



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

AGENDA REPORT

TO: Architectural Review Board

FROM: Mark Brodeur, Community and Economic Development Director

MEETING DATE: July 14, 2015

SUBJECT: Local Coastal Program Update – Draft Land Use Plan

CEQA STATUS Statutory Exemption Section 15265

RECOMMENDATION

Receive report and provide initial guidance and comment regarding draft Land Use Plan, particularly the Built Environment, Community Design Chapter.

DISCUSSION

The City received a grant from the Coastal Commission in April 2014 to update and certify the City’s Local Coastal Program. The Local Coastal Program is composed of two documents, the Land Use Plan and the Implementation Ordinances. The City commenced work first on updating the Land Use Plan.

The City conducted various outreach methods and venues to engage the community in the Update process. A [Local Coastal Program Update](#) webpage is active and updated regularly. Community meetings were held on October 9, 2014 and April 16, 2014. Stakeholder interviews were held in Fall 2014. An online survey was posted on the City’s website from November through January 2015 and over 200 responses were received. Bimonthly meetings have been held with Coastal Commission staff, and Coastal Commission staff attended both the October 9, 2014 meeting and the June 13, 2015 Dunes Walk in Asilomar State Park.

Commencing on January 8, 2015, the Planning Commission conducted a series of focused Study Sessions on certain policies in the certified 1989 Local Coastal Program Land Use Plan. The following were discussed at length and proposed for revision:

- 1) Lovers Point Park Uses;
- 2) Visitor Accommodation and Visitor Commercial;
- 3) Climate Change and Sea Level Rise;
- 4) Environmentally Sensitive Habitat Areas;
- 5) Water Marine Resources and Public Shoreline Access.

The 1989 Land Use Plan also included out of date references, and those have been revised or removed to make the Plan current. Based on community input and Planning Commission discussions and direction given, a Draft Land Use Plan is now available for review and comment. The comment period runs through August 3, 2015. Based on comments, a revised Final Land Use Plan will be prepared.

Staff welcomes comments from the Architectural Review Board on the Draft document, particularly the Chapter on Community Design. The Architectural Review Board reviews proposed architecture of structures in order to promote the orderly and harmonious development of the City and to protect its architectural character per S. 23.70.060 of the Zoning Code.

The Draft Land Use Plan is a policy document that provides general policy guidance. The Community Design Chapter provides an overview and policy guidance regarding the community design and character. The Chapter also refers to the Scenic Resources Chapter, which is also included for reference. The entire Draft Land Use Plan may be found on the City's [Local Coastal Program Update](#) webpage. The redline version is posted in the [June 18, 2015 Planning Commission](#) packet.

The Planning Commission will forward a recommendation to City Council this Fall. Once Council approves the Draft Land Use Plan, the document will be submitted to the Coastal Commission for further review and certification. Staff will also commence work on the associated Implementation Plan, or Zoning Ordinances for the coastal zone. There will be associated meetings and opportunities for public comment during the Implementation Plan phase of the Update. Staff looks forward to continued public participation and Committee, Board, and Commission input to help craft these important coastal zone documents.

ATTACHMENT

1. Draft Land Use Plan –2.3 Scenic Resources & 3.1 Community Design

RESPECTFULLY SUBMITTED:



Mark Brodeur, Community and Economic Development Director

CITY OF PACIFIC GROVE

Draft

Land Use Plan

A Component of the Local Coastal Program

MAY 2015



CITY OF PACIFIC GROVE

DRAFT
LAND USE PLAN

A COMPONENT OF THE LOCAL COASTAL PROGRAM

PREPARED FOR

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MAY 2015



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I.0 INTRODUCTION

I.1 CALIFORNIA COASTAL ACT

In the general election of November 1972, the people of the State of California approved a ballot initiative known as Proposition 20, establishing the California Coastal Commission and six regional commissions. The charge of these commissions was to manage the coastal zone as a resource of statewide interest through the exercise of permit authority. Concurrently, the commissions were to prepare a comprehensive Coastal Plan "to preserve, protect, and where possible, to restore the resources of the coastal zone for the enjoyment of the current and succeeding generations." The Coastal Plan, completed in late 1975, served as the basis for permanent coastal legislation.

In 1976, the state legislature passed the California Coastal Act of 1976 (Coastal Act). The Coastal Act requires each coastal city and county to prepare a Local Coastal Program that establishes the kind, location, and intensity of land and water uses appropriate to its portion of the coastal zone. The Coastal Act is part of the state's Public Resources Code, beginning at §30000. Local Coastal Program policies, in turn, are intended to reflect and carry out the coastal resource protection provisions of the Coastal Act contained in Chapter 3 of the Coastal Act (Public Resources Code §30200). The basic goals of the Coastal Act, as stated in Public Resources Code Section 30001.5, are to:

- a) Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and man-made resources.
- b) Assure orderly, balanced utilization and conservation of the coastal zone resources taking into account the social and economic needs of the people of the state.
- c) Maximize public access to and along the coast, and maximize public recreation opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.

- d) Ensure priority for coastal-dependent development and coastal-related development over other development on the coast.
- e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

Local Coastal Programs contain the ground rules for future development by specifying appropriate location, type, and scale of new or changed uses of land and water and the protection of coastal resources by governing decisions that determine the short- and long-term conservation and use of coastal resources. While each Local Coastal Program reflects unique characteristics of individual local coastal communities, regional and statewide interests and concerns must also be addressed in conformity with Coastal Act goals and policies. The full text of the Coastal Act can be found at: <http://www.coastal.ca.gov/coastact.pdf>.

1.2 PACIFIC GROVE LOCAL COASTAL PROGRAM

A central feature of the Coastal Act is the transfer of most of the authority vested in the Coastal Commission by the Coastal Act to the local governments through adoption and certification of a Local Coastal Program. The Local Coastal Program consists of a local government's land use plans, zoning ordinance, zoning district maps and other ordinances, which when taken together, meet the requirements of, and implement the provisions and policies of the Coastal Act at the local level. Each Local Coastal Program will reflect the coastal issues and concerns of the local jurisdiction and must be consistent with the statewide policies of the Coastal Act. The adopted and certified Local Coastal Program is legally binding on the local jurisdiction. Certification by the Coastal Commission will result in the transfer of coastal development permit authority to the local government.

The Local Coastal Program is an important process in determining the future of Pacific Grove's coastal zone (Coastal Zone). Like any planning program, it must remain pertinent and up-to-date in order to be effective. The Coastal Act provides for Commission review of the Local Coastal Program at least every five years, and, in addition, the City may prepare and submit Local Coastal Program amendments for review by the Coastal Commission on a periodic basis. Amendments must also be "certified" before becoming effective. Commission regulations currently permit up to three Local Coastal Program amendments each year (Public Resources Code §30514(b)). The Local Coastal Program is divided into two major parts: the Land Use Plan and the Implementation Plan, as illustrated below.

LOCAL COASTAL PROGRAM

Land Use Plan

Implementation Plan

Goals and policies

Implementing actions and procedures

1.2.1 Land Use Plan

The Land Use Plan is defined in the Coastal Act as the:

. . . relevant portions of a local government's general plan, or local coastal element which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies, and, where necessary, a listing of implementing actions. (Public Resources Code §30108.5)

The Land Use Plan provides policy direction for decision-makers, property owners, and the public regarding coastal land use. The Land Use Plan also includes a land use map that shows generally the uses that are appropriate in each area, maps of sensitive biological resources, and maps of other coastal resources, as appropriate, such as coastal public accessways and scenic resources.

INSERT PHOTO – general subject

1.2.2 Implementation Plan

The Implementing Plan, or implementing actions, is defined in the Coastal Act as the:

...the ordinances, regulations, or programs which implement either the provisions of the certified local coastal program or the policies of this division and which are submitted pursuant to Section 30502 [Designation of sensitive coastal resource areas]. (Public Resources Code §30108.4)

The Implementation Plan includes the relevant portions of the zoning code and proposes other programs needed to carry out the goals, policies, and land use designations of the Land Use Plan. The zoning code regulates land uses and establishes appropriate height, bulk, and setback requirements for structures, as well as specific standards based upon Land Use Plan policies. The Implementation Plan also contains zoning maps that show which zoning rules apply to each lot. In addition, the Implementation Plan contains procedural requirements that govern the types of projects requiring a Coastal Development Permit, how a Coastal Development Permit can be obtained, and the opportunities for public participation in Coastal Development Permit review.

1.2.3 Coastal Parks Plan

The *Pacific Grove Coastal Parks Plan* (Coastal Parks Plan) was adopted as an element of the Local Coastal Program in August 1998. The purpose of the Coastal Parks Plan is to guide the design, management, restoration, and enhancement of the coastal parks planning area consistent with state and community objectives. As an element of the Implementation Plan, the Coastal Parks Plan is consistent with and should be used in companion with the Land Use Plan. The Coastal Parks Plan is applicable to an area of about 248 acres, including the Lighthouse Reservation (Asilomar Avenue on the east, Lighthouse Avenue on the south, and the shoreline), Asilomar State Beach and Conference Grounds, other land seaward of and including Ocean View Boulevard and Sunset Drive, and the Southern Pacific Railroad right-of-way.

The Coastal Parks Plan addresses trails, bikeways, parking and circulation, coastal resources, and visual quality and appearance.

1.2.4 Related Documents

A third component related to the Local Coastal Program are updated zoning/Implementation Plan procedural documents intended to assist property owners and the public in understanding the day-to-day application of the Local Coastal Program. These documents and procedures include Coastal Development Permit application forms, the “categorical exclusion orders” that define certain types of projects that are exempt from Coastal Development Permits, and a chart that summarizes Coastal Development Permit requirements and exemptions. Often these documents are contained within an administrative manual; however the manual is not, in itself, a part of the Local Coastal Program.

1.3 LAND USE PLAN ORGANIZATION AND SUPPORTING DOCUMENTS

The Land Use Plan is divided into two major sections, each of which focuses on a major group of Coastal Act policies.

- Natural Systems and Resource Management
- Built Environment

Each section includes background information, a summary of applicable Coastal Act policies, a discussion of existing local policies and Land Use Plan policies. For some topics it is useful to refer to specific sections of the Coastal Zone, and for this purpose, the Coastal Zone has been divided into seven planning areas, as shown on [Figure 1, Coastal Zone and Planning Areas](#). The seven planning areas are:

Area I.	Point Cabrillo
Area II.	Pacific Grove Retreat
Area III.	Lovers Point
Area IV-A.	Ocean View Area
Area IV-B.	Point Pinos
Area V.	Southern Pacific Railroad
Area VI.	Asilomar

The Land Use Plan has been developed through an extensive process of technical research, an evaluation of the experience of other coastal jurisdictions, and intensive public discussion. Two reports were prepared to support the Land Use Plan in 2015, the *Final Background Report – Pacific Grove Local Coastal Program Update* (Appendix A) and the *Final City of Pacific Grove Climate Change Vulnerability Assessment* (Appendix B). Consultant reports on archaeological resources, biological resources, and traffic and parking, were also prepared to support the Land Use Plan. These documents are on file for review at the City of Pacific Grove Community and Economic Development Department and the Pacific Grove Public Library.

1.4 RELATIONSHIP OF THE LAND USE PLAN TO OTHER PLANS AND LAWS

The Legislative goals and policies set forth in Chapters 1 and 3 of the Coastal Act constitute the guiding policies for the Land Use Plan. As mentioned above, the full text of these policies can be found online at: “<http://www.coastal.ca.gov/coastact.pdf>” and should be referred to when reading the Land Use Plan. Any interpretation of the policies of the Land Use Plan must be consistent with the Coastal Act.

The Land Use Plan is an element of the City's General Plan. Within the coastal zone area of the City the Land Use Plan shall take precedence over the General Plan and its other elements where policies are similar or conflict. When the Land Use Plan is silent, such as concerning the subject of housing, appropriate elements of the General Plan are in force. In the event policies within the Land Use Plan overlap or conflict with General Plan policies, the policy that is the most protective of coastal resources shall take precedence. In reviewing or carrying out projects outside the coastal zone, the City will consider the effect of such projects or actions on coastal zone resources in order to ensure that the policies of the Land Use Plan are achieved.

INSERT PHOTO – general subject

1.5 PACIFIC GROVE COASTAL ZONE

The “coastal zone” is the geographic area to which the policies of the Coastal Act apply. The coastal zone is defined by Public Resources Code §30103 and is shown on a set of maps prepared by the California Coastal Commission. The coastal zone extends landward a variable distance, depending on topography, and changes to its boundary can be made only by the state legislature, except for certain minor circumstances (e.g. to avoid bisecting a lot).

Pacific Grove’s coastal zone (Coastal Zone) encompasses approximately 458 acres (see [Figure 1, Coastal Zone and Planning Areas](#)). The Coastal Zone extends from the Monterey Bay Aquarium located at the City’s northeastern city limits abutting the City of Monterey and extends along to the City’s southwestern city limits abutting the community of Pebble Beach, located in unincorporated Monterey County.

For regulatory purposes, federal lands, such as the United States Coast Guard installation and Naval Reserve Center within the Point Pinos Lighthouse Reserve and the former National Oceanic and Atmospheric Administration Southwest Fisheries Science Center (both located in Planning Area IV-B), are not technically within the Coastal Zone. The Coastal Commission has the authority, under federal laws and rules, to determine whether certain federal actions are consistent with California’s federally-recognized California Coastal Management Program. Federal agencies are not subject to the permit jurisdictions of either the City of Pacific Grove or the Coastal Commission.

Land use decisions on federal lands are generally subject to a type of Coastal Commission jurisdiction known as “federal consistency review” provided by the federal Coastal Zone Management Act of 1972. Non-federal development on these federal lands will be potentially subject to both the federal consistency process under the Coastal Zone Management Act, and the Coastal Commission’s permit jurisdiction. The policies of the certified Local Coastal Program provide guidance to the Coastal Commission in making federal consistency decisions.

State lands, such as Asilomar State Beach and Conference Grounds, are located within the Coastal Zone.

1.6 COASTAL DEVELOPMENT PERMITS

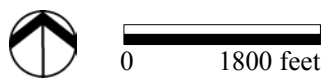
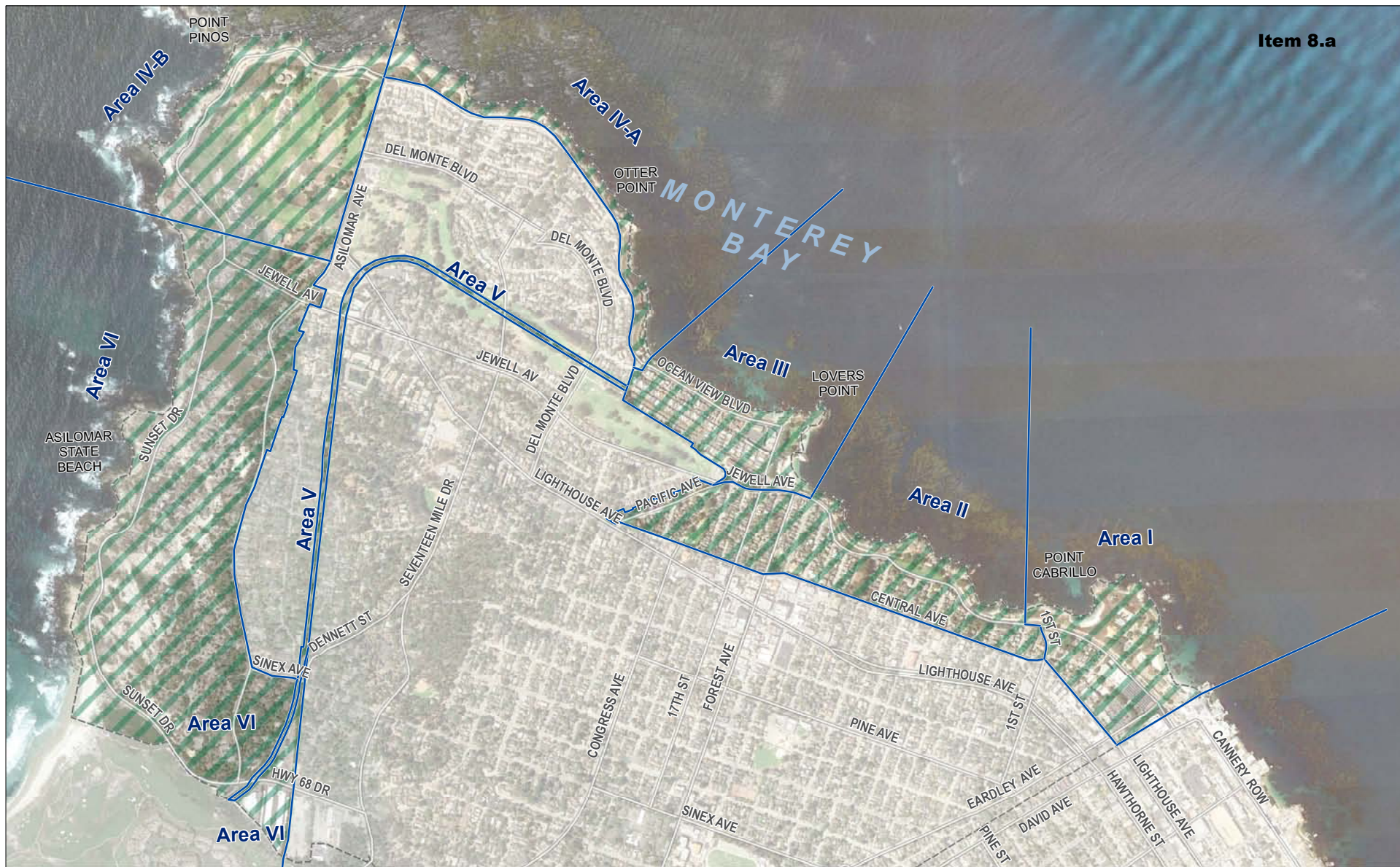
A Coastal Development Permit is permit for any development within the Coastal Zone that is required pursuant to Public Resources Code §30600(a), unless otherwise exempted or waived. The primary purpose of a Coastal Development Permit is to ensure that development within the coastal zone is consistent with Local Coastal Program and Coastal Act policies. “Development” is defined in the Coastal Act by Public Resources Code §30106. In accordance with the Coastal Act, many different types of projects including subdivisions, road extensions, grading, design review, conditional use permits, etc. may require a Coastal Development Permit. Certain projects can be waived from requiring a Coastal Development Permit if the development is an emergency, de minimus, or minor (Public Resources Code §30624).

The permitting process under a certified Local Coastal Program would enable the City to issue Coastal Development Permits, under review authority procedures to be developed as a part of the Implementation Plan. Regardless of the City’s prospective review authority procedures, the Coastal Commission would maintain appeal authority. In general, the Coastal Commission requires that all opportunities for local appeal to be “exhausted” (that is, taken through all available levels), prior to the filing of an appeal with the Coastal Commission. However, if the City charges an appeals fee, a prospective appellant may file an appeal directly with the Coastal Commission, which generally does not charge an appeals fee (Public Resources Code §30603).

The Coastal Commission will retain appeal jurisdiction over the following Coastal Development Permit applications (See Appendix A, Figure 1-3, Coastal Commission Appeal Authority):

- projects located within a geographic appeals area defined by the Coastal Act. Generally, this would be the area located between the Pacific Ocean, including the Monterey Bay, and the first public road paralleling the ocean, in addition to areas near streams and wetlands. Some of these geographic appeal areas are shown on maps adopted by the Coastal Commission; however, not all geographic areas are, or can be, accurately reflected on maps;
- projects, regardless of location, that are not listed in the City’s certified coastal zoning code as the “principal permitted use” within the applicable zone district; and
- major public works and energy facilities projects.

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

Source: City of Pacific Grove, Google Earth 2013



Figure 1
Coastal Zone and Planning Areas
 City of Pacific Grove Land Use Plan

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Atmospheric Administration to maintain information and interpretation programs to increase public awareness of the valuable marine resources and habitat in the marine reserves and conservation area, Sanctuary, and Area of Special Biological Significance areas.

2.3 SCENIC RESOURCES (SCE)

2.3.1 Background - Scenic Resources

Nearly continuous unobstructed views of the sea are possible along the Pacific Grove shoreline. Few structures exist seaward of Ocean View Boulevard or Sunset Drive, and most of the shoreline is in public ownership with public access. Pacific Grove's scenic coastline is a significant draw for tourists. [Figure 2, Designated Scenic Areas](#), shows the areas designated by the City as having special scenic significance.

West of Asilomar Avenue, the inland view from Ocean View Boulevard is predominantly open space consisting of a golf course at Lighthouse Reservation. The few structures that are situated some distance from Ocean View Boulevard are visually subordinate to the Point Pinos Lighthouse. The inland side of Ocean View Boulevard, east of Asilomar Avenue has assumed a residential character.

South of Lighthouse Reservation, the Asilomar Dunes area has been substantially developed with single-family residential dwellings. However, not all the Asilomar Dunes area lots have been developed, and the remaining vacant lands serve to soften the contrast between existing development and the expansive open space seaward of Sunset Drive.

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

INSERT PHOTO – coastal scenery

2.3.2 Coastal Act Policies - Scenic Resources

The Coastal Act addresses visual access and protects the visual qualities of coastal areas as a resource of public importance. Development is required to be sited to protect views, to minimize natural landform alteration, and to be visually compatible with the character of the surrounding areas. Where feasible, the Coastal Act requires visual quality in visually degraded areas to be restored and enhanced. New development in highly scenic areas shall be subordinate to the character of its setting (Public Resources Code §30251).

2.3.3 General Plan and Other Policies - Scenic Resources

Pacific Grove General Plan Natural Resources Element Goal 3 is to preserve public visual access to the ocean. Urban Design and Structure Element Goal 2 calls for the enhancement of the relationship between the City and the Pacific Ocean and Monterey Bay. The Pacific Grove General Plan designates all shorefront lands for open space, except to a visitor-commercial area adjacent to Monterey and a “rural” residential designation on privately-owned property seaward of Sunset Drive. To a great extent, the Pacific Grove General Plan relies on more detailed policy in the Local Coastal Program to protect and preserve coastal open space lands from the encroachment of urban development that would harm natural resources or diminish coastal views.

It is also the policy of the City to consider and protect the visual quality of scenic areas as a resource of public importance. The portion of Pacific Grove’s coastal zone designated scenic includes: all areas seaward of Ocean View Boulevard and Sunset Drive, Lighthouse Reservation lands, Asilomar Conference Ground dune lands visible from Sunset Drive, lands fronting on the east side of Sunset Drive; and the forest-front zone between Asilomar Avenue the crest of the high dune (from the north side of Pico Avenue intersection to Sinex Avenue.)

The Land Use Plan policies on scenic resources that follow supplement existing City policies and regulations by providing for:

- designation of “scenic areas;”
- preservation of coastal views from inland locations;
- the encouragement of public acquisition of vacant parcels seaward of Sunset Drive; and
- minimization of alteration of natural land forms, ensure visual compatibility with the open space character of surrounding areas, and where feasible, restore and enhance visual quality in visually degraded areas.

2.3.4 Land Use Plan Policies - Scenic Resources

Refer also to the Community Design policies in Section 3.1.4.

SCE-1 Preserving the scenic qualities of the Coastal Zone shall be a priority in all City actions and decisions.

SCE-2. The City shall continue to specially designate the most scenic areas of the Coastal Zone.

- SCE-3.** Landscape trees which contribute to the scenic views elsewhere in the Coastal Zone shall be protected or, when necessary, replanted.
- SCE-4.** The scenic native forest within Asilomar Conference Grounds, along Asilomar Avenue, and within the Southern Pacific Railroad right-of-way, shall, to the maximum feasible degree, be retained, consistent with the uses allowed by the Land Use Plan.
- SCE-5.** Permanent open space may be achieved through dedication of scenic conservation easements by the property owners or by acquisition of fee title or development rights by the City, another governmental entity, or by a private foundation. The City encourages assistance from the State or suitable foundation in the acquisition of these important parcels.

2.4 BIOLOGICAL RESOURCES AND ENVIRONMENTALLY SENSITIVE HABITAT AREAS (BIO)

2.4.1 Background - Biological Resources and Environmentally Sensitive Habitat Areas

The Coastal Zone contains several land habitats that are considered Environmentally Sensitive Habitat Area. For coastal land biological resources, Environmentally Sensitive Habitat Area includes both restored and naturally occurring sensitive habitats such as coastal bluff, sand dune scrub, Monterey pine forest, and wetland/waterway features (such as Crespi Pond, which supports a significant patch of dense freshwater marsh vegetation dominated by bulrushes and is part of the City-designated Lighthouse Reservation, identified as an area of Scientific and Ecological Significance). [Figure 3, Land Habitat Sensitivity Map](#), shows the areas of special biological significance.

The shoreline pine forest/sand dune association and the pine/eucalyptus forest provide overwintering habitat of the Monarch butterfly. The principal Monarch butterfly clustering sites in Pacific Grove are located very near, but not within, the coastal zone, in the vicinity of the Butterfly Grove Inn and in George Washington Park. However, the butterfly populations use areas within the Coastal Zone for feeding and transit to the groves.

INSERT PHOTO – butterflies

The land habitat of greatest sensitivity is the sand dune complex from the Lighthouse Reservation to Asilomar Conference Grounds. Not only are native dune plants fragile and dune

3.0 BUILT ENVIRONMENT

3.1 COMMUNITY DESIGN (DES)

3.1.1 Background - Community Design

Pacific Grove is a city with a special heritage. Land use patterns throughout most of the City are well established. Little vacant land remains. In many ways, Pacific Grove's development has been exemplary. It is widely known as one of the most pleasant and livable communities on the California coast. Two organizing principles have shaped Pacific Grove's development – keeping the shoreline open and accessible to the public, and a sustained commitment to a low-scale residential character in the built environment. Very early, the City set aside most of its shoreline as permanent open space for public recreational use and enjoyment. Older neighborhoods, especially the original Pacific Grove Retreat, have been carefully preserved by the community for their historical interest, architectural values, and the charm they give to the City as a whole.

With the annexation of the Asilomar Dunes area in 1980, the City assumed new land use planning responsibilities. Nearly half of the residential parcels in this area are undeveloped. Their location, in a scenic coastal area, and on sand dunes supporting several rare and endangered plants, makes careful control of future development critical. These land use planning issues are specifically addressed by the Coastal Act. Management of redevelopment of old structures within the Pacific Grove Retreat and infill in the Asilomar Dunes will be an increasingly difficult challenge in the years ahead.

The Lighthouse Reservation area, shown as Area IV-B on the Land Use map, is owned by the United States Government. The Naval Reserve Center, Point Pinos Lighthouse and United States Coast Guard installation presently operate here. The balance of the Lighthouse Reservation is operated by the City for public park purposes, pursuant to a special agreement with the United States Coast Guard. Federal agencies are not subject to the permit jurisdictions of either the City or the Coastal Commission, but are subject to the federal consistency process provided by the federal Coastal Zone Management Act of 1972.

Nearly continuous unobstructed views of the sea are possible along the Pacific Grove shoreline. Few structures exist seaward of Ocean View Boulevard, or Sunset Drive. The inland side of Ocean View Boulevard, east of Asilomar Avenue, is essentially “built out,” and has assumed a residential character. West of Asilomar Avenue, the inland view from Ocean View Boulevard is predominantly open space consisting of a golf course at Lighthouse Reservation.

The few structures (United States Coast Guard and Naval facilities) are situated some distance from Ocean View Boulevard, and are visually subordinate to the Point Pinos Lighthouse.

South of Lighthouse Reservation, the Asilomar Dunes area has been substantially developed with single-family residential dwellings. However, not all the Asilomar Dunes area lots have been developed, and the remaining vacant lands serve to soften the contrast between existing development and the expansive open space seaward of Sunset Drive.

Figure 4, [Coastal Zone Land Use Plan](#), supports the policies and illustrates the general kinds, locations, and intensities of uses to be permitted within the Coastal Zone. The land use policies that follow and Land Use Plan Map are, with only limited exceptions, a direct reflection of existing development and present City regulations.

3.1.2 Coastal Act Policies - Community Design

The Coastal Act addresses visual access and character of development. Coastal area scenic and visual qualities are to be protected as resources of public importance. Development is required to be sited to protect views, to minimize natural landform alteration, and to be visually compatible with the character of surrounding areas. Where feasible, visual quality in visually degraded areas is to be restored and enhanced. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting (Public Resources Code §30251).

3.1.3 General Plan and Other Policies - Community Design

The Pacific Grove General Plan Urban Structure and Design Element identifies the City’s coastal corridor is an important scenic resource for residents and visitors. Urban Structure and Design Element Policy 2 requires architectural review for all new structures, and for exterior changes to existing structures. Urban Structure and Design Element Policy 6 calls for the beautification of the Sunset Drive commercial district. The Pacific Grove General Plan designates all shorefront lands for open space, except for a visitor-commercial area adjacent to Monterey and a rural residential designation on privately-owned property seaward of Sunset Drive.

The *Resource Management Plan/General Development Plan* and the *Dunes Restoration Plan for Asilomar State Beach and Conference Grounds* does not propose any development adjacent to Sunset Drive, with the exception of boardwalks through the dunes and pedestrian control fencing to direct visitors to designated accessways.

The Land Use Plan policies on biological resources and Environmentally Sensitive Habitat Areas that follow supplement existing City policies and regulations by providing for:

- designation of “scenic areas;”
- policies controlling the design and siting of structures within scenic areas;
- preservation of coastal views from inland locations; and
- encouragement of public acquisition of vacant private parcels seaward of Sunset Drive.

3.1.4 Land Use Plan Policies - Community Design

Refer also to the Scenic Resources policies in Section 2.4.4.

- DES-1.** All new development shall be consistent with the land use designations and other requirements of the certified Local Coastal Program, including the certified Land Use Map (Figure 4).
- DES-2.** Residential densities shall not exceed those specified on the Land Use Map, and may in specific instances be reduced by application of the Land Use Plan policies.
- DES-3.** The Land Use Plan policies herein shall be implemented through adoption of appropriate zoning ordinances in the Implementation Plan, which will specify the procedures and standards for carrying out each chapter of the Land Use Plan, and will require that proper coastal permit processing be required for new development within the Coastal Zone.
- DES-4.** Non-federal development on federal lands will be potentially subject to both the federal consistency process under Coastal Zone Management Act, and the City’s coastal permit jurisdiction.
- DES-5.** Development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the open space character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

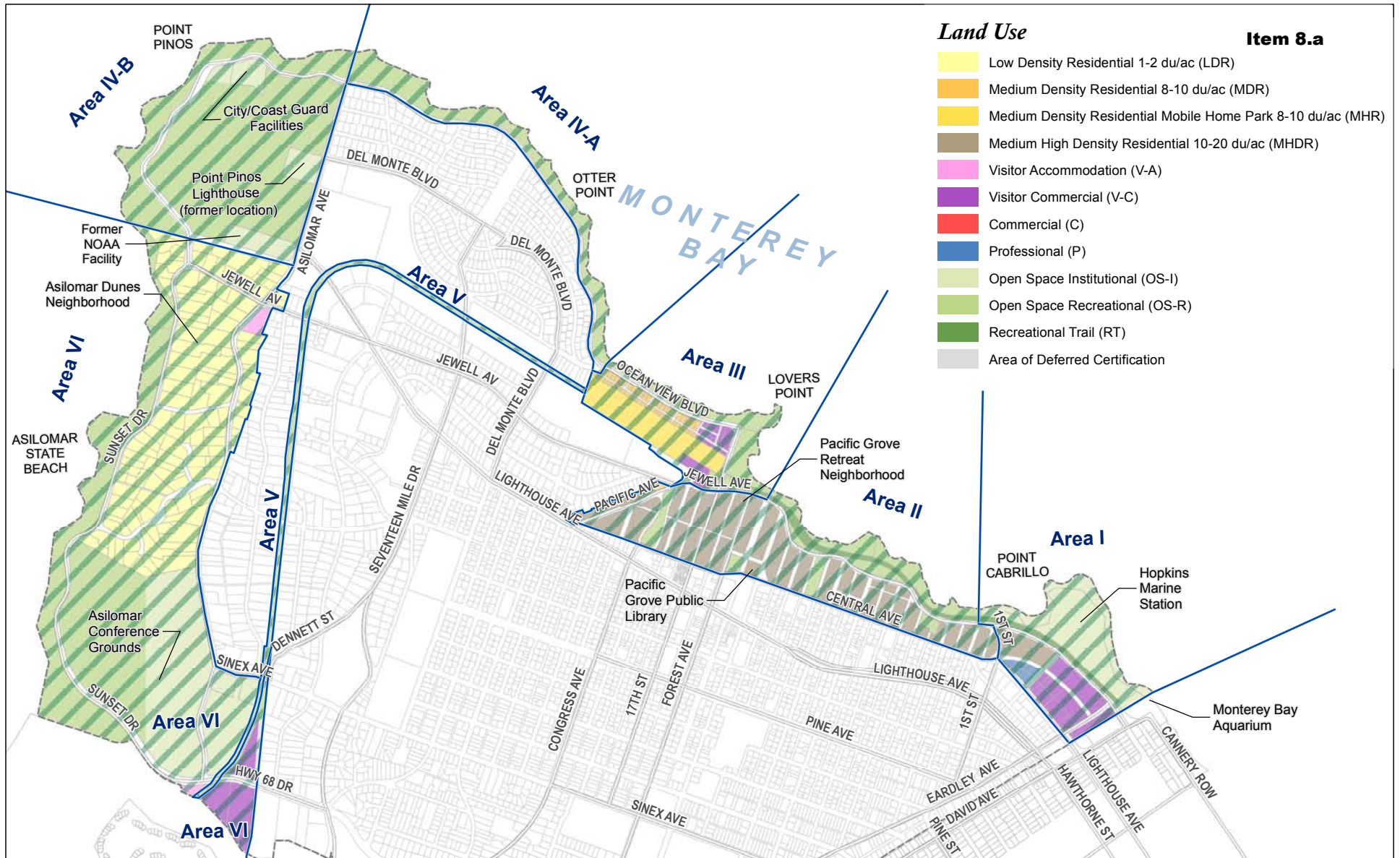
- DES-6.** Development standards for scenic areas shall minimize land coverage, grading, and structure height, and provide for maximum setbacks from adjacent public open space areas.
- DES-7.** Development, to the maximum extent feasible, shall not interfere with public views of the ocean and bay.
- DES-8.** Maintain the existing character of residential, small-scale commercial, and visitor-serving recreational development in the Coastal Zone. New development, and renovation or expansion of existing development, shall be designed to be consistent with community character and protection of scenic resources.
- DES-9.** Development at Lovers Point, the Hopkins Marine Lab property, and the Lighthouse Reservation lands shall be minimized, and shall conform to the overall scale and character of existing development at these locations.
- DES-10.** New lighting fixtures shall be mounted at low elevations (eight feet or less) and fully shielded to direct lighting downward, and away from the shoreline. Lighting along walkways should be mounted on low bollards or posts. Lighting shall be focused on targeted use areas, and floodlighting shall be discouraged. Exterior lighting fixtures should complement the architectural style of structures.

3.2 LAND USES AND DESIGNATIONS (LUD)

3.2.1 Background - Land Uses and Designations

Priority uses, as defined by the Coastal Act, include recreation and visitor-serving and coastal-dependent uses. Coastal-dependent uses in Pacific Grove include the Hopkins Marine Lab facilities at Point Cabrillo, United States Coast Guard and Naval facilities at Point Pinos, and the Monterey Bay Aquarium (partially within city limits).

Priority uses that provide for recreation and visitor-serving opportunities for both Pacific Grove residents and visitors are numerous within the Coastal Zone, and are available to a broad economic range of users. The shoreline parks, trail network and parking areas make it possible for pedestrians and motorists to enjoy nearly the entire length of the Coastal Zone, from Cannery Row to the southern limits of Asilomar State Beach and Conference Grounds. At several points, direct access to beaches is available by stairways or paths. The abundant life of Monterey Bay's waters attracts numerous skin divers; the Monterey Bay Aquarium provides other visitors to the Coastal Zone a similar opportunity to observe marine life.



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Legend

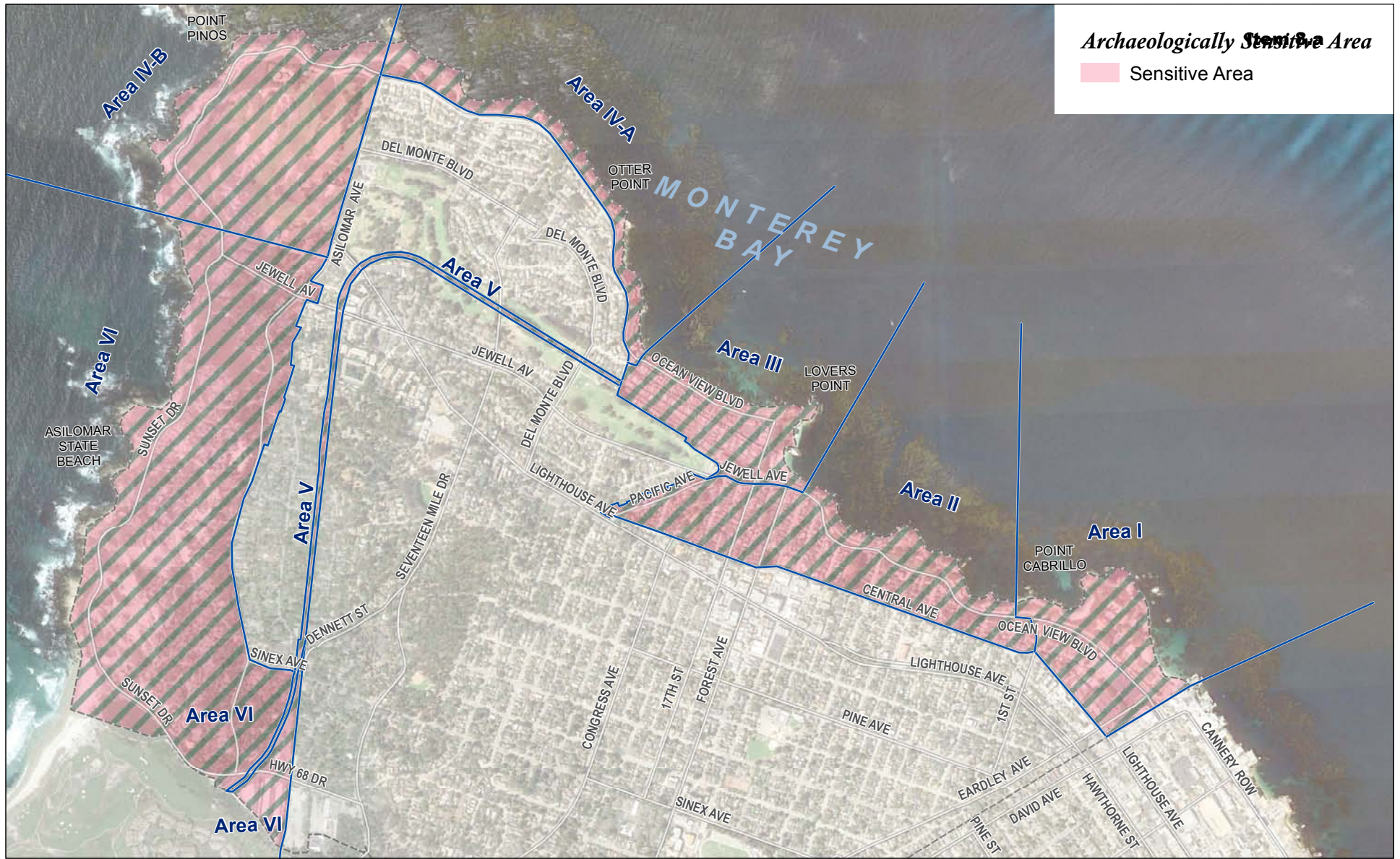
- Planning Area Boundaries
- ▭ City of Pacific Grove
- Major Roads
- ▨ Coastal Zone



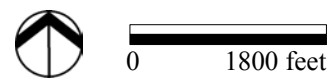
Source: City of Pacific Grove 2014, Google Earth 2013

Figure 4
Coastal Zone Land Use Map
 City of Pacific Grove Land Use Plan

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Archaeologically Sensitive Area
 Sensitive Area



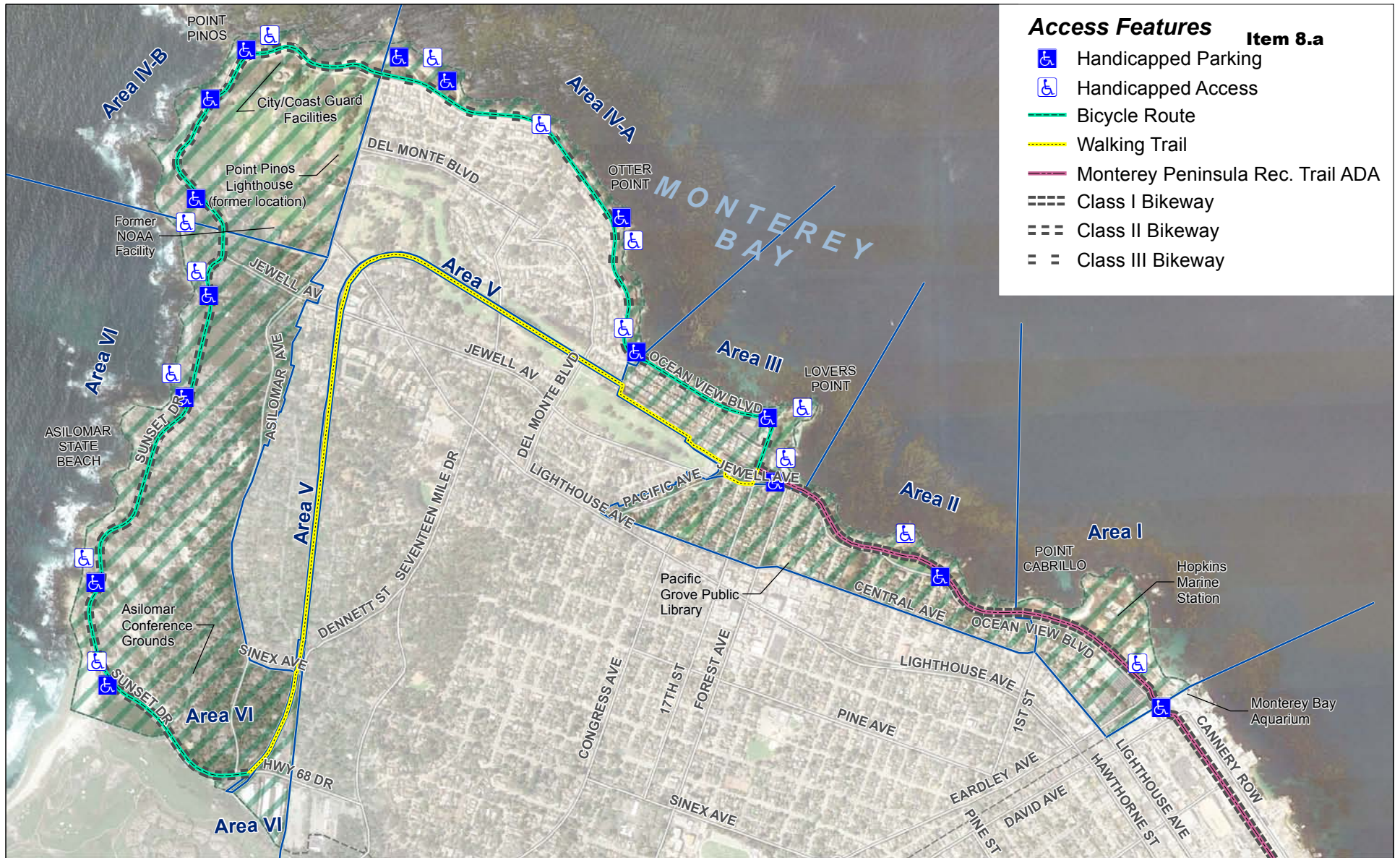
- Legend**
- Planning Area Boundaries
 - City of Pacific Grove
 - Major Roads
 - Coastal Zone

Source: City of Pacific Grove 1989, Google Earth 2013



Figure 5
Archaeological Sensitivity Map
 City of Pacific Grove Land Use Plan

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Legend

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

Source: City of Pacific Grove 1989 and 1998, Google Earth 2013



Figure 6
Shoreline Access