove shoreline is an irreplaceable resource and its preservation as a natural living shoreline is a matter of ~~great~~ paramount public importance. ~~Therefore, the intent of the Local Coastal Program is to ensure that shoreline protective devices and other shoreline altering development are only utilized when they protect Local Coastal Program priority development and uses, and only when all coastal resource impacts are appropriately and proportionately mitigated, including consistent with Policies HAZ-14, HAZ-15, HAZ-16, AND HAZ-17.~~

Large boulders used for riprap destroy the native biota of the intertidal zone, provide habitat for rodents, and detract from the scenic beauty of the native rock formations. To protect the natural beauty of the coastline while allowing the natural shoreline processes to continue, new shoreline protective devices shall only be permitted when there are no alternatives with less environmentally significant impacts.

**Marine Resources in LCP
July 22, 2016**

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