



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

AGENDA REPORT

TO: Planning Commission
FROM: Anastazia Aziz, AICP, Senior Planner
MEETING DATE: January 19, 2016
SUBJECT: Local Coastal Program Update – 2016 Timeline
CEQA STATUS Statutory Exemption, CEQA Guidelines Section 15265

RECOMMENDATION

Receive as information and discuss.

DISCUSSION

Revised Final Land Use Plan

The *Draft Land Use Plan* was released in May 2015 for public review and comment. The City's [Local Coastal Program Update](#) webpage includes all information released to date, including the *Draft Land Use Plan* and related background reports and outreach activities. Outreach ended on November 20, 2015 with the second of two Workshops held at Asilomar Conference Center. The *Draft Land Use Plan* was updated based on comments received from May – November 2015 and was released as a *Revised Final Land Use Plan* on January 14, 2016. The accompanying Implementing Ordinances document is being drafted concurrently and will be released in accordance with a 2016 Local Coastal Program timeline on January 29, 2016. Council will discuss the Local Coastal Program 2016 timeline on January 20, 2016.

Major changes to the *Final Revised Land Use Plan* based on Coastal Commission, Planning Commission, other City Committees and Boards, and the public are primarily focused on the topics listed below. All comments and responses are included in EMC's January 8, 2016 *Summary of Comments and Responses*:

- Climate Change and Sea Level Rise policy changes;
- Increased local context including more descriptive narratives specific to Pacific Grove throughout the document;
- Additional policies directing study of the railroad right of way and future trail alignment;
- Additional policies related to Visitor Accommodation Designations including a new policy specific to the Sunset Commercial area;
- Additional policies related to Natural Resources Management.

The attached *Planning Commission Revised Final Land Use Plan* highlights comments made by Coastal Commission staff and the Planning Commission. A clean copy of the *Final Revised Plan*, a redline copy with ALL changes including public comment, and the *Summary of Comments and Responses*, are posted on the [Local Coastal Program](#) website for reference.

RESPECTFULLY SUBMITTED:



Anastazia Aziz, AICP
Senior Planner

REVIEWED BY:



Mark Brodeur,
Community and Economic Development Director

ATTACHMENTS:

1. Revised Final Land Use Plan Planning and Coastal Commission comments only.

CITY OF PACIFIC GROVE

Revised Final Land Use Plan

A Component of the Local Coastal Program

JANUARY 2016



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Appendix A Final Background Report – Pacific Grove Local Coastal Program Update

Appendix B Final City of Pacific Grove Climate Change Vulnerability Assessment

Appendix C Placeholder Policy Summary

Comment [PKB1]: This should be done as a final production step once CCC and City staff has provided their January 2016 review

Figures

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Figure 5 ~~Archaeological Sensitivity Map~~Coastal Zone Land Use Map3-**Error! Bookmark not defined.**

Figure 6 ~~Shoreline Access Map~~3-**Error! Bookmark not defined.**

I.0 INTRODUCTION

Comment [PC2]: Planning Commission #1 (7/16/15): Make section more specific to PG and City's unique characteristics including Julia Platt, Ed Ricketts & great tide pool, National Monument, MPA's, Retreat, coastal park planning, etc.

Response: DONE. In addition to the incorporation of new paragraphs and sentences specific to Pacific Grove's unique characteristics including information on the California Coastal National Monument and photos specific to the City such as the NOAA Mural, several entire new sections were added including a section discussing citizen involvement groups within Pacific Grove and a section on Julia Platt. Also MPAs were added to Figure 1. These additions adequately acknowledge the unique characteristics of Pacific Grove. Revisions were made throughout the document and therefore, are not shown in track changes. Please refer to full redline version to see all changes.

I.1 PACIFIC GROVE LAND USE PLAN

The Pacific Grove Land Use Plan, in combination with a separately published Implementation Plan, comprises Pacific Grove's Local Coastal Program.

The Local Coastal Program will govern land use and development in the Pacific Grove Coastal Zone. However, before that can occur, the Coastal Commission must certify that this Land Use Plan is consistent with the requirements of Chapter 3 of the California Coastal Act and that the accompanying Implementation Plan conforms with and carries out the provisions of the Land Use Plan. After the certifications occur, the adopted and certified Local Coastal Program becomes the legally binding standard of review for issuing Coastal Development Permits for activities within the Pacific Grove Coastal Zone. It also becomes the coastal element of the Pacific Grove General Plan.

Pacific Grove's Coastal Zone is comprised of approximately 458 acres as shown on [Figure 1, Coastal Zone and Planning Areas](#). With minor exceptions, land use development activities within that zone require issuance of a Coastal Development Permit. Development activities refer to such activities as the construction of buildings, divisions of land, and activities that change the intensity of land use or public access to coastal waters. The Coastal Act can be found at §300000 et seq. of the California Public Resources Code ~~and at <http://www.coastal.ca.gov/coactact.pdf>~~.

In 1989, the Coastal Commission certified that the predecessor of this Land Use Plan, Pacific Grove's 1989 Coastal Land Use Plan, was consistent with Chapter 3 of the Coastal Act. However, since Pacific Grove had not by then finalized an Implementation Plan, the City still lacked a completed Local Coastal Program. Thus, jurisdiction over Pacific Grove's Coastal Zone remained with the Coastal Commission.

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Figure 1 Coastal Zone and Planning Areas

Comment [PC3]: Place Figures near text.
Response: DONE. Figures now appear after first reference rather than end of section.

1.0 INTRODUCTION

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1.0 INTRODUCTION

I.2 CALIFORNIA COASTAL ACT

Until 1972, land use in the California coastal area was regulated by local governments under the provisions of State Planning and Zoning Law, the same way that land use outside the Coastal Zone is still regulated. However, the general election of November 1972, changed that when California voters 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.

The permanent coastal legislation was initiated 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 and standards, in turn, are intended to reflect and carry out the coastal resources planning and management policies ~~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.

Comment [PC4]: Planning Commission #1: make website links embedded in text i.e. Coastal Act.
Response: This is a long term planning document and web links change. Recommend removing any web links. City staff response: OK to remove links

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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/coactact.pdf>.~~

1.3 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, other ordinances, and implementing actions, 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 and becomes the legal standard of review for the issuance of coastal development permits within the city's Coastal Zone. Certification by the Coastal Commission will result in the transfer of the primary authority to issue coastal development permits to the local government, with the Coastal Commission retaining jurisdiction on appeal within designated appealable areas.

The Local Coastal Program is an important process in determining the future of Pacific Grove's coastal zone (Coastal Zone). Like any planning program, the Local Coastal Program must remain current 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" by the Coastal Commission before becoming effective. Commission regulations currently permit up to three Local Coastal Program amendments each year (Public Resources Code §30514(b)).

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1.3.1 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. It 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

1.3.2 Implementation Plan/Zoning Ordinance

The Implementation Plan, or implementing actions is defined in the Coastal Act as...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 §30502 [Designation of sensitive coastal resource areas]. (Public Resources Code §30108.4)

It includes the relevant portions of the zoning code applicable to the Coastal Zone and ~~proposes~~ other programs needed to carry out the goals, policies, and land use designations of the Land Use Plan. The zoning code ~~regulates~~~~lists allowable~~ land uses ~~for each zoning district~~, and ~~implements~~~~establishes~~ appropriate height, bulk, and setback requirements for ~~structures~~ ~~development, and specifies the coastal resources protection as well as specific~~ standards ~~that allowable development must meet, all of which must be~~ based upon Land Use Plan policies. The Implementation Plan also contains zoning maps that show which zoning rules apply to each lot. In addition, it 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.

1.3.3 Coastal Parks Plan

The *Pacific Grove Coastal Parks Plan* (Coastal Parks Plan) was adopted as an element of the Local Coastal Program Land Use Plan in August 1998. Its purpose is to guide the design, management, restoration, and enhancement of the coastal parks planning area consistent with

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state and community objectives. As an element of the ~~Plan, Implementation Local Coastal Program Land Use~~ Plan, the Coastal Parks Plan is consistent with ~~and should be used in companion with the Land Use Plan~~the Coastal Act. 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), Berwick Park, Lovers Point Park, Perkins Park, 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 (currently owned by Union Pacific Railroad).

Comment [KK5]: The Coastal Parks Plan was certified as a component of the LUP, not the IP.

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.~~

Comment [KK6]: I would delete this paragraph. First, the CDP procedures section should be part of the IP, which is what is stated earlier in the description of the IP in 1.2.2. It shouldn't be part of some separate document. Second, categorical exclusion orders are separate from the LCP, and PG doesn't have any.

INSERT PHOTO

View of mural adjoining Pacific Grove recreation trail. The mural depicts Pacific Grove's coastal natural habitats and the historical progression of Pacific Grove's built environment in the Coastal Zone.

Photo by Jean Anton 2015

1.4 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. The two sections are:

- 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 local Land Use Plan policies. For some topics it is useful

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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](#), presented earlier. 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 right-of-way
- Area VI. Asilomar

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). Reports previously prepared for the City regarding archeological resources, biological resources, and traffic and parking were also utilized. These documents are on file for review at the City of Pacific Grove Community and Economic Development Department and the Pacific Grove Public Library.

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

The Local Coastal Program is an element of the Pacific Grove General Plan and must be consistent with all elements of that Plan. Additionally, any interpretation of its policies must be consistent [with the coastal resources planning and management](#) policies of the Coastal Act.

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 noise~~, 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.

Comment [PC7]: Remove

I.6 RELATIONSHIP OF CITIZEN VOLUNTEER GROUPS TO THIS LAND USE PLAN

Since its founding in 1875 as a seaside resort, Pacific Grove has been a City with citizen volunteers who are dedicated to protection and maintenance of the unique natural and artificial resources in the Coastal Zone. Citizens also volunteer to serve on the City’s boards, committees and commissions, often with coastal stewardship as a goal. Below are a few recent examples:

Monitoring Birdlife

Citizen volunteers assist in carrying out the Coastal Act goal of maintaining and restoring the overall quality of the Coastal Zone environment. This includes a multi-year project of monitoring Black Oystercatcher birds. Black Oystercatchers inhabit Pacific Grove’s rocky intertidal zone, nesting on rocky islands falling under the jurisdiction of the Bureau of Land Management and also shore-side rocky coast within the City’s jurisdiction. They are sea birds that primarily feed in tide pools. The City has partnered with the Audubon Society and the Bureau of Land Management to boost Black Oystercatcher monitoring by volunteers who first undergo training in the specifics of collecting data about these birds. The volunteers also collaborate with the U.S. Fish and Wildlife Service which initiated a major effort to identify the distribution and abundance of Black Oystercatchers, determine their reproductive success, and assess habitat and habitat threats in order to determine recommended actions for the long-term success of the California population. The Black Oystercatcher was selected as a U.S. Fish and Wildlife Service Focus Species for priority conservation action because of its small population size, restricted range, and threats to its habitat from human and natural factors. The monitoring efforts also benefit other birdlife such as Black Turnstone, Surfbird, and Wandering Tattler through proactive coastal stewardship, which furthers numerous biological resources and environmentally sensitive habitat policies in this Land Use Plan.

Harbor Seals

Volunteers assist in educating and informing the public about one of the most popular visual resources of Pacific Grove’s shoreline, the harbor seals. The thousands of residents and visitors who hike and bicycle on Pacific Grove’s shoreline recreation trail encounter volunteer members from Bay Net, a volunteer group started by the Monterey Bay National Marine Sanctuary in 1995. These volunteers deepen public understanding by explaining about the harbor seals hauling out (temporarily leaving the water between periods of foraging activity) and pupping on the beaches, particularly on the beach adjoining Hopkins Marine Station. About 15 Bay Net member volunteers are active at any one time. They advance the Coastal Act goal of an educated and informed citizenry that protects the Coastal Zone’s finite natural resources.

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Point Pinos Lighthouse

During a six-year period from 2009 to 2015, a group of Heritage Society volunteers successfully renovated the still-operating Point Pinos Lighthouse located in Area IV-B of Pacific Grove’s Coastal Zone. Dating from 1855, it is the oldest working lighthouse on the Pacific Coast and a frequently-visited coastal landmark in the recreational open-space area of the Coastal Zone. These volunteers’ efforts have restored and enhanced the lighthouse.

Other Future Citizen Volunteer Activities in the Pacific Grove Coastal Zone

The above describes the types of activities carried out by citizen volunteers who carry forward the Pacific Grove tradition of protecting and enhancing the Coastal Zone. Future activities by citizen volunteers may include such projects as removing non-native ice plant (*Carpobrotus edulis*, commonly known as Hottentot fig, Ice plant, or Sea fig) that is exacerbating erosion and replacing with native plant species. It should be noted that there is another non-native species of ice plant, *Drosanthemum floribundum* (commonly known as Purple Carpet ice plan, Rosy ice plant, or Showy dewflower) which plays a significant part in the visual and cultural identity of the City.

INSERT PHOTO

The Black Oystercatcher is a charismatic bird that feeds and nests on the shores of Pacific Grove. Pairs establish territories that they defend vigorously. Pacific Grove citizen volunteers monitor their nesting success after being trained in a program coordinated by the Pacific Grove Museum of Natural History.

Photo by Kim Worrell

1.7 RELATIONSHIP OF FORMER PACIFIC GROVE JULIA PLATT TO THIS LAND USE PLAN

Pacific Grove is proud to carry the legacy of Dr. Julia Platt that goes back more than 80 years. Dr. Platt settled in Pacific Grove at the beginning of the 20th century, worked tirelessly to improve the community by beatifying and providing access to the City’s coast and protecting it from commercial overfishing and pollution. She opened up Lovers Point beach to the public, established Lovers Point Park, and provided the still unused plans for a park on the shore of Ocean View Boulevard between Asilomar and Acropolis Avenues. Her plan is included in the 2012 Point Pinos Trail Project, put together by volunteer members of the Coastal Trail

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Improvement Subcommittee of the Pacific Grove Recreation Board, Historic Resources Committee, and Traffic Safety Commission.

As mayor from 1930 to 1932, Dr. Platt was instrumental in establishing the Pacific Grove Marine Gardens and the Hopkins Marine Life Refuge offshore of today’s Coastal Zone Areas I to IVA. Today, three State Marine Protected Areas adjoin the coast of Pacific Grove:

1. Asilomar State Marine Reserve
2. Pacific Grove Marine Gardens State Marine Conservation Area (partial remnant of Platt’s Pacific Grove Marine Gardens), and
3. Lovers Point-Julia Platt State Marine Reserve (the remainder of her Pacific Grove Marine Gardens plus the original Hopkins Marine Life Refuge).

Four decades before California adopted the Coastal Act, Dr. Platt led Pacific Grove in achieving Coastal Act goals such as coastal access.

INSERT PHOTO

Coastal Access: Image of Julia Platt in 1931 knocking down the fence that blocked entrance to Lover’s Point Beach. (From Monterey Public Library, History Room Archive).

I.8 PACIFIC GROVE COASTAL ZONE

For Coastal Act purposes, the “coastal zone” is the geographic area to which the policies of the Coastal Act apply. It is defined by Public Resources Code §30103 and is shown on a set of maps prepared and certified 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 encompasses approximately 458 acres (see [Figure 1, Coastal Zone and Planning Areas, presented earlier](#)). It 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. However, in 1979 the California legislature removed approximately 300 acres from Pacific Grove’s Coastal Zone in the area known as the beach tract (see Public Resources Code §30160 (e)).

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Bureau of Land Management managed lands of the California Coastal National Monument are located within the geographic Coastal Zone. President Clinton established the California Coastal National Monument by Presidential Proclamation No. 7264 on January 11, 2000 under the authority of the Antiquities Act (16 U.S.C. 431-433). This national monument includes all rocks, small islands, exposed reefs, and pinnacles above water at mean high tide off-shore of Pacific Grove.

Per the Proclamation, the purpose of the California Coastal National Monument is to protect and manage the natural land and cultural resources by protecting “all unappropriated or unreserved lands and interest in the lands owned or controlled by the United States in the form of islands, rocks, exposed reefs, and pinnacles above mean high tide within 12 nautical miles of the shoreline of the State of California.” The proclamation also functions to elevate California’s offshore lands to a national level, focuses the primary management vision on the protection of geologic features and habitat for biota, and tasks the Bureau of Land Management with the ultimate responsibility for ensuring protection.

The habitat on and around these rocks, small islands, exposed reefs, and pinnacles and breeding grounds of many marine and terrestrial species, including resident and migratory birds and marine mammals. The rocks support a diverse assemblage of rocky intertidal zone plants and animal species. In the area spanned by the California Coastal National Monument, people enjoy recreational activities such as fishing, kayaking, wildlife viewing, scuba diving, and snorkeling. The California Coastal National Monument is also of aesthetic and economic value to coastal communities because these rocks and islands provide beautiful scenery for local residents and visitors, as well as a focal point within a vast ocean viewscape.

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 ~~under federal law not technically within~~ considered excluded from the Coastal Zone and the City’s Local Coastal Program jurisdiction. ~~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~~ Instead, federal lands (and federal projects 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, coastal development permit review, issued by~~ the Coastal

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Commission, ~~'s permit jurisdiction~~ and the Coastal Act as the legal standard of review, with -
~~The~~ policies of the certified Local Coastal Program serving as ~~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.

1.9 COASTAL DEVELOPMENT PERMITS

A Coastal Development Permit ~~is~~ a permit required for any activity that constitutes "development", as defined in the Coastal Act, 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. constitute development that may require a Coastal Development Permit. Certain projects can be waived from ~~requiring at the~~ Coastal Development Permit requirement if the development is an emergency, found to be de minimus, or minor (Public Resources Code §30624.7).

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 certain areas and for certain types of uses. In general, the Coastal Commission requires that all opportunities for local appeal ~~to be~~ "exhausted" (that is, taken through all available City procedures and decision-making bodies/levels), prior to the filing of an appeal with the Coastal Commission. However, if the City charges an appeals fee, as Pacific Grove does, the 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, and Public Resources Code §30603):

Comment [KK8]: This preceding paragraph contains suggested edits from our Federal Consistency staff. It is complicated how the Coastal Act and CDP requirements work on federal land, but this is the gist.

Comment [PC9]: Insert "a" before permit

Comment [KK10]: Emergency development requires CDP authorization, and 30624.9 exempts minor development from an otherwise required public hearing, but not from a CDP. 30624.7 discusses de minimis waivers.

Comment [PC11]: Planning Commission: Clarify whether an emergency requires a DCP or not. How are emergencies addressed. AA please check this.

Comment [KK12]: The right reference should be 13573 of our regs. We should discuss whether the city would charge for CDP appeals.

1.0 INTRODUCTION

- projects located within ~~the~~ 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~~ or within 300 feet of the inland extent of any beach or the mean high tide line of the ocean where there is no beach (whichever is the greater distance); on tidelands, submerged lands, public trust lands; within 300 feet of the top of the seaward face of any coastal bluff; or, in addition to areas near within 100 feet of any estuary, stream, or 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 located within sensitive coastal resource areas; 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 projects and major energy facilities projects.

Comment [PC13]: Planning Commission: clarify that no areas outside the coastal zone may be appealed. Clarify Coastal Commission may "call up" an appeal.

Response: Areas outside the Coastal Zone are not appealable

Comment [KK14]: Language verbatim from 30603.

Comment [KK15]: More discuss on this later, including the possibility of designating the Asilomar Dunes a sensitive coastal resource area for purposes of appeal.

2.0 NATURAL SYSTEMS AND RESOURCE MANAGEMENT

Chapter Two discusses the natural systems and resource management in Pacific Grove’s Coastal Zone grouped into four topics. Coastal Act requirements for each topic are described followed by polices relevant to each topic. The four policy topics are identified by the abbreviations shown below:

1. Coastal Hazards and Sea Level Rise (HAZ);
2. Water and Marine Resources (MAR);
3. Scenic Resources (SCE); and
4. Biological Resources and Environmentally Sensitive Habitat Areas (BIO).

2.1 COASTAL HAZARDS AND SEA LEVEL RISE

2.1.1 Background - Natural Hazards and Sea Level Rise

Large winter waves and bluff erosion have long been hazardous to the natural systems and resource management in the Coastal Zone. Now, added to those historical hazards are the changes brought by global climate change. Global climate change is amplifying other threats to ocean and coastal ecosystems, including erosion, pollution, and habitat loss. This Land Use Plan contains policies responsive to these hazards.

Among the most significant natural hazards along the Pacific Grove coastline are large winter waves and bluff erosion. This has been a historic problem with development close to the shore, as well as the Hopkins Marine Station, having long been listed as being particularly vulnerable to tsunamis (see *City’s 2015 Climate Change and Vulnerability Analysis*). However, despite these areas

Comment [PC16]: Planning Commission:
Include a map of existing sea walls and rip rap
Response: This would be done as a component of the Coastal Parks Plan Update

2.0 NATURAL SYSTEMS AND RESOURCE MANAGEMENT

of identified vulnerability, tsunamis (seismically-induced sea waves) have a relatively lower potential for damage to life and property due to the configuration of Monterey Bay and orientation of the Pacific Grove Coastline.

Although the exposed granite rock mass at the Pacific Grove shoreline is generally erosion-resistant, a combination of wave action and heavy pedestrian use has resulted in localized shoreline erosion. The City has sought to remedy this problem through an ongoing sea wall construction program, riprapping and/or diking. As a result, the natural character of the Bay shoreline within the City has been altered to some extent by sea wall construction between Point Pinos and Point Cabrillo.

While bluff erosion along the Pacific Grove shoreline has generally been a localized problem, the winter storms of 1982-83 resulted in extensive damage. Riprapping washed out, storm drains were damaged, and parking areas were destroyed by the strong waves from these storms. However, except for riprapping and sea walls which extend east of Point Cabrillo all the way to the eastern boundary of the City, including a portion of the Monterey Bay Aquarium, the immediate shoreline area is used predominately for open space/recreational purposes and with these exceptions there are few structural improvements seaward of Ocean View Boulevard.

INSERT PHOTO – coastal bluffs

The intent of sea level rise policies in the Land Use Plan is to recognize the probable impact of climate change, including sea level rise, and include policies to address potential impacts. ~~It is not the intent of the Land Use Policy document to irrevocably establish the exact elevation of sea level rise. Instead, the best available science at the time of CDP review, including data~~ and information recommended for use by the California Adaptation Planning Guide include Cal-Adapt (<http://cal-adapt.org>) (an interactive website designed to provide data and information produced by the State's scientific and research community that provides a view of how climate change might affect California at the local level); National Research Council's 2012 Report: *Sea Level Rise for the Coasts of California, Oregon and Washington: Past Present and Future*, and local data as available, which in the case of Pacific Grove is the data set from the *Monterey County Multi-Jurisdictional Hazard Mitigation Plan – Final Draft 2014*, must be used to determine sea levels. All the previously listed data ~~is consistent and~~ projects potential hazards as a result of climate change, including sea level rise.

A Climate Change and Vulnerability Analysis Report, as well as a Background Report, both dated January 12, 2015 were prepared in support of the Local Coastal Program Update. Potential climate changes that may affect Pacific Grove's coastal zone include increases in temperature, shifts in precipitation, higher sea level, severe storms, and ocean acidification. Although a secondary impact of climate change, Pacific Grove's coastal zone is also at increased

Comment [PC17]: Planning Commission: reference earth and ground squirrel/rodent erosion ie Perkins Park
Response: This is noted. Policy has been added to address ground squirrel/rodent erosion

Comment [PC18]: Remove this Sentence.
Response: DONE

2.0 NATURAL SYSTEMS AND RESOURCE MANAGEMENT

risk of exposure to wildfire. Specific changes are difficult to predict and considerable complexities arise when calculating potential risks.

The Climate Change and Vulnerability Analysis found that Pacific Grove’s development pattern, particularly the City’s coastal park and trail system, in conjunction with setting development back from the coast, well positioned the City’s residential and commercial areas to withstand effects of sea level rise and tsunami inundation. Additionally, the City’s location on a granite-granitic bluffs also limits erosion susceptibility. Nevertheless, the City may be susceptible to potential impacts. The climate change and vulnerability assessment modeling showed potential flooding along the City’s coastline, including the City’s coastal park system and developed residential areas, including the Beach Tract. Additionally, the modeling showed erosion potential, again primarily along the City’s north shore, which, in the long run, would affect the City’s coastal parks and trails along with areas developed with residential, commercial and institutional uses. Both reports, including maps and figures, are posted on Local Coastal Program Update City website (<http://www.ci.pg.ca.us/index.aspx?page=104>).

The best available and most recent scientific information with respect to the effects of long-range sea level rise should-must be considered in the preparation of findings and recommendations for all geologic, geotechnical, hydrologic, and engineering investigations, including the coastal hazards analysis identified in the Background Report and Climate Change and Vulnerability Analysis Report. The City will consider the findings of scientific studies that increase and refine the body of knowledge regarding potential sea level rise in Pacific Grove and Monterey Bay, and possible responses to it. Additionally, the City may utilize the variety of academic institutions and non-governmental organizations in the region with expertise in climate change (e.g UC Santa Cruz, CSU Monterey Bay, Naval Postgraduate School, Middlebury Institute for International Studies at Monterey, Stanford-Hopkins Marine Station, Stanford-Center for Ocean Solutions, the Nature Conservancy, and the Monterey Bay Aquarium to assist the City with data collection and research regarding the potential impacts of climate change and possible adaptation responses.

Figure 2, Areas of Potential Sea Level Rise Hazard, shows the areas of potential hazards related to projected sea level rise.

Insert Figure 2, Areas of Potential Sea Level Rise Hazard

2.1.2 Coastal Act Policies - Natural Hazards and Sea Level Rise

Various parts of the Coastal Act support policies in Local Coastal Program Land Use Plans that address sea level rise and coastal hazards which are common impacts of climate change. Additionally, the California Coastal Commission Draft Sea Level Rise Policy Guidance

Comment [C119]: Planning Commission: include reference to earth ground squirrel/rodent erosion in Perkins Park. Include rodents and erosion policy. Response: Done. See HAZ-9

Comment [PC20]: Add “in the long run” Response: DONE

Comment [C121]: Planning Commission: Include hazard maps here. Response: OK. SLR hazard map was include at the end of the section above.

2.0 NATURAL SYSTEMS AND RESOURCE MANAGEMENT

provides information for local municipalities updating Local Coastal Programs. The Draft Guidance document recognizes that the Coastal Act supports: 1) the use of science to guide decisions, 2) minimization of coastal hazards through planning and development; 3) maximization of protection of public access, recreation, and sensitive coastal resources, and 4) maximization of agency coordination and public participation.

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. The Coastal Act also requires that shoreline protection structures are, and also where designed designed to eliminate or mitigate adverse impacts on local shoreline sand supply (Public Resources Code §30235). ~~In addition~~Further, other coastal policies require that any development, such as shoreline protective devices, be sited and designed to:

1. prevent degrading impacts on adjacent Environmentally Sensitive Habitat Areas (Public Resources Code §30240);
2. mitigate adverse impacts on archeological resources (Public Resources Code §30244);
3. protect ocean views, minimize the alteration of natural land forms, and be visually compatible with and subordinate to the surrounding character of the area (Public Resources Code §30251); and
4. provide, and not interfere with, public access to and along the shoreline (Public Resources Code §§30211 and 30212).

Finally, Coastal Act policies require that all new development minimize risks to life and property in hazard areas (Public Resources Code §30253(a)) and not create, nor contribute to, erosion, instability, destruction of a site, or require protective devices that substantially alter natural bluff and cliff forms (Public Resources Code §30253(b)).

2.1.3 General Plan and Other Policies - Natural Hazards and Sea Level Rise

The Pacific Grove General Plan commits ocean front lands to open space and recreational uses. The combination of public ownership and existing City policies and ordinances severely limit further structural use of the immediate shoreline area. The effect of the policies and public ownership along the shoreline is to substantially reduce the risks to life and property from storm/tsunami hazards and bluff erosion. However, certain policy areas, such as the effect of the construction of shoreline protective devices, among others, are not specifically covered by the Pacific Grove General Plan, and require strengthening or further implementation in this Land Use Plan, the Implementation Plan, and the Coastal Parks Plan.

Comment [PC22]: Please wordsmith – run on sentence
Response: DONE

2.0 NATURAL SYSTEMS AND RESOURCE MANAGEMENT

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

- ~~specific attention to the possible effects of major new shoreline protective device construction;~~
- ~~implementation of City policy calling for detailed park planning along the shoreline in order to find ways methods to minimize bluff erosion and reduce other potential impacts on coastal resources; and~~
- ~~expanded policies on protection from storm wave/tsunami hazards.~~

Comment [PC23]: Change third bullet...
Response: This text ended up getting deleted.

2.1.4 Land Use Plan Policies - Natural Hazards and Sea Level Rise

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

- specific attention to the possible effects of major new shoreline protective device construction;
- implementation of City policy calling for detailed park planning along the shoreline in order to find methods to minimize bluff erosion and reduce other potential impacts on coastal resources; and
- expanded policies on protection from storm wave/tsunami hazards.

HAZ-1. The City shall continue to gather information on the effects of sea level rise on Pacific Grove’s shoreline, including identifying ~~and refining~~ the most vulnerable areas, structures, facilities, and resources; specifically areas with priority uses such as public access and recreation resources, Environmentally Sensitive Habitat Areas, and existing and planned sites for critical infrastructure. Updates to the vulnerability assessment shall use the best available science, including best available scientific estimates of expected sea level rise. Study of the effects of long-range sea level rise shall utilize the best available and most recent scientific information. The information gathered may address three time frames 2030, 2050, and 2100.

Comment [PC24]: Planning Commission: refer to local research institutions such as Hopkins and Center for Ocean Solutions to obtain their annual sea level readings.
Response: In IP

HAZ-2. Based on information gathered over time, approximately every ten years the City shall propose-evaluate additional policies and other actions for inclusion in the Local Coastal Program in order to address the impacts of sea level rise particularly those related to erosion. As applicable, ~~recommendations-evaluations~~ may include such actions as:

Comment [PC25]: Change first sentence to "...the City shall propose evaluate additional policies..." Change second sentence to "As applicable, recommendations evaluations may include..."
Response: DONE

Comment [PC26]: Yes, clarify that only updated HAZ policies supersede CPP.
Response: OK

2.0 NATURAL SYSTEMS AND RESOURCE MANAGEMENT

- a. relocation of existing or planned development to safer locations, working with entities that plan or operate infrastructure;
- b. changes to Local Coastal Program land uses, and siting and design standards for new development, to avoid and minimize risks;
- c. changes to standards for wetlands and Environmentally Sensitive Habitat Area;
- d. changes to standards for determining erosion rates; and
- e. modifications to the Local Coastal Program to ensure long term protection of the function and connectivity of existing public access and recreation resources.

HAZ-9. The City shall monitor sea level rise and request changes to the Coastal Zone boundary, as appropriate and feasible. The City shall minimize the need for construction of new shoreline protective devices through continued implementation of the Coastal Parks Plan addressing management and, where necessary, restoration of the coastal park lands, including control of pedestrian use, parking, and ground squirrel and other rodent, vermin, or animal activities. Regulations addressing construction, renovation, or extension of shoreline protective devices will continue to be integrated into the Coastal Parks Plan.

Comment [PC27]: Include " and ground squirrel and other rodent, vermin, or animal activities."
Response: DONE

HAZ-6. The City shall continue to utilize the certified Coastal Land Use Plan Amended (1998) Coastal Parks Plan as a tool to implement coastal protections along the City's shoreline. The Coastal Parks Plan shall be included as an attachment to the City's Local Coastal Program Implementation Plan and amended from time to time, as appropriate, by the City Council. Future amendments to the Coastal Parks Plan are at the discretion of the City Council and shall include master planning of shoreline protections~~prepare a master plan for shoreline protection,~~ informed by the Land Use Plan policies, and Implementation Plan program direction, as part of the Coastal Parks Plan Protection Sea Wall Program. As Parks Plan Policies are updated, the updated hazard policies will supersede Coastal Parks Plan policies if they conflict. Construction of new shoreline protective devices and renovation or extension of existing protective devices shall be guided by this master plan. These future amendments to the Coastal Parks Plan shall, at a minimum, include will be amended to accounting for sea level rise, and will discuss a variety of adaptation approaches beyond shoreline protective devices, such as habitat restoration, retreat, and structural elevation.

Comment [CC28]: Some of the Parks Plan Policies don't appear to mesh with Haz 6-8; particularly Coastal Parks Future Protection Policy 6. Perhaps add language that these updated hazard policies supersede Coastal Parks plan if they conflict.
Response: DONE (also see new policy HAZ-5 below)

HAZ-5. The City shall coordinate planning and management of the coastal park lands as far as possible~~where feasible,~~ with adjacent jurisdictions and other public agencies such as the City of Monterey, Monterey County, State Water Resources Control Board,

Comment [PC29]: Remove entire policy.
Response: This policy was significantly modified instead

2.0 NATURAL SYSTEMS AND RESOURCE MANAGEMENT

National Oceanic and Atmospheric Association (Monterey Bay Sanctuary), Bureau of Land Management (California Coastal National Monument), the~~and~~ California Department of Parks and Recreation, the California Department of Fish and Wildlife, ~~and~~ the United States Coast Guard, and the California State Lands Commission, which has decision-making authority on policies that affect land below the mean high tide line.

HAZ-610. Construction of new protective devices along the shoreline shall be limited to protection of existing coastal-dependent recreational uses such as parks and trails, and support existing institutional uses, existing houses, and existing municipal utility facilities in critical danger from erosion. Nature-based solutions shall be prioritized wherever possible to protect coastal habitats, coastal-dependent recreational uses, and public access to the coast. New shoreline protective devices shall not be constructed to serve new coastal development, nor where other measures ~~established in the Coastal Parks Plan~~ can adequately mitigate erosion hazards. Construction of shoreline protective devices and repair or maintenance of existing protection devices should be designed to eliminate or mitigate adverse impacts to the California Coastal National Monument and its geological, biological, cultural and visual resources.

HAZ-78. ~~Construction of new shoreline protective devices and renovation or extension.~~ Repair and maintenance of existing protective ~~construction devices~~, where determined to be necessary in order to protect existing ~~coastal-dependent recreational~~ uses from erosion hazards, shall be designed to eliminate or mitigate adverse impacts on local shoreline sand supply, ~~and other coastal resources.~~ Construction of new shoreline protective devices is discouraged in favor of non-structural approaches.

HAZ-811. ~~If necessary, c~~Construction of new shoreline protective devices and repair and ~~maintenance~~ of existing protective ~~device~~ structures shall be sited and designed to enhance coastal access; protect coastal views, minimize alteration of, and be visually subordinate to, the natural character of the shoreline; ~~and~~ protect archeological resources; and protect other coastal resources.

HAZ-94. In order to minimize potential damage to life and property from storm waves and tsunamis, the use of land adjacent to the shoreline below the 20-foot elevation shall be limited to open space, low intensity recreational uses, existing utility and support facilities, and coastally dependent and coastally related development at Lovers Point, Hopkins Marine Station, and Monterey Bay Aquarium. Existing houses may remain, but may eventually require re-location above the 20-foot elevation. No new

Comment [PC30]: Revise to "recreational uses such as parks and trails and support facilities.."
Response: DONE

Comment [CC31]: Not sure what coastal dependent recreational use and support facility is. A marina? If the intent is to solely protect the city's public infrastructure, like trails, this should be more specific to that. What about Hopkins, the two private residences along Sunset Drive? Would they be allowed protection?
Response: DONE

Comment [PC32]: Planning Commission: leave policy broad. Sewage lift/pump is a recreational support facility. Clarify that existing development, i.e. Hopkins residences, would be allowed protection.
Response: DONE

Comment [PC33]: Remove last four words in sentence and other coastal resources.
Response: DONE

Comment [KK34]: These are the Coastal Act terms.

Comment [PC35]: Planning Commission: Double check where 20-foot elevation is and potential impact of this policy
Response: As part of IP

Comment [PC36]: Planning Commission: clarify what support facilities are.
Response: DONE

2.0 NATURAL SYSTEMS AND RESOURCE MANAGEMENT

habitable space may be constructed below the 20-foot elevation. New development shall not include armoring of the coastline.

HAZ-3 New development shall be sited and/or designed to avoid long-term hazards from sea level rise. Development proposed in or near mapped hazard areas shall conduct a site-specific hazards study.

HAZ-5. 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 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.

INSERT PHOTO – tsunami warning signage? Shoreline protective device?

HAZ-127. As part of the Coastal Parks Plan, the City shall strive to minimize erosion of the shoreline by directing people to use public access pathways and stairways. The City shall coordinate public recreation and access points with the California Coastal National Monument to ensure that increased public use and access is designed to mitigate adverse impacts to the California Coastal National Monument and its geological, biological, cultural, and visual resources.

2.2 WATER AND MARINE RESOURCES (MAR)

2.2.1 Background - Water and Marine Resources

Pacific Grove's water and marine resources include the rocky intertidal and subtidal areas of the coastline are interspersed with sandy beaches and coastal bluffs, thereby providing diverse and highly valued coastal habitats. For water and marine resources, Environmentally Sensitive Habitat Areas include shoreline natural habitats such as beaches, and tide pools, and rock formations. The City's shoreline includes natural habitats such as beaches, tide pools, and rock formations. This rich and diverse marine Environmentally Sensitive Habitat Area environment along the Pacific Grove coastline is protected and controlled by local, and state, and federal regulations. There are several areas that encompass the waters offshore of Pacific Grove that are protected under state regulations including:

Comment [CC37]: This section lacks several regulatory policies that new development must meet in order to address hazards. Possible policies include:

All new development shall be sited and designed to avoid long-term hazards from sea level rise.

All new development proposed within 50 feet of a mapped hazard area shall conduct a site-specific hazards study to identify and avoid hazards for the estimated life of the proposed development.

All new development must include a "no future armoring" condition, as well as "removal and restoration" condition should the development become endangered.

All existing development in critical danger from hazards shall be relocated or redesigned to avoid loss of life and property.

Any property owner that abandons existing development due to hazards shall be required to remove the abandoned development.

No new critical infrastructure shall be allowed within a mapped hazard area. To the maximum extent feasible, existing critical infrastructure shall be relocated outside of mapped hazard areas. DONE also in IP

Comment [PC38]: Planning Commission: Clearly state projections and data used and timeframe to define lifetime of structure ie 50-100 years (comment is an extension of Coastal Commission comment directly above).

Response: DONE and also in IP

Comment [CC39]: Typically we are hesitant to designate marine habitats as ESHA, as it severely limits the type of development that can occur and also requires buffers that can impact development. Perhaps describe these areas as "sensitive and valuable" resources and include a policy that protects habitat values to the maximum extent feasible.

Response: OK

2.0 NATURAL SYSTEMS AND RESOURCE MANAGEMENT

- the Asilomar State Marine Reserve, the Pacific Grove Marine Gardens State Marine Conservation Area, and the Lovers Point - Julia Platt State Marine Reserve, which are protected by the California Department of Fish and Wildlife;
- an Area of Special Biological Significance, which is protected by the State Water Resources Control Board and the Central Coast Regional Water Quality Control Board;
- the Monterey Bay National Marine Sanctuary, which is protected by the National Oceanic and Atmospheric Administration); and
- the California Coastal National Monument, which is protected by the Bureau of Land Management.

In addition, the tidelands grant to the City from the State of California (approved by the Governor June 9, 1931) prohibits use of those tidelands for “commercial, industrial or revenue producing uses or purposes” although use of the tidelands for “boat and yacht harbors, boating and yachting, swimming tanks, and other like and kindred purposes” is permitted.

In March 2012, the State Water Resources Control Board adopted a statewide General Exception to permit storm water discharges to the Area of Special Biological Significance, with Special Protections. The Pacific Grove Area of Special Biological Significance is one of 34 state-designated Areas of Special Biological Significance in nearshore waters along the California coast. Areas of Special Biological Significance are a subset of state water quality protection areas in the ocean along California’s coast that require special protection per the California Marine Managed Areas Improvement Act. Their protection is promulgated by the State Water Resources Control Board through the California Ocean Plan. The Ocean Plan prohibits the discharge of waste to a designated Area of Special Biological Significance. These Special Protections have also been adopted by the State Water Resources Control Board as part of the statewide National Pollutant Discharge Elimination System storm water permit that applies in Pacific Grove. The City is currently working on drafting the compliance plan, and it which is anticipated for completion in September 2018, and must describe how the structural as well as and non-structural controls are being implemented to reduce pollutant loads to the Area of Special Biological Significance.

Additionally, the California Coastal National Monument established in 2000 incudes within its boundaries all the rocks, small islands, exposed reefs, and pinnacles above water at mean high tide off-shore of Pacific Grove. These are under the jurisdiction of the Bureau of Land Management.

Crespi Pond, a small but valuable wetland, is located on Ocean View Boulevard between Point Pinos and the western end of Asilomar Avenue. Crespi Pond provides a stopping place for

Comment [PC40]: Planning Commission: first sentence clarify where phrase came from and what it means “boat and yacht harbors... is permitted.”
Response: This is from the 1931 State Act. The language may be a bit dated

2.0 NATURAL SYSTEMS AND RESOURCE MANAGEMENT

migrating birds including terns, gulls, many species of ducks, and Canadian 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.

Comment [PC41]: 2nd paragraph clarify that Crespi Pond goes dry during period of drought.
Response: DONE

INSERT PHOTO – Crespi Pond?

~~Although recreational parks/beaches/golf courses and mature trees provide potential bird nesting habitat and foraging habitat for native wildlife, the Environmentally Sensitive Habitat Area designation should be limited to areas that have reasonable potential to support special status plant and animal species.~~

Comment [PC42]: delete third paragraph that begins "although recreational..."
Response: DONE

2.2.2 Coastal Act Policies - Water and Marine Resources

Coastal Act policies relating to marine resources require that these resources be maintained, enhanced and, where feasible, restored; that areas of special biological significance be given special protection; and that uses protect the biological productivity of coastal waters and maintenance of healthy populations of all species (Public Resources Code §30230 and 30331). Control over specific types of adverse impacts on coastal waters, such as polluted runoff, wastewater discharges, etc., and spillage of hazardous substances is also required (Public Resources Code §§302321 and 3023323).

Comment [KK43]: This sentence should be deleted, as the ESHA policy itself should just track 30240.

Additional policies require protection against disruption of sensitive habitat areas, both within and adjacent to the habitat (Public Resources Code §30240); and require protection of coastal waters, wetlands, estuaries and lakes from inappropriate diking, filling and dredging, with specified exceptions (Public Resources Code §30233); and require that alterations of rivers and streams be only allowed for specific uses (Public Resources Code § 30236).

2.2.3 General Plan and Other Policies - Water and Marine Resources

Pacific Grove General Plan regulations and policies pertaining to water and marine resources are supplemented by theregulations establishing, and the policies of, the Monterey Bay National Marine Sanctuary, three State Marine Protected Areas (Asilomar State Marine Reserve, Pacific Grove Marine Gardens State Marine Conservation Area, and Lovers Point-Julia Platt State Marine Reserve), the California Coastal National Monument, and the Area of Special Biological Significance.

2.0 NATURAL SYSTEMS AND RESOURCE MANAGEMENT

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

- coordinated state/federal/local enforcement of existing regulations, and enhanced management of the Marine Gardens;
- control over runoff and erosion affecting offshore waters; and
- cooperation in long-term ecological and water quality monitoring studies.

2.2.4 Land Use Plan Policies - Water and Marine Resources

Refer also to the Storm Drainage policies in Section 3.4.8.

MAR-1. The City shall continue to work with the California Department of Fish and Wildlife, the National Oceanic and Atmospheric Administration, and the Bureau of Land Management in developing and maintaining a coordinated approach for enforcing federal, state, and local regulations protecting the marine reserves and conservation areas, Sanctuary, California Coastal National Monument, and Areas of Special Biological Significance.

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.

INSERT PHOTO – tide pools or similar

MAR-3. ~~In addition to the City's tidelands,~~ Crespi Pond and the Majella Slough riparian area shall be considered as Environmentally Sensitive Habitat Areas, and governed by Coastal Act policies 30233 and 30236. No alteration of freshwater wetlands -- Crespi Pond and Majella Slough -- shall be allowed, except for maintenance dredging and similar activities essential for restoration of natural habitats where there is no feasible less environmentally damaging alternative and where feasible mitigation measures have been provided to minimize adverse environmental effects

MAR-4. No diking, filling, dredging, or other uses inconsistent with the terms of the grant of tidal protection from the State of California shall be allowed in the City's tidelands. ~~No significant alteration of freshwater wetlands -- Crespi Pond and Majella Slough -- shall be allowed, except for maintenance dredging and similar activities essential for restoration of natural habitats where there is no feasible less environmentally~~

Comment [CC44]: It's ok to designate wetlands and creeks as ESHA, but the specific Coastal Act policies that apply to them (30233 and 30236) must also be included here, as those policies are more specific and would supersede the ESHA designation.
Response: OK. 30233 and 30236 seem to be addressed here

2.0 NATURAL SYSTEMS AND RESOURCE MANAGEMENT

~~damaging alternative and where feasible mitigation measures have been provided to minimize adverse environmental effects.~~

Comment [CC45]: Tracks language of 30233
Response: OK. 30233 and 30236 seem to be addressed here

MAR-56. To reduce the potential for degradation of the Pacific Grove Marine Gardens State Marine Conservation Area and Area of Special Biological Significance, ~~the City shall require, where necessary, drainage plans and erosion, sediment and pollution control measures, as conditions of approval of every application for new development, the City shall require compliance with the statewide National Pollutant Discharge Elimination System storm water permit and any future regulations resulting from the Area of Special Biological Significance Compliance Plan.~~

Comment [CC46]: I would rather keep the language in the existing certified LUP about drainage plans/erosion control plans, pollution control measures. It's inherent that you have to follow NPDES requirements, and we don't want to have language that requires adherence to future policies in the ASBS that aren't developed yet.
Response: OK. Text has been added to address CCC staff's concerns.

MAR-65. The City shall continue to investigate and implement new technological measures for reduction of pollution potential in storm water runoff. ~~Specific measures for reduction of pollution potential in storm water runoff, -to maximum extent feasible, shall include regulations to control the disposal of chemicals and hazardous materials, maintenance of existing storm water capture programs, and low impact development designs and on-site retention or reuse of storm water runoff for new development. to maximum extent feasible.~~

MAR-7. The City shall continue to require construction phase storm water pollutant controls, including erosion controls, sediment trap 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.

MAR-798. The City shall work with the Pacific Grove Natural History Museum, California Department of Fish and Wildlife, Central Coast Regional Water Quality Control Board, and National Oceanic and Atmospheric Administration, and Bureau of Land Management and California Coastal National Monument to maintain information and interpretation programs to increase public awareness of the valuable marine resources and habitat in the marine reserves and conservation areas, Sanctuary, National Monument, and Area of Special Biological Significance areas.

Comment [PC47]: Planning Commission: Clarify what is in LUP vs. IP.
Response: OK. Where appropriate, notations have been made in the response to comments and/or text.

Comment [CC48]: This section lacks needs additional regulatory policies. Possible additional policies: **IP**

1. Require on-site retention or reuse of stormwater runoff for new development to maximum extent feasible. **IP**
2. Require construction BMPs for development that may adversely impact water and marine resources including, but not limited to, stormwater management plan, hazardous waste controls, erosion control plan, good housekeeping measures, etc. **IP**
3. Require purple pipes for new development for future reclaimed water? **Not sure that recycled water really addresses a PG coastal issue**

We have many "model water quality" policies, and we recently certified a LCP amendment for Carmel on water quality which has good language. See also Seaside LCP. **Response: added IP language from 2000 review**

2.0 NATURAL SYSTEMS AND RESOURCE MANAGEMENT

2.3 SCENIC RESOURCES

2.3.1 Background - Scenic Resources

Pacific Grove’s extraordinary coastal setting is among the most accessible and spectacular in the world. Its scenic resources in the coastal zone include nearly continuous unobstructed views of the sea, harbor seals can be seen on its beaches, whale spouts in the Bay, sea otters frolicking in kelp beds, a heavily-used coastline recreation trail, and nearly year-round there are views of people enjoying sandy beaches at Lovers Point. The City’s scenic resources are publically visible from not only areas in the City’s Coastal Zone but also from areas on Monterey Bay, across the bay and from some locations along Highway 1. Few structures exist seaward of Ocean View Boulevard or Sunset Drive, and most of the shoreline is in public ownership with public access provided in many areas by a heavily-used recreation trail along a major portion of the coastline. Pacific Grove’s scenic coastline is a significant draw for tourists. [Figure 3, Scenic Areas](#), shows the areas designated by the City as having special scenic significance.

INSERT FIGURE 3, SCENIC AREAS

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 ~~neighborhood~~ area is a scenic area of public importance that has been ~~substantially~~ developed with single-family residential dwellings interspersed amongst open dunes. 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.

In Pacific Grove, natural features such as trees, beaches, and the rocky shore, as well as a prominent recreation trail contribute to the scenic views and the character of its Coastal Zone.

INSERT PHOTO – coastal scenery

2.0 NATURAL SYSTEMS AND RESOURCE MANAGEMENT

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 public 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).~~

As stated in Public Resources Code §30251, "Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. 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."

Comment [PC49]: Planning Commission: clarify where highly scenic areas are (Asilomar Dunes?). How are trees addressed?
Response: Map has been added and see SCE-5 below. Also – tree policy is addressed in the next section (BIO-18).

2.3.3 General Plan and Other Policies - Scenic Resources

~~The Pacific Grove General Plan designates most shorefront lands for open space.~~ 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. ~~However, 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.~~ 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.

~~Figure 23, Designated Scenic Areas, shows the areas designated by the City as having special scenic significance.~~ 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 ~~Boulevard Avenue~~ and the crest of the high dune (from the north side of Pico Avenue intersection to Sinex Avenue.)

Comment [PC50]: 2nd paragraph add the word and between "Asilomar Avenue Boulevard and the crest of the high dune."
Response: DONE

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

Comment [CC51]: This must be retained as a regulatory policy and added back to section 2.3.4 since it designates these areas as scenic.
Response: See new SCE-3 below

2.0 NATURAL SYSTEMS AND RESOURCE MANAGEMENT

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

Comment [PC52]: Planning Commission: bullet points- use verb parallel construction for consistency. Strike bullet points 2 & 3 “Preservation of...”the encouragement of...”
Response: DONE. Note text modification to reflect new SCE-4 (per CCC staff)

2.3.4 Land Use Plan Policies - Scenic Resources

Land Use Plan policies for protection of Scenic Resources are prefaced by (SCE). Additional policies for protecting Scenic Resources are included as Refer also to the Community Design policies in Section 3.2+4.

Comment [CC53]: The policies existing in LUP Section 2.5.4 and 2.5.5 should be retained here.

Response: Two additional policies have been added. Also will be addressed in IP

SCE-12. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Preserving the scenic qualities of the Coastal Zone shall be a priority in all City actions and decisions.

Comment [PC54]: Planning Commission: Include a map to define view corridors and how are trees reflected? Figure 5 in 1989 LUP. Clarify that SCE policies generally frame height and massing to limit development that would block views. Explain general purpose behind SCE policies.

Response: Map has been added. Height and massing will be addressed in IP. General purpose of SCE policies are described above.

SCE-24. The City shall ~~continue to~~ specially designate the most scenic areas of the Coastal Zone, ~~with a Scenic Resources zoning overlay district that includes development standards to protect these scenic areas. Development standards for scenic areas shall minimize land coverage, grading, and structure height, and provide for maximum setbacks from adjacent public open space areas.~~

Comment [CC55]: This is a good goal, but there needs to be regulatory standards that new development must meet in order to meet this goal. Examples include: “New development shall be sited and designed to protect public views, including views to and along the ocean and scenic coastal areas”, and then you can articulate what some of these terms mean in other subsequent policies, like what a “scenic area” is, or what a “public view” is.

Response: New policy added below

SCE-5. The City shall encourage redevelopment of existing structures to improve visual appearance and to attract visitors to the City’s coastline.

Comment [CC56]: Does a scenic designation require additional policy adherence? What is the difference between something designated scenic or not? Regardless, the primary Coastal Act policy language of 30251 needs to be inserted here as a regulatory policy. (Planning Commission adds: clarify that trees are fine, but hedges that visually obstruct views are not as per 30251).

Response: DONE and also in IP

SCE-3 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 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), and other areas in which future study may support scenic designation. The City shall consider and protect the visual quality of scenic areas as a resource of public importance.

2.0 NATURAL SYSTEMS AND RESOURCE MANAGEMENT

SCE-1 Public views to and along the ocean and scenic coastal areas shall be protected and alteration of natural landforms minimized.

SCE-6 Landscape trees which that are a visually integral part of the coastline and contribute to the scenic views elsewhere in the Coastal Zone shall be protected or, when necessary, replanted and are governed by current City tree regulations.

Comment [PC57]: How are trees dealt with? Response: DONE and also in IP

SCE-7. 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. This will require a reforestation plan to propagate and plant seedlings of pine using local seeds to regenerate the pine forest in coordination with Asilomar State Park.

SCE-8. 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-state or suitable foundation in the acquisition of these important parcels.

Comment [CC58]: Possible additional policies:

- 1. Require landscape plans that recognize and preserve public views for new development and redevelopment in scenic areas. IP
- 2. Development shall not impair designated ocean view corridors as shown on the Shoreline Access Map (Figure 5). IP
- 3. City shall develop appropriate development controls to maintain scenic qualities in highly scenic areas including height limitations, increased setbacks, maximum lot coverage, etc. IP

2.4 BIOLOGICAL RESOURCES AND ENVIRONMENTALLY SENSITIVE HABITAT AREAS

2.4.1 Background - Biological Resources and Environmentally Sensitive Habitat Areas

Environmentally Sensitive Habitat and Biological Sensitivity

The Coastal Zone contains several terrestrial (land based) habitats that are may be considered Environmentally Sensitive Habitat Area. Coastal Act §30107.5 defines Environmentally Sensitive Habitat Area as "...any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments." For coastal land biological resources, Environmentally Sensitive Habitat Area can includes both restored and naturally occurring several types of sensitive habitats such as:

- coastal bluff; provides habitat for Menzies' wallflower (*Erysimum menziesii* and sub-species);

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- ~~_____ sand dune scrub~~ provides habitat for black legless lizard (*Aniella pulchra nigra*), Menzies' wallflower and Tidestrom's lupine (*Lupinus tidestromii*);
- ~~_____ Monterey pine forest~~ — large stands of trees (often in association with beaches and eucalyptus forest) can be Environmentally Sensitive Habitat on their own, and also provide overwintering habitat for Monarch butterfly (*Danaus plexippus*); and
- ~~_____ wetland/waterway~~ features, as defined by Coastal Act §30121.

~~Other types of Environmentally Sensitive Habitat Area could occur within the Coastal Zone if species that are newly protected by the United States Fish and Wildlife Service or California Department of Fish and Wildlife are dependent upon habitat types found within the Coastal Zone. Environmentally Sensitive Habitat Areas are most likely to be found within the extreme, high, and moderate sensitivity areas identified in (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 34, Land Habitat Sensitivity Map, which shows the areas of special biological significance. A biological resources study is necessary to verify if habitat in a particular location qualifies as Environmentally Sensitive Habitat Area.~~

INSERT FIGURE 4. Land Habitat Sensitivity Map

~~Wetland habitat within the Coastal Zone includes 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.~~

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 PHOTOS – butterflies, legless lizard, wallflower, lupine

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 formations easily destabilized, but ~~also~~ the dunes are also habitat for two endangered plant species - Menzies' wallflower and Tidestrom's lupine. Human disturbance and competition from exotic vegetation continue to threaten the survival of these rare plants. Remaining plants are found in limited areas on private land in the Asilomar area and on public property in the northern portion of the Asilomar State Beach and Conference Grounds.

Comment [CC59]: Are you saying that Monarch butterfly habitat is ESHA? A more clear list of what the city categorically considers ESHA would be helpful here.
Response: See edit above and updates to bio in general

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~~Recreational parks/beaches/golf courses and mature trees provide potential bird nesting habitat and foraging habitat for native wildlife, but the Environmentally Sensitive Habitat Area designation should be limited to areas that have reasonable potential to support special status plant and animal species. Several plants that grow within the coastal zone are character defining features of Pacific Grove.~~

Asilomar Dunes Residential Area

The Asilomar Dunes residential area, bounded by Lighthouse Avenue, Asilomar Avenue, and Asilomar State Beach and Conference Grounds, is ~~a highly scenic area of public importance, as well as~~ the location of sand dunes that supporting rare and endangered biological plants/resources. ~~Therefore, the entire area is designated as an Environmentally Sensitive Habitat Area.~~ The area, which was annexed by the City in 1980, was previously subdivided into residential parcels. Approximately one dozen existing parcels are undeveloped, developed, and one third remains vacant.

Issues affecting land use planning in this area therefore relate to protection of both the existing scenic qualities of the area and the sand dune habitat of the rare and endangered species/plants. The retention of these resources will be affected by the siting and design of new homes and related facilities, and also by the total amount of additional residential development that is permitted.

Environmentally Sensitive Habitat Areas are located in other areas of the City’s Coastal Zone as well. These include ~~tide pools~~, riparian and sand dune habitats within Asilomar State Beach and Conference Grounds; the Crespi Pond wetland, ~~tide pools and~~ dune habitats within the Lighthouse Reservation; ~~the City’s tidelands, included in the seaward portion of the Pacific Grove Marine Gardens Park~~; and any areas which may be determined as essential important habitat for Monarch or Smith’s blue butterflies.

Trees

Characteristic Flora and Fauna

The City has several flora and fauna that play a significant part in the visual and cultural identity of the City. Characteristic flora include rosy ice plant (*Drosanthemum floribundum*), and several trees: Monterey pine (*Pinus radiata*), and Monterey cypress (*Cupressus macrocarpa*) and Coast Live Oak (*Quercus agrifolia*). With respect to natural features, ~~†~~The Pacific Grove General Plan recognizes the trees of Pacific Grove as “major natural resources.” Ordinances regulating tree removal from public and private property are in place. Characteristic fauna include monarch butterflies, harbor seals (*Phoca vitulina richardii*), and oystercatchers (*Haematopus bachmani*). Refer to section 2.2 of this Land Use Plan for discussion and policies regarding marine resources.

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2.4.2 Coastal Act Policies - Biological Resources and Environmentally Sensitive Habitat Areas

The Coastal Act requires protection of Environmentally Sensitive Habitat Areas. These areas must be protected against “any significant disruption,” including impacts from development in adjacent areas. Only resource-dependent uses are allowed in sensitive areas designated Environmentally Sensitive Habitat Areas, and uses adjacent uses-to Environmentally Sensitive Habitat Areas must be compatible with continuance of sensitive habitat areas (Public Resources Code §30240). The Coastal Act defines Environmentally Sensitive Habitat Areas as “any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments” (Public Resources Code §30107.5).

2.4.3 General Plan and Other Policies - Biological Resources and Environmentally Sensitive Habitat Areas

~~The Pacific Grove General Plan Natural Resources Element contains protective policies for the overwintering sites of the Monarch butterfly, in particular Washington Park. In 1952, the City adopted an ordinance making molestation of or interference with the Monarch butterflies unlawful (Pacific Grove Municipal Code §11.48.010).~~

Comment [PC60]: Delete first paragraph "the Pacific Grove General Plan..."
Response: DONE

The Natural Resources Element states as a principal objective the preservation of open space areas for the preservation of natural resources. Natural Resources Element Policy 12 recommends the City develop methods to maintain endangered species within the Asilomar Dunes neighborhood, Asilomar State Beach and Conference Grounds, the United States Coast Guard Reservation, the Pacific Grove shoreline, and other appropriate areas. The Lighthouse Reservation, Golf Course, and adjacent shoreline areas are owned by the City. The remainder of the immediate shoreline area, with two exceptions of privately owned areas, is under California Department of Parks and Recreation ownership and managed as park land.

The Asilomar State Beach and Conference Grounds is covered by the *Asilomar State Beach and Conference Grounds General Plan* (Asilomar General Plan), approved by the California State Park and Recreation Commission in 2004 under Resolution 19-2004. The Asilomar General Plan contains a detailed evaluation of biotic resources, including: vegetation community types, special status plant species, wildlife species by vegetation community types, special status animal species, and wildlife management issues. The Asilomar General Plan includes goals and guidelines to manage these resources.

INSERT PHOTO – dunes

2.0 NATURAL SYSTEMS AND RESOURCE MANAGEMENT

Asilomar Dunes Residential Area

Land use regulations presently in effect for the Asilomar Dunes area permit residential uses with a minimum parcel size of 20,000 square feet. The City controls the siting of all improvements on the property and controls maximum lot coverage. In addition, the City can impose mandatory conditions pertaining to resource protection. Easements have been requested by the City, in some instances, to help protect dune and plant habitat.

Development of a single residence on each existing vacant parcel of record will result in approximately a dozen additional units, or new homes. ~~If eligible properties are further subdivided at current zoning minimum, an additional 25 to 30 residential lots could result. There are about 70 existing single-family residences in the area now. Future development at half acre densities can be expected to roughly double the existing number of residences in the area. If auxiliary units, such as guest houses, or mother in law units are permitted, then total buildout can be expected to be much higher.~~

Comment [KK61]: This sentence must be deleted. Subdivision is a non-resource dependent development under the Coastal Act, and therefore would not be allowed in Asilomar dune ESHA.

~~The policies that follow support residential development in Asilomar Dunes. Lot coverage is reduced for new development, and minimum lot sizes are increased in some areas in order to control overall development to a level consistent with Coastal Act requirements concerning protection of scenic resources and Environmentally Sensitive Habitat Areas.~~

As part of the coastal permit process, the Coastal Commission has conditioned permits in the Asilomar dunes area to require protection of rare and endangered plant habitat. These requirements have included:

- review of the site by a qualified landscape or botanical consultant to determine the existence and location of rare and endangered plants;
- preparation of grading and landscape plans to minimize adverse impacts of development and construction activities on endangered plant species, including transplanting and propagation where necessary;
- limitation of site coverage for new development, and re-siting or redesigning of the project to minimize impacts on botanic resources; and
- requirements for a conservation easement to protect the non-developed portions of a site from disturbance and allow entry for scientific research purposes.

The policies that follow support limited residential development in Asilomar Dunes. Lot coverage is reduced for new development, and minimum lot sizes are increased in some areas in order to create more space within each lot and to control overall development to a level consistent with Coastal Act requirements concerning protection of scenic resources and Environmentally Sensitive Habitat Areas.

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

- management of City and state shoreline areas to reduce impacts on and restore native plant habitat; and
- minimization of the disturbance of habitats for rare and endangered species by new development on private and public land.

2.4.4 Land Use Plan Policies - Biological Resources and Environmentally Sensitive Habitat Areas

Flora and Fauna

BIO-1. Development in Environmentally Sensitive Habitat Areas, as defined in Coastal Act §30107.5, shall be limited to uses dependent on the resource and shall be sited and designed to protect against significant disruption of habitat values including to rare and endangered species. Other stabilizing native dune plants shall also be protected, relocated, or replanted with similar native plants. The City shall designate other areas of high biological sensitivity and establish appropriate protections for those areas. Notwithstanding, one house may be constructed on legal lots of record provided that the development area is limited in size and located in the portion of the lot that results in the least impact on sensitive habitat.

Comment [CC62]: This is the primary ESHA policy and should be listed as policy BIO-1 as opposed to 16, and then you can list the types of ESHA that the city categorically considers (e.g. dunes, Monarch butterfly habitat, etc).
Response: DONE

BIO-12. The City shall ~~encourage the retention-retain~~ and/or re-establishment of the native site-specific dune flora and in particular the protection of rare and endangered species to the maximum extent feasible. Information on propagation and care should be provided. Further, the City shall not permit expansion and shall instead seek removal of exotic species which are proven to invade or threaten native dune vegetation.

Comment [PC63]: Delete the word or "The City shall retain and or re-establish..."
Response: DONE

BIO-23. An overall plan for the management and restoration of dune habitat in the Asilomar Dunes shall be prepared in order to provide the City, property owners, and the ~~State~~ state with consistent standards to be applied to development and access proposed in the area. This plan should contain practical guidelines and criteria for development of homes and related improvements in dune areas, and should address erosion and habitat loss resulting from public access. The City may undertake this project alone, or together with the California Department of Parks and Recreation. Funding assistance from the Coastal Conservancy should be requested to support the project.

BIO-34. The City will continue to implement the Coastal Parks Plan for the management and restoration of coastal parklands, including the Lighthouse Reservation.

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BIO-45. The City shall preserve its character-defining flora and fauna, such as rosy ice plant, (*Drosanthemum floribundum*), Monterey pine (*Pinus radiata*), and Monterey cypress, (*Cupressus macrocarpa*) and Coast Live Oak (add latin name, Monarch butterfly, harbor seal, and oystercatcher).

Comment [CC64]: This is a bit too vague. A list of some of these flora types would be helpful. (planning commission adds that "character-defining flora" language should still be retained).
Response: expanded to include fauna; specific plants and animals added to text and this policy

BIO-6. The City shall maintain its protective policies and ordinances concerning protected habitats for the overwintering Monarch butterfly population in Pacific Grove and encourage the planting and preservation of vegetation useful to the Monarch butterfly for feeding or clustering, and will ensure that any new development within the Coastal Zone in proximity to trees used by butterflies will not adversely affect the butterflies or the habitat. s |

Comment [PC65]: Retain phrase "character-defining flora."
Response: DONE

BIO-7. The City shall work with Pacific Grove residents, members of the Pacific Grove Museum of Natural History, the California Native Plant Society, and the California Department of Parks and Recreation in efforts to:

Comment [KK66]: The ordinances and policies would be part of the LCP, so all this policy needs to say is that monarch butterfly habitats are affirmatively protected.

- a. protect, maintain, and enhance the habitat areas of Menzies' wallflower and Tidestrom's lupine;
- b. propagate the rare and endangered plants Menzies' wallflower and Tidestrom's lupine and any others that may become endangered or rare;
- c. identify and educate the public about rare and endangered plants; and
- d. develop methods of maintaining these and other native dune plants within Asilomar Dunes, Asilomar State Beach and Conference Grounds, and other appropriate areas.

BIO-9. The City shall continue to encourage the Hopkins Marine Station to remove ~~the~~ exotic ~~ice~~ plants and to restore a native bluff plant community on the rocky outcrop |

Comment [CC67]: Possible additional policy regarding Black Legless Lizard?
Response: DONE

BIO-118. The City shall protect, where feasible, the black legless lizard and its habitat.

Trees

BIO-10. ~~In refining the list of desirable and adaptable trees for planting in the Pacific Grove Retreat,~~ The City shall encourage native, drought resistant vegetation and species compatible with the scale and character of current vegetation.

BIO-11. The City shall develop a joint Black Oystercatcher management plan with City, state, parks, and Black Oystercatcher research organizations and agencies including an education program (interpretative signage) for public understanding of the sensitive nature of the Black Oystercatcher habitat and the importance of not disturbing

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nesting Black Oystercatchers. During the nesting season (March through August), entire areas may need to be closed to promote Black Oystercatcher fledgling success.

BIO-12. Wildlife corridors shall be maintained and protected for Pacific Grove’s resident black-tail deer population and other native animal species.

BIO-13. Careful management practices shall be in place to responsibly relocate mountain lions that occasionally prey on deer, and bears who may venture into the community to forage in garbage cans. The University of California at Santa Cruz’s Puma Project can assist with mountain lion relocation, along with the California Department of Fish and Wildlife.

Trees

BIO-14. The City shall ~~continue to implement the Tree Management Program to~~ protect heritage trees and

~~**BIO-1218.** The City shall continue to implement Pacific Grove Municipal Code Title 12, Trees and the Urban Forest, to maintain and enhance the Monterey pine and cypress stands within the Coastal Zone, taking care that new plantings do not adversely affect existing public views. This program should continue to be updated periodically with a complete inventory of the trees within the Coastal Zone to determine the age of the trees, disease, if any, and the needs for continued reforestation in the City. The City’s 2015 Tree Inventory shall be included as a guiding resource.~~

BIO-15. New tree planting shall be an on-going project 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 existing public views. Dead trees (snags) on City property should be retained, where possible, to provide habitat for cavity-nesting birds.

~~**BIO-14.** All tree removal shall be in accordance with the City’s existing tree protection requirements (Pacific Grove Municipal Code Chapter 12.16).~~

Development

~~**BIO-2016.** Development in Environmentally Sensitive Habitat Area shall be limited to resource dependent uses, except as otherwise specifically allowed, and~~

~~**BIO-15.** Development within coastal parklands shall be consistent with the standards and procedures identified in the Coastal Parks Plan.~~

Comment [C168]: Planning Commission #27: clarify how trees are dealt with.

Response: DONE. Also figure and policy SCE-5 added regarding visual resources.

Comment [KK69]: These three policies cross-reference and outside code or policy. Instead, list the applicable provisions directly in the LCP, or include Title 12 as part of the IP.

Comment [CCC70]: Same comment as above.

Comment [CC71]: Need to make sure nothing in Coastal Parks Plan that would undermine other LUP policies.
Response: DONE

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~~BIO-16. Development in Environmentally Sensitive Habitat Areas shall be sited and designed to minimize disturbance to the endangered plants and their habitat. Other stabilizing native dune plants shall also be protected, relocated, or replanted with native nursery stock.~~

Comment [CC72]: This is the primary ESHA policy and should be listed as policy BIO-1 as opposed to 16, and then you can list the types of ESHA that the city categorically considers (e.g. dunes, Monarch butterfly habitat, etc).
Response: DONE

shall be required to prepare a botanical survey by a qualified expert at the owner’s expense, prior to consideration of a project within the City.

~~BIO-2217. Development within coastal parklands shall be consistent with the standards and procedures identified in the Coastal Parks Plan, as long as those standards and procedures are consistent with the policies in this Land Use Plan. However, until the Coastal Parks Plan is updated, provisions of the Local Coastal Program shall take precedence in the event of a conflict.~~

Comment [CC73]: Need to make sure nothing in Coastal Parks Plan that would undermine other LUP policies.
Response: DONE

~~BIO-18. Development in Environmentally Sensitive Habitat Areas, including in the lands of Asilomar State Park and Conference Grounds, shall be carefully sited and designed to protect the habitat of the rare and endangered species Menzies’ wallflower and Tidestrom’s lupine.~~

Comment [KK74]: I have concerns about how this policy would work in relation to the previous ESHA policies. Could be interpreted to supercede the other ones because one could argue it is more specific. We may want to remove.

Asilomar Dunes Residential Area

~~BIO-2318. Limited residential development may occur in Environmentally Sensitive Habitat Area in the Asilomar Dunes Residential Area. BIO-1924. Development in Asilomar Dunes shall be carefully sited and designed to ensure protection of coastal scenic values and maximum possible preservation of sand dunes and the habitat of rare and endangered plants and to maximize protection of existing and restorable native duneplant habitats and the native oak and pine forests which stabilize the inland edge of the high dunes along Asilomar Avenue southwards from the vicinity of its intersection with Pico Avenue.~~

Comment [CC75]: Possible additional policies:
1. Development in ESHA shall be limited to resource dependent uses, except for limited residential development in the Asilomar Dunes Residential Area.
2. Development in areas adjacent to ESHA sited and designed to prevent impacts that would significantly degrade those areas.
3. Pre-construction lizard survey required.
4. Mitigation plan required to offset any adverse impacts to habitat values.

Response: This has been incorporated through the edits to this section and specific requirements will be identified in IP

~~BIO-2025. All new development in the Asilomar Dunes area shall be controlled as necessary to ensure protection of coastal scenic values and maximum possible preservation of sand dunes and the habitat of rare and endangered plants.~~

Comment [CC76]: Retaining the existing lot coverage and restoration requirements (and application requirements) is a necessity here. We can tinker with language a bit to make it clearer and articulate specific requirements (including defining outdoor living space, redevelopment, staying within existing developed footprint, mitigation requirements, etc), but the basic tenets must be retained.

Response: This has been incorporated through the edits to this section and specific requirements will be identified in IP

~~BIO-21. New residential subdivisions in the Asilomar Dunes area shall be allowed only at densities compatible with protection and maintenance of on-site and adjacent Environmentally Sensitive Habitat Areas.~~

~~BIO-2220. Within the Asilomar Dunes area, contiguous areas of undisturbed land in open space uses shall be maintained, wherever feasible to protect Environmentally Sensitive Habitat Areas and associated wildlife values. To this end, development of parcels adjacent to Environmentally Sensitive Habitat Areas shall be planned to keep development intensity as low as possible immediately in adjacent areas that may~~

Comment [CCC77]: Further subdivision is incompatible with ESHA as it is not a resource dependent use.

2.0 NATURAL SYSTEMS AND RESOURCE MANAGEMENT

~~impact to the~~ sensitive habitats, consistent with other planning criteria (e.g., drainage design, roadway design, and public safety). Clustering of development, including on adjacent lots, is ~~required~~~~encouraged~~ if it results in larger contiguous open space and Environmentally Sensitive Habitat Areas.

Comment [CC78]: I believe what this policy is trying to say is that development should be sited so contiguous open space is retained instead of having patchwork areas. I agree with the policy, but the wording can be cleaned up to better express this point.
Response: DONE

BIO-2319. The siting of each new development and the expected area of disturbance around each residence within the Asilomar Dunes shall be individually reviewed. Such review shall duly ~~protect against significant disruption of habitat values and consider the minimization of~~ dune destabilization and disturbance to endangered plants and their habitat.

BIO-28. The City shall seek funds to purchase vacant parcels west of Jewell Avenue on the seaward side of Sunset Drive and permanently maintain them as open space in recognition of the area’s remnant native pine forest dune habitat values, scenic qualities, and in order to preserve public visual access to the ocean.

BIO-29. In order to preserve scenic values, remnant native pine forest and environmentally sensitive dune habitat on private parcels along the seaward side of Asilomar Avenue, from the vicinity of the Pico Avenue intersection southwards to Asilomar State Beach and Conference Grounds, should, where feasible, be the focus of preservation efforts by the City on the remaining vacant parcels in this area in the same manner utilized for the vacant parcels seaward of Sunset Drive. ||

Comment [B079]: Possible additional policies:
1. No further subdivision.
2. No auxiliary units/guest units/signs permitted.
3. Designate the neighborhood as a sensitive coastal resource area.
4. There should be a policy to specifically address repair, maintenance, and additions to existing nonconforming structures that do not trigger the redevelopment threshold. For example: Repair, maintenance, and additions to existing nonconforming structures shall not extend beyond existing development footprint and shall appropriately mitigate for nonconformance.
5. Require construction BMP’s to protect ESHA.

Asilomar State Beach and Conference Grounds

BIO-30. The following recommendations shall be given priority in the California Department of Parks and Recreation’s continued development and implementation of its *Asilomar State Beach and Conference Grounds General Plan*:

- a. implement a dune restoration program, including restricting public access, in the northern portion of the Asilomar State Beach and Conference Grounds to protect the habitat of rare and endangered dune plants as identified on the Habitat Sensitivity Map;
- b. undertake dune stabilization programs on the central and southern dunes, including planting of native vegetation and contain or direct recreational activities to well-defined areas;
- c. ~~expanded~~ or ~~replacement~~ facilities in the sensitive forest-front transition zone, adjacent to the sand dunes, shall be restricted to the existing building envelopes or outside of the forest-front zone;

2.0 NATURAL SYSTEMS AND RESOURCE MANAGEMENT

d. maintain the native forest of Asilomar State Beach and Conference Grounds, and where necessary, utilize plantings of nursery stock pine trees grown from site-specific stock; and,

~~e. on state-owned land along Sunset Drive, consider relocation of parking areas to the inland side to reduce habitat damage by vehicles. Safe pedestrian access should be provided, trails should be designated, with aesthetically acceptable fencing installed where as necessary to protect habitats; and dunes areas should be monitored and native plant restoration considered; and~~

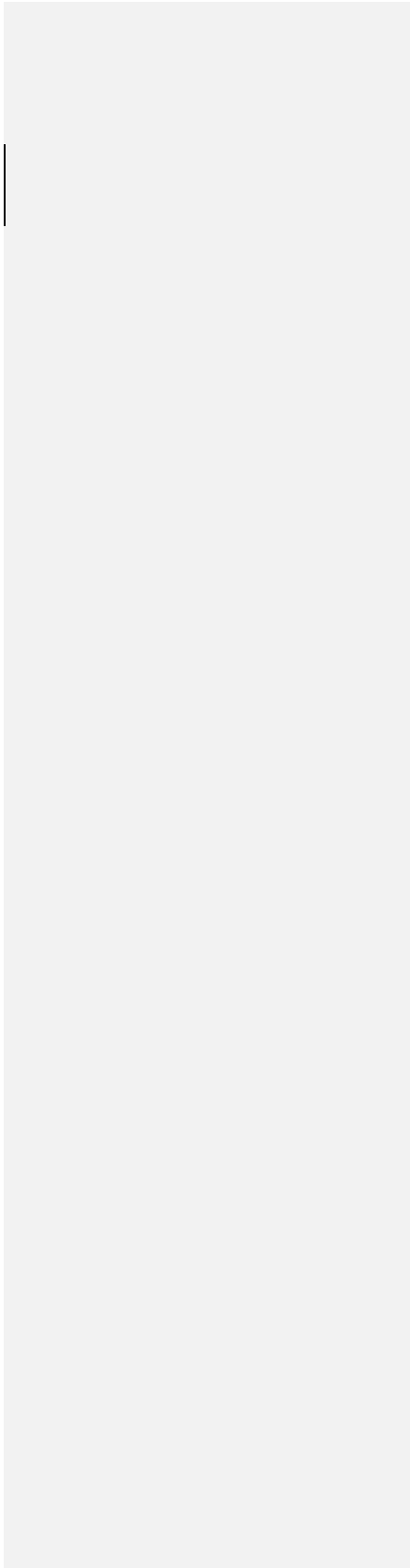
f. preserve and protect the Majella Slough, on State-state property south of Sunset Drive, from human intrusion.

Comment [CC80]: Wildlife appropriate?
Response: Deleted

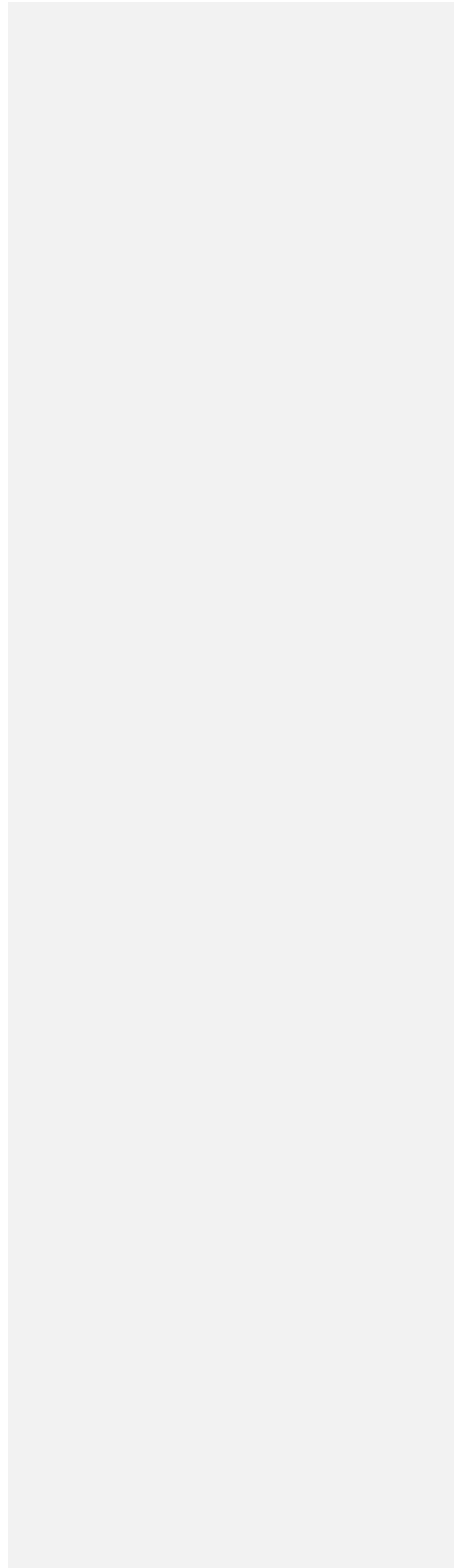
Comment [PC81]: Delete
Response: Deleted

2.0 NATURAL SYSTEMS AND RESOURCE MANAGEMENT

Figure 2—Scenic Areas (Placeholder)



2.0 NATURAL SYSTEMS AND RESOURCE MANAGEMENT



3.0 BUILT ENVIRONMENT

3.0 INTRODUCTION

Chapter Three discusses the built environment in Pacific Grove's Coastal Zone. Five topics are addressed. Coastal Act requirements for each topic are described followed by policies related to each topic. Policy topics are identified by the abbreviation shown below:

1. Community Design (DES)
2. Land Uses and Designations (LUD)
3. Cultural Resources (CRS)
4. Public Infrastructure (INF)
5. Parks, Recreation, and Public Access (PRA)

3.1 COMMUNITY DESIGN

Two organizing principles have shaped Pacific Grove's community design: 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. The City's persisting commitment to its founders' dual principles has resulted in a coastline of unsurpassed natural beauty and a complementary built environment.

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.~~

Comment [C182]: Planning Commission #29: fact check, are nearly half undeveloped?
Response: DONE

3.0 BUILT ENVIRONMENT

Their location, in a scenic coastal area, and on sand dunes supporting several rare and endangered plants, ~~requires the City to provide and adhere to strict land use regulations for makes careful control of~~ future development ~~critical in this area~~. 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.~~

Comment [PC83]: Delete
Response: DONE

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 off shore rocks (many connect to the shore during low tides) are included in the federal California Coastal National Marine Monument. 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 5, Coastal Zone Land Use Plan, supports the policies and illustrates the general types, 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.

3.1.1 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 public views, to minimize natural landform alteration, and to be visually compatible with the character of surrounding areas. Where feasible, visual quality in visually

Comment [PC84]: add word public to second sentence "...be sited to protect public views..."
Response: DONE

3.0 BUILT ENVIRONMENT

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).

3.1.2 General Plan and Other Policies - Community Design

The Pacific Grove General Plan Urban Structure and Design Element identifies the City's coastal corridor as 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 commercial area adjacent to Monterey and a residential designation on privately-owned property landward of Sunset Drive.

Comment [PC85]: Delete word is in first sentence "...coastal corridor is as an important..."
2nd paragraph replace word does with do.
Response: DONE

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 on the ocean side of Sunset Drive, with the exception of boardwalks through the dunes and pedestrian control fencing to direct visitors to designated accessways.

Comment [PC86]: 2nd paragraph replace word does with do.
Response: DONE

Comment [C187]: Planning Commission #32: clarify where development is not proposed, ocean side of Sunset or landward side?
Response: DONE

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

- control of densities in coastal residential areas;"
- control of the design and siting of structures within scenic areas; and
- preservation of the overall existing character of development within the coastal zone.

~~encouragement of public acquisition of vacant private parcels seaward of Sunset Drive.~~

Comment [PC88]: delete 4th bullet point.
Response: DONE

3.1.3 Land Use Plan Policies - Community Design

Refer also to the Scenic Resources policies in Section 2.3.4.

Comment [PC89]: should this be Section 2.3, not 2.4.4?
Response: DONE

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 5).

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.

Comment [PC90]: Revise to "Residential densities shall not exceed those specified on the Land Use Map."
Response: This was in the original draft.

3.0 BUILT ENVIRONMENT

~~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.~~

Comment [CCC91]: This is an odd policy. What's described here is the inherent structure of the LCP. Should delete.

~~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.~~

Comment [CCC92]: This is not a true statement and should be deleted.

~~DES-5. Development shall be sited and designed to protect public 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.~~

Comment [PC93]: Delete policy
Response: Deleted

DES-63. Development standards for scenic areas shall minimize land coverage, grading, and structure height, and provide for ~~maximum~~ setbacks from adjacent public open space areas.

Comment [CC94]: Wondering whether we should combine the scenic resources policies in this section and have one section describing applicable policies.
Response: This language has been added to the Scenic Resources policies

DES-74. Development, to the ~~maximum~~ extent feasible, shall not interfere with public views of the ocean and bay.

Comment [PC95]: either delete or clarify how tied to SCE policies.
Response: Modified and will be defined in IP

DES-85. ~~Maintain/Preserve~~ the existing character of residential, small-scale commercial, and visitor-serving recreational development in the Coastal Zone. Encourage redevelopment or renovation of existing structures to improve the quality of design and attract visitors to the Coastal Zone. New development, and renovation or expansion of existing development, shall be designed to be consistent with the community character, ~~and~~ protection of scenic resources, and incorporate climate adaptation measures as appropriate.

Comment [PC96]: Planning Commission #38: Either delete or define public view corridors if retained

Response: Figure has been added to scenic resources section. Will be further defined in IP.

Comment [PC97]: Does this refer to the Retreat area? Not clear. Wordsmith and replace word maintain with preserve.
Response: Refers to entire PG Coastal Zone. DONE

DES-6. 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-7. 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-prohibited~~. Exterior lighting fixtures should complement the architectural style of ~~structures~~.

Comment [PC98]: eight ft. or less conflicts with golf course. Strike.
Response: DONE

DES-8. Non-conforming structures may be maintained and repaired. Expansion of non-conforming structures will only be allowed if both the expansion and existing

Comment [CC99]: There should be a policy to address nonconforming uses and set-up a variance procedure.
Response: DONE (see DES-8)/IP

3.0 BUILT ENVIRONMENT

structure are made conforming, or if a corresponding or equal portion of non-conforming structure to the expansion is eliminated.

3.2 LAND USES AND DESIGNATIONS (LUD)

3.2.1 Background - Land Uses and Designations

Priority land 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.

A paved multi-use recreational trail follows the Southern Pacific Railroad right-of-way from the Monterey Bay Aquarium area to Lovers Point, and a bike route continues along Ocean View Boulevard. The portion of the Southern Pacific Railroad right-of-way which extends from Lovers Point to the boundary of Del Monte Forest is also being considered for acquisition and development of a recreational trail consistent with the operation of the golf course. An interpretive signing program at popular visitor destinations within the Coastal Zone could further enhance the visitor’s shoreline experience.

Concentrations of visitor-oriented commercial facilities within the Coastal Zone are located at Lovers Point and near Cannery Row. In addition to overnight accommodations and dining facilities available at the Asilomar State Beach and Conference Grounds, there are four privately-operated motels, and a half dozen restaurants. Other existing recreation and visitor-serving facilities include the municipal golf course and the Lighthouse Museum at Lighthouse Reservation.

Comment [PC100]: 1st paragraph revise to "waters attracts numerous skin divers;"
Response: DONE

Comment [PC101]: Planning Commission # 42: Clarify that the mobile home park has the deed for the UPRR and now owns it.
Response: AA to have City Attorney review
Clarify that a study should be done to focus on trail alignment and that using the UPRR may not be feasible given deeds and incompatible uses.
Response: DONE. See added language to Policy LUD-15

3.0 BUILT ENVIRONMENT

3.2.2 Coastal Act Policies - Land Uses and Designations

Coastal Act policies relating to priority uses require that Coastal Zone waters and oceanfront land suitable for recreational use be protected for recreational use and development, that visitor-serving and commercial recreational facilities are given priority on suitable private lands over private residential, general industrial, or general commercial development (but not over agriculture or coastal-dependent industry), and that upland areas necessary to support coastal recreational uses be reserved, where feasible, for such uses (Public Resources Code §§30220-30223). Coastal-dependent uses are given further preference (Public Resources Code §30254). The Coastal Act also requires that lower cost visitor and recreational facilities be protected, encouraged and, where feasible, provided, and gives preference to development providing public recreational opportunities (Public Resources Code §30213). Additional policies address the location and amount of recreation/public facilities development to mitigate against the impacts of overcrowding or overuse (Public Resources Code §§30212.5, 30250(c) and 30252(6)).

3.2.3 General Plan and Other Policies - Land Uses and Designations

Existing ~~priority~~ land uses within Pacific Grove's ~~coastal Coastal zone-Zone~~ are designated for ~~such various use types uses~~ by the Pacific Grove General Plan, and are consistent with the land use designations with a few exceptions: existing visitor accommodations at Jewell and Asilomar avenues and existing visitor accommodations and the adjacent restaurant on Sunset Drive across from the Asilomar State Beach and Conference Grounds are designated in the General Plan, respectively, medium residential and general commercial; the existing coastal-dependent educational uses at the Hopkins Marine Lab property are designated for open space institutional uses; ~~and the privately owned lands seaward of Sunset Drive (near Lighthouse Avenue) are designated open space.~~

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

- reservation of specific areas for recreational uses, visitor accommodations, visitor-commercial and coastal-dependent uses;
- development of implementation procedures to give priority to visitor-oriented uses over general commercial uses;
- Improved and new visitor-serving facilities (vehicle parking areas, bike route and parking racks, visitor-information/interpretive sign program, and railroad right-of-way recreational trail); and

Comment [PC102]: Planning Commission #44: Revise to "Existing priority land uses..." Wordsmith entire paragraph. Unclear. 1st paragraph strike phrase "...and the privately owned lands seaward of sunset Drive (near Lighthouse Ave) are designated open space." These lands are now part of Asilomar State Park. Wordsmith paragraph. Unclear.
Response: DONE

Comment [CC103]: ?
Response: Corrected

3.0 BUILT ENVIRONMENT

- City recognition of the desirability of a proposed extension to the recreation trail along the abandoned Southern Pacific Railroad right-of-way. ~~The City will work jointly with the Monterey Peninsula Park District to pursue this project.~~

Comment [PC104]: Planning Commission #45: Re-word to address UPRR deceded land to mobile home park and trail is not consistent with golf course use. Recommend a study for trail alignment, possibly on road, to link trail head at Lovers Pt. to Asilomar Beach and Spanish Bay.
Response: DONE and see See LUD-15

3.2.4 Land Use Plan Policies - Land Uses and Designations

Environmentally Sensitive Habitat Areas

LUD-1. Protection of sensitive habitats, natural landforms, and scenic resources shall be a priority in all City actions and decisions.

A significant portion of the Coastal Zone may be considered Environmentally Sensitive Habitat Area ~~policies~~. Please refer to the Land Habitat Sensitivity Map and policies in Section 2.4.4, Biological Resources and Environmentally Sensitive Habitat Areas,

Comment [CC105]: How does the designation work? Is it an overlay designation that would have the ESHA policies apply, or is it that any development that meets the criteria to be ESHA would then have the overlay on it?
Response: Overlay will be prepared and included in IP

Land Use Designations

LUD-2. The Land Use Plan map shall officially designate land uses for the Coastal Zone, including the following land use designations:

LDR 1-2	Low Density Residential
MDR 8-10 (MHP)	Medium Density Residential for Mobile Home Park
MDR 8-10	Medium Density Residential
MHD 10-20	Medium-High Density Residential
V-A	Visitor Accommodation
V-C	Visitor Commercial
<u>SSC</u>	<u>Sunset Service Commercial</u>
P	Professional
OS	Open Space
OS-I	Open Space Institutional
OS-R	Open Space Recreational
RTOS-T	Open Space-Trail Recreational Trail

Comment [PC106]: Planning Commission # 46 Add OS Open Space as referenced in the 1989 LUP. Parts of the UPRR are OS. Update Proposed Land Use Plan with OS as shown on 1989 Land Use Plan
Response: Updated

Permitted Residential Uses

3.0 BUILT ENVIRONMENT

LUD-3. ~~Principal permitted~~Allowed uses for Coastal Zone areas designated LDR 1-2 include:

- a. single-family residences;
- b. scenic reserves;
- c. natural habitat reserves;
- d. guest/auxiliary/second housing units at the permitted densities.
- e. appurtenant uses to the above listed.

LUD-4. ~~Principal permitted~~Allowed uses for Coastal Zone areas designated MDR 8-10 (MHP) include:

- a. mobile homes; and
- b. appurtenant uses within mobile home parks.

LUD-5. ~~Principal permitted~~Allowed uses for Coastal Zone areas designated MDR 8-10, ~~and~~ include:

- a. single-family residences;
- b. multi-family residential units;
- c. guest/auxiliary/second housing units at the permitted densities
- d. boarding houses, and
- e. bed and breakfast facilities in locations zoned R-3-P.G.R.

LUD-6. 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; and
- f. assembly halls.

Permitted Visitor Uses

Comment [CC107]: For each of these, I think we should change the wording to Allowed...

Response: DONE

Comment [CC108]: How do principal permitted uses differ from permitted uses?

Response: DONE. Will be in IP

3.0 BUILT ENVIRONMENT

LUD-67. ~~Principal-permitted~~Allowed uses for Coastal Zone areas designated V-A include:

- a. overnight lodging facilities;
- b. bed and breakfast facilities in residential areas as a conditional use; and
- c. limited appurtenant ~~public restaurant~~scating establishments and shops where appropriate.

Comment [PC109]: Planning Commission # 47 Replace with eating establishment and define.
Response: DONE

~~LUD-1516.g.~~ All accommodation units shall be for transient use only; (i.e., occupancy of such units shall be for a period not to exceed 30 days).

~~e.~~ Overnight where feasible, overnight lodging facilities should be encouraged to scale back building boundaries on building edges, select appropriate architecture, and/or limit heights to better blend with the residential neighborhood; and

Comment [CC110]: Required?
Response: Modified

~~bf.~~ where feasible, overnight lodging facilities should be encouraged to take responsibility to contribute to the upkeep of the adjacent neighborhoods.

Comment [CC111]: Required?
Response: Modified

~~g.~~ The City encourages a range of accommodation types, including short-term rentals. Lower-cost visitor accommodations and public recreational opportunities shall be protected and encouraged.

Comment [PC112]: Revise to "Take responsibility to contribute to the upkeep of the adjacent neighborhoods."
Response: DONE

LUD-78. ~~Principal-permitted~~Allowed uses for Coastal Zone areas designated V-C include:

- a. overnight lodging facilities and appurtenant uses;
- b. ~~food and drink~~limited appurtenant eating eating and drinking establishments where appropriate;
- c. visitor-oriented retail, service commercial, and event venues;
- d. institutional uses oriented to tourism;
- e. public and private parking facilities.

Comment [PC113]: Planning Commission #48 Replace with eating establishment and define.
Response: DONE

~~LUD-1516.f.~~ All accommodation units shall be for transient use only; (i.e., occupancy of such units shall be for a period not to exceed 30 days).

~~g.~~ Overnight where feasible, overnight lodging facilities should be encouraged to scale back building boundaries on building edges, select appropriate architecture, and/or limit heights to better blend with the residential neighborhood; and

Comment [CC114]: Required?
Response: Modified

~~bh.~~ where feasible, overnight lodging facilities should be encouraged to take responsibility to contribute to the upkeep of the adjacent neighborhoods.

Comment [CC115]: Required?
Response: Modified

Comment [PC116]: Revise to "Take responsibility to contribute to the upkeep of the adjacent neighborhoods."
Response: DONE

3.0 BUILT ENVIRONMENT

LUD-18. The City encourages a range of accommodation types, including short-term rentals. Lower-cost visitor accommodations and public recreational opportunities shall be protected and encouraged.

LUD-9. Allowed uses for the Coastal Zone areas designated SSC include:

- a. heavy commercial uses such as lumber yards, building supply centers, home and design centers, business service centers, hardware stores, and indoor and outdoor storage facilities;
- b. industrial uses such as fabrication and light manufacturing;
- c. retail and services uses;
- d. offices; and
- e. uses allowed in the areas designated V-C.

Permitted Professional Uses

LUD-810. ~~Principal-permitted~~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.

Permitted Open Space Uses

LUD-911. ~~Allowed~~Principal-permitted uses for Coastal Zone areas designated OS-R include:

- a. low-intensity day-use recreational and educational activities such as walking, nature study, photography and scenic viewing, and events at Lovers Point;
- b. access to the water for recreational and educational activities such as diving, small craft boating, fishing, and swimming;
- c. within the municipal golf course, continued use as a public golfing facility; and
- d. non-motorized modes of transportation~~bicycling~~ on designated bike paths, bike lanes, and areas open to other vehicles.

LUD-1011.c. ~~Conditional-Other~~ uses for Coastal Zone areas designated OS-R ~~are~~include limited to visitor-serving commercial uses that are incidental to and in support of public recreation meeting the following criteria, provided that such uses do not adversely affect coastal access or natural coastal resources, ~~and the~~ uses and associated landscape plantings will not obstruct or interfere with public views of the

3.0 BUILT ENVIRONMENT

ocean or bay from Ocean View Boulevard, Sunset Drive, Lighthouse Reservation lands, or the Asilomar State Beach and Conference Grounds, and when the use meets all of the following criteria:

- ~~aj.~~ the use supports, facilitates, and enhances recreational users' the use and enjoyment of OS-R areas by the general public;
- ~~bii.~~ the use provides convenient services for recreational users, including construction of additional restroom buildings, while engaging in principal permitted uses in the OS-R areas, including contributing to construction of additional public restroom buildings; and
- ~~e.~~ maintain a balance of visitor serving commercial and public recreational uses/amenities of OS-R areas;
- ~~dc.~~ the use facilitates recreational use of OS-R areas; and/or
- ~~eeiii.~~ permanent commercial uses must utilize existing or restored structures and/or the surrounding grounds without the construction of new commercial structures.

~~LUD-1415. f.~~ In the portions of the Southern Pacific Railroad right-of-way designated OS-R, the City shall conduct a study evaluating trail alignment, possibly on the road, to link trail head at Lovers Point to Asilomar Beach and Spanish Bay. If an alternate route is established, it must result in through public access between the Lovers Point area and the existing Spanish Bay trail system, utilizing the abandoned railroad right-of-way wherever feasible. If former railroad right-of-way is merged with adjoining parcels, the following easements shall be granted:

- ~~i.~~ an open space easement, encompassing the entire former railroad right-of-way segment; and
 - ~~ii.~~ a public access easement, at least 12 feet in width, for the purpose of establishing a recreational trail route.
- ~~ae.~~ In the portions of the Southern Pacific Railroad right-of-way designated OS-R, nNo development shall be allowed within the corridor which would compromise its utility for recreational access or open space. e. Any additional private dDevelopment within the mobile home park, or elsewhere within the right of way which that could impair the use of the corridor as a potential accessway shall be conditioned to require dedication of a through recreational access easement to an appropriate public agency prior to issuance of permits; or deposit of in-lieu fees sufficient to establish an identified suitable and similar alternate route.

Comment [PC117]: Planning Commission #52: Rework entire policy is confusing. Reflect the situation that the mobile park owns UPRR and golf course is incompatible with trail use. Recommend trail alignment study and look at on street trail.
Response: DONE

3.0 BUILT ENVIRONMENT

~~c. If an alternate route is established, it must result in through public access between the Lovers Point area and the existing Spanish Bay trail system, utilizing the abandoned railroad right of way wherever feasible.~~

~~d. If private right of way is aggregated with adjoining existing parcels through a conditional use approval, the following easements shall be granted:~~

~~i. an open space easement, encompassing the entire segment; and~~

~~ii. a public access easement, at least 10120 feet in width, for the purpose of establishing a recreational trail route.~~

Comment [CC118]: Is 20 feet necessary, seems pretty wide.
Response: Reduced – Caltrans Class 1 trail standard is eight feet plus two feet clear each side

~~LUD-1112. Conditional uses for Coastal Zone areas designated OS-R include aggregation of portions of the Southern Pacific Railroad right of way to adjoining lots, subject to the acceptance of conditions and easements in accordance with Policy LUD-14.~~

Comment [CC119]: Does this mean that the right-of-way would become part of the private lots?
Response: Deleted

~~LUD-1212. Allowed Principal permitted uses for Coastal Zone areas designated OS-I include:~~

Comment [PC120]: Delete. Where did this come from? 1989 plan?
Response: Deleted

a. Asilomar Conference Grounds: overnight accommodations, conference facilities, and low-intensity coastal-related recreation to the extent compatible with ~~maximum~~ protection of designated natural and biotic resource areas.

b. Hopkins Marine Station: coastal-dependent marine research and educational activities, aquaculture, and coastal-dependent recreation that is compatible with maintenance of coastal-dependent scientific and educational uses.

c. Monterey Bay Aquarium: coastal-dependent marine research, educational and recreational activities and facilities, and aquaculture.

d. Lighthouse Reservation: existing coastal-related institutional and military structures, and low-intensity coastal-related recreation compatible with protection of designated natural and biotic resources, including Crespi Pond, sand dunes and existing stands of Monterey pines.

Comment [PC121]: Planning Commission #50: Revise to allow Local Water Project water treatment and recycled water facility.
Response: Added, but verify with City

e. Critical infrastructure protected from sea level rise.

~~LUD-131214. Allowed Principal permitted uses for Coastal Zone areas designated “OS-TRT” include:~~

a. Monterey Peninsula Recreation Trail bicycle, and pedestrian path; and

b. appurtenant public recreational uses.

~~Development Standards~~

Comment [PC122]: Planning Commission #51: This header is confusing. Remove or clarify. Should it go before LUD-15? **Response:** Deleted

3.0 BUILT ENVIRONMENT

~~LUD-141315.~~ In the portions of the Southern Pacific Railroad right-of-way designated OS-R:

- ~~a. The City shall conduct a study evaluating trail alignment, possibly on the road, to link trail head at Lovers Point to Asilomar Beach and Spanish Bay.~~
- ~~ab.~~ No development shall be allowed within the corridor which would compromise its utility for recreational access or open space.
- ~~bc.~~ Any additional private development within the mobile home park, or elsewhere within the right-of-way which that could impair the use of the corridor as a potential accessway shall be conditioned to require dedication of a through recreational access easement to an appropriate public agency prior to issuance of permits; or deposit of in-lieu fees sufficient to establish an identified suitable and similar alternate route.
- ~~ed.~~ If an alternate route is established, it must result in through public access between the Lovers Point area and the existing Spanish Bay trail system, utilizing the abandoned railroad right-of-way wherever feasible.
- ~~de.~~ If private right-of-way is aggregated with adjoining existing parcels through a conditional use approval, the following easements shall be granted:
 - i. an open space easement, encompassing the entire segment; and
 - ii. a public access easement, at least 101220 feet in width, for the purpose of establishing a recreational trail route.

Comment [PC123]: Planning Commission #52: Rework entire policy is confusing. Reflect the situation that the mobile park owns UPRR and golf course is incompatible with trail use. Recommend trial alignment study and look at on street trail.
Response: DONE

Comment [CC124]: Is 20 feet necessary, seems pretty wide.
Response: Reduced – Caltrans Class 1 trail standard is eight feet plus two feet clear each side

Comment [CC125]: Required?
Response: Modified

~~LUD-1516.~~ All accommodation units shall be for transient use only; i.e., occupancy of such units shall be for a period not to exceed 30 days. Overnight lodging facilities should be encouraged to:

- ~~a. scale back building boundaries on building edges, select appropriate architecture, and/or limit heights to better blend with the residential neighborhood; and~~
- ~~b. take responsibility to contribute to the upkeep of the adjacent neighborhoods.~~

~~LUD-1617.~~ Bed and breakfast facilities shall be a conditional use within residential areas.

LUD-18. The City encourages a range of accommodation types, including short-term rentals. Lower-cost visitor accommodations and public recreational opportunities shall be protected and encouraged.

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3.3 CULTURAL RESOURCES (CRS)

3.3.1 Background - Archaeological Resources

Over 7,000 years ago Rumsen Ohlone and Esslen 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 region 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.

INSERT Figure 6, Archaeological Sensitivity Map

3.3.2 Coastal Act Policies - Archaeological Resources

The Coastal Act requires that any potential adverse impacts on archaeological and paleontological resources from new development be mitigated through reasonable measures (Public Resources Code §30244).

INSERT PHOTO and caption

3.3.3 General Plan and Other Policies - Archaeological Resources

The Pacific Grove General Plan Historic and Archaeological Resources Element contains a discussion of the City’s archaeological resources. As stated in Section 7.5 of the Historic and Archaeological Resources Element:

The entire Pacific Grove coastal zone has been designated an archaeologically sensitive area. There are archaeological resources elsewhere in the Planning Area. A 1974 survey of Monterey County

3.0 BUILT ENVIRONMENT

found archaeological sites within the Pacific Grove Planning Area. A 1977 archaeological survey conducted in connection with the Monterey-Pacific Grove regional sewer project revealed the existence of a 4,000-year old village site. More recent studies also indicate the likelihood of prehistoric cultural resources.

As part of the coastal permit process, the Coastal Commission has conditioned permits in Pacific Grove to require protection of archaeological resources. These requirements have included:

- review of the site by a qualified professional archaeologist to determine its value;
- preparation of environmental review documenting project impacts to archaeological resources under the California Environmental Quality Act;
- re-siting or redesigning the project to minimize impact on archaeological resources; and
- preparation and implementation of an archaeological mitigation plan which could include excavation or protection of the resource for future study by covering with fill.

3.3.4 Land Use Plan Policies - Archaeological Resources

CRS-1. The City shall conduct consultations with the tribe officially recognized as native to the Monterey Peninsula, the Ohlone Costanoan Esselen Nation, in accordance with state law.

CRS-2. The City shall ensure the protection, preservation, and proper disposition of archaeological resources within the Coastal Zone.

CRS-3. The City shall assist developers and landowners by providing early identification of sensitive sites so that archaeological resources can be considered and protected during the early phases of project design. The City shall require new development to prepare an archaeological report and, where appropriate, provide mitigation.

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 the vulnerability to climate change of 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.

Comment [PC126]: Revise to "The City shall update the..."
Response: DONE

Comment [CC127]: Lacks regulatory policies. Possible additional policies:
1. Require a preconstruction archeological survey and mitigation plan if resources discovered.
2. Require archeological monitor during grading activities.
3. Construction activities prohibited if archeological resources discovered until qualified expert can investigate and develop mitigation plan.
Response: In IP

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3.3.4 Background - Historic Resources and Special Communities

The Pacific Grove Retreat dates to 1875, when about 100 acres of land near Jewell Park and Lovers Point were donated for the establishment of a Methodist retreat center. The portion of the Pacific Grove Retreat which is located in the Coastal Zone meets the definition of a "special community" under the Coastal Act (Public Resources Code §30253). The unique architectural and visual character of the Pacific Grove Retreat is due to its historic origins as a 19th century coastal Methodist retreat – the only such relatively intact community remaining on the Pacific coast.

An outstanding feature of the Pacific Grove Retreat is the number and concentration of late 19th and early 20th century structures that have survived. Over half of the 385 residential structures in the Coastal Zone portion of the Pacific Grove Retreat are identified in the City’s Historic Resources Inventory. The area between Pacific Street and Grand Avenue is particularly rich in historic buildings.

Current land use in the Coastal Zone portion of the Pacific Grove Retreat is predominantly single-family residential. Multiple dwelling units are concentrated near the commercial center on Lighthouse Avenue and along Ocean View Boulevard. Interspersed among the streets of historic homes are several small parks – Caledonia, Greenwood, Jewell, and Andy Jacobsen. The scale, vegetation, and physical features of the parks make a distinctive contribution to the total composition of the Pacific Grove Retreat.

The 1875 Methodist Literary and Scientific Circle Meetings introduced the concept of scientific studies along the Pacific Grove coast. The Chautauqua movement with its national goals to promote “study in nature, art, and science” established its West Coast headquarters at the Retreat in 1879. The annual summer assemblies provided public education via lectures, concerts, and theatrical performances and a four-year reading course.

Dr. Julia Platt obtained special California State Legislation designating an underwater Marine Garden as part of the City. Pacific Grove is the only city in the state with the right to control the lands beneath the ocean along its coastline. The two miles of Marine Gardens adjoin both the Pacific Grove Retreat and a portion of the beach tract.

At Asilomar State Beach and Conference Grounds, historic architectural resources are found in the eleven buildings designed by pioneer California woman architect Julia Morgan. The Julia Morgan buildings at Asilomar State Beach and Conference Grounds and the land between them have been designated as a National Landmark District, which is the highest level of recognition for a cultural resource in the United States. Refer to the City of Pacific Grove Historic Resources Inventory on file at the City, which lists the address, date of construction and the first owners of the historic structure.

Comment [PC128]: Remove Special Community from header. 1st paragraph remove second sentence that refers to Special Community
Response: DONE

Comment [PC129]: 1st paragraph remove second sentence that refers to Special Community
Response: Staff has discussed with CCC staff and retaining this will not result in the need for additional policy or other requirements

Comment [CC130]: What is the intent by this designation? Planning Commission adds: If Special Community designation is kept clarify what is special and why. Above and beyond what is called out in the Coastal Act i.e. access, recreation, marine resources, etc. Background information can help with interpretation of policies.
Response: Staff has discussed with CCC staff and retaining this will not result in the need for additional policy or other requirements

3.0 BUILT ENVIRONMENT

~~The “Beach Tract” was recorded in 1916. Reaching from the confluence of Seapalm and Mermaid avenues on the east, to Asilomar Avenue on the west, the subdivision featured curving streets fanning out from a central park called the Esplanade. The design was influenced by the “City Beautiful” movement, an important national urban planning trend in the early twentieth century. Streets in the Beach Tract carry nautical names such as Spray, Surf, and Shell.~~

Comment [PC131]: Planning Commission- not included in coastal zone.
Response: Deleted

The Pacific Grove Historic Context Statement, approved by the City Council on October 19, 2011, identifies development patterns and significant property types within the city. It is intended to be used as a tool to better understand and evaluate the City’s historic resources.

~~3.3.6 Coastal Act Policies – Historic Resources and Special Communities~~

~~Two Coastal Act policies address protection of special communities. The Coastal Act requires that the unique characteristics of special communities and neighborhoods be protected (Coastal Resources Code §30253(5) and provides that scenic and visual qualities of coastal areas are a resource of public importance which deserve protection from incompatible new development (Public Resources Code §30251).~~

Comment [PC132]: Planning Commission #56: delete section
Response: DONE

3.3.5 General Plan and Other Policies - Historic Resources and Special Communities

Steps have been taken by the City to protect the Pacific Grove Retreat. Among these are: The preparation of the Historic Resources Inventory, a Historic Context Statement, the requirement that all exterior modifications be reviewed, revised zoning for the Pacific Grove Retreat, formulation of design criteria as reflected in the City’s *Architectural Review Guidelines for Single-Family Residences*, and control over demolition of historic structures. In addition, the city uses the Historic Building Code for improvements to older structures as required by state law.

The Julia Morgan buildings at Asilomar State Beach and Conference Grounds and the land between them have been designated as a National Landmark District, which is the highest level of recognition for a cultural resource in the United States. Any proposed alteration of historic buildings or surrounding area are required to follow guidelines and review processes administered by the State Office of Historic Preservation (Public Resources Code §5024.5).

The following policies on special communities extend and strengthen existing protective measures. The policies are intended to give explicit recognition to the Pacific Grove Retreat and the Julia Morgan structures, to give clear status to the City’s Design Criteria, to add further protection against demolition of historic buildings, and to promote a range of historic preservation methods.

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3.3.6 Land Use Plan Policies - Historic Resources and Special Communities

CRS-5. The Pacific Grove Retreat’s unique characteristic and architectural heritage contribute to the aesthetic, social, and economic well-being of the community, both for residents and visitors. The City shall encourage the protection, maintenance, and enhancement of the unique historical, architectural, and visual characteristics of the Pacific Grove Retreat. Prior to any City action, all structures within the Retreat area constructed 50 years ago or more shall be evaluated for local historic significance.

CRS-6. All proposed development actions, including City public works projects, shall be consistent with maintaining the current scale and character of the Pacific Grove Retreat.

~~CRS-78.~~ Rehabilitation, reconstruction, remodeling, or exterior modification of existing structures in the Pacific Grove Retreat, with historic or architectural significance shall relate to, or reconstruct the lines of the original design as much as possible, and alterations shall conform to the Secretary of the Interior standards for historic resources.

~~CRS-98.~~ Design review shall be required through Coastal Development Plan procedures in order to maintain historical continuity and visual harmony of new development within the Pacific Grove Retreat.

~~CRS-109.~~ In order to protect landmark structures in the Pacific Grove Retreat, unwarranted demolition shall be avoided by implementing standards for demolition permits.

~~CRS-11.~~ Demolition permits should continue to be treated as discretionary permits in order to protect historic resources in the Pacific Grove Retreat.

CRS-12. The City shall continue its ongoing programs of citizen involvement in carrying out its historic preservation policies and programs.

CRS-11. Other historic or architecturally unique structures, such as the Julia Morgan structures at Asilomar State Beach and Conference Grounds, shall be protected and maintained to the fullest extent possible. In order to preserve structures designed by Julia Morgan at the Asilomar State Beach and Conference Grounds, the City shall encourage the State Historian to consult with the City on design review prior to any proposed exterior alterations.

~~CRS-15.~~ The City shall maintain the Beach Tract as an architecturally unique neighborhood with a village like setting.

Comment [PC133]: Planning Commission #57: Revise to also refer to the Secretary of the Interior Standards.
Response: DONE

Comment [CC134]: ?
Response: DONE

Comment [CC135]: Don't refer to other required permits, e.g. demolition permits. Instead, the policy should be specific about demolition of existing structures and the standards for allowing demolition.
Response: In IP

Comment [PC136]: Revise to "Other historic and/or architecturally unique..."
Response: DONE

Comment [PC137]: Planning Commission #59:Delete. Is this supposed to refer to the Mermaid Lane area.
Response: Deleted

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CRS-14. The City shall maintain and update the Historic Resources Inventory, with assistance from the Heritage Society of Pacific Grove, to provide a current description of the historic and visual character of the Pacific Grove Retreat.

CRS-13. The City shall continue to implement the Housing Rehabilitation Loan Program, and any other similar future programs, to assist property owners in the maintenance of structures in the Pacific Grove Retreat in good repair in order to retard physical deterioration. Possible approaches will include code enforcement, award programs, rehabilitation programs, and use of the State Historic Building Code.

3.4 PUBLIC INFRASTRUCTURE (INF)

Comment [PC138]: Refer section to MPWMD for comment.
Response: DONE on 07/03/15.

3.4.1 Background - Water Supply, Conservation, and Wastewater

Clean, potable water is a precious resource, particularly on the Monterey Peninsula and in Pacific Grove. Pacific Grove's potable water is supplied by California-American Water Company (Cal-Am), a privately-owned utility. Potable water is regulated by the Monterey Peninsula Water Management District and by the City's Municipal Code, Chapter 11.65. The Monterey Peninsula Water Management District maintains water allocation data for peninsula agencies and should be contacted for further information.

Pacific Grove obtains its water supply from surface water in Carmel Valley and from groundwater resources in the Carmel Valley and Seaside Groundwater Basins. Withdrawals from the Carmel Valley are governed by the Monterey Peninsula Water Management District. The Seaside Groundwater Basin is adjudicated and overseen by the Seaside Groundwater Basin Watermaster.

Cal-Am has been mandated to develop new water supplies for the Monterey District service area in order to decrease reliance on the Carmel River (pursuant to State Water Resources Control Board Order 95-10 and Cease and Desist Order 2009-0060) and the Seaside Basin (pursuant to the Seaside Basin Adjudication in California American Water v. City of Seaside, et al. (Monterey Superior Court, Case No. M66343). Various options ranging from water conservation measures to a desalination plant are being explored. Several seawater desalination projects located outside of the City have been proposed that could supply water to the City in the future. In addition, the City's Local Water Project is working to bring the decommissioned treatment plant back online to use treated water to irrigate the municipal golf course and cemetery in lieu of potable water.

Comment [PC139]: 2nd paragraph last sentence revise to "... municipal golf course and cemetery in lieu of..."
Response: DONE

Currently, Pacific Grove has extremely limited water to distribute and maintains a Water Wait List. Water is allocated in accordance with Chapter 11.68 PGMC. If a project requires

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additional water beyond what is allocated by the Monterey Peninsula Water Management District, an applicant may apply to place a project on the Water Wait List. In order to be placed on the list, the project must demonstrate proof of readiness to apply for a building permit. To ensure that unanticipated water demands will not preclude coastal priority uses, Local Coastal Program policies support water conservation and reduction.

Comment [PC140]: 3rd paragraph 3rd sentence revised places to placed.
Response: DONE

The City's main sewer trunk line enters the Coastal Zone at Arena Avenue, from where it follows Asilomar Avenue northward, then Ocean View Boulevard eastward to Monterey. The entire distance along Ocean View Boulevard is force main, and there are six pump stations located along the main between Arena Avenue and the eastern City limits. Most of the Ocean View Avenue force main, and five of the six pump stations between Arena Avenue and the eastern city limit, are within 150 feet of the shoreline. The remaining two pump stations are located in Planning Area VI, and neither of these is located within 150 feet of the shoreline. From Monterey, wastewater is pumped through the regional interceptor to the Monterey Regional Water Pollution Control Agency's treatment plant in Marina. Some of the wastewater treated at the Marina wastewater plant is recycled for irrigation of cropland. Many single-family residences in the Asilomar Dunes neighborhood use individual septic systems and are not connected to the city's sewer system. Connecting to the sewer system is typically triggered with redevelopment, as a condition of the building permit.

The eCity has significant wastewater infrastructure potentially at risk under combined sea level rise and coastal storm flooding, but duplication of this infrastructure would be infeasible and relocation to higher elevations ~~locations~~ would be difficult to accomplish. Phased and prioritized relocation of sewer lines would be more feasible to accomplish and could potentially be coordinated with long-term system maintenance or capital investment. A plan that took into account age and condition of the infrastructure, capacity and functionality of the infrastructure, and susceptibility to damage, would need to be developed in order to establish priorities for system relocation. Measures to safeguard against inundation damage to critical pump station facilities might be necessary as a short-term approach.

3.4.2 Coastal Act Policies - Water Supply, and Conservation, and Wastewater

The Coastal Act limits expansion of new public works facilities to those improvements necessary to accommodate new development or uses permitted by the Coastal Act. Where existing or planned public works can accommodate only a limited amount of new development, priority is given to recreation, coastal-dependent land uses, essential public services, and basic industries vital to the economic health of the region, state, or nation (Public Resources Code §30254).

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3.4.3 General Plan and Other Policies - Water Supply, Conservation, and Wastewater

The Pacific Grove General Plan Public Facilities Element notes that Public Facilities Element Goal 1 is to maintain an adequate level of service in the City’s water system to meet the needs of existing and future development. Public Facilities water supply policies prioritize available water allocation to best serve the City’s needs, to accommodate coastal priority uses, and to ensure the provision of adequate fire flow.

~~The City has embarked on a the Local Water Project, in support of Pacific Grove General Plan Public Facilities Element Policy 8, which promotes the reclamation of waste water for irrigation purposes. If this project is completed and frees up new local domestic water, the City Council would be tasked with allocating new water. However,~~

Comment [PC141]: 1st paragraph revise to "The City has embarked on a Local Water Project." and delete the remainder of the sentence.
Response: DONE

~~Policies-policies~~ are needed to insure that a portion of the water available to the City for new development is reserved for priority uses within the ~~coastal-Coastal zone-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-Coastal zone-Zone~~ would then compete with the uses outside the ~~coastal-Coastal zone Zone~~ for the unreserved water available to the City for development.

Comment [PC142]: Planning Commission #64 Clarify that Council decides water allocation priorities.
Response: See Background and INF-2

The Land Use Plan policies on ~~biological resources and Environmentally Sensitive Habitat Areas-water supply and conservation~~ that follow, supplement existing City policies and regulations by providing for:

Comment [CC143]: ?
Response: DONE

- Reservation of a portion of the City’s available water supply for Coastal Act priority use development;
- Permitting new development only when its water demand is consistent with available supply unless new development is phased;
- Using reclaimed wastewater and captured runoff for irrigation where feasible; and
- ~~Requiring native low-water /drought resistant landscaping;Native and/or drought resistant plants are~~ to be planted in new development projects in order to conserve water.

Comment [CC144]: No mention of desalination. Does the City have a stance on this?
Response: The City does not want to include desal here

3.4.4 Land Use Plan Policies - Water Supply, Conservation, and Wastewater

INF-3. ~~The City shall continue to pursue the City’s Local Water Project, development of sustainable water supplies and develop new infrastructure to the extent feasible, within locations not susceptible to coastal hazards.~~

Comment [CC145]: Don’t call out a specific project. Instead, set up the parameters for its consistency, saying that the city shall prioritize the use of reclaimed water, or something like that.
Response: DONE

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INF-1. The City Council shall annually review the City’s water allocation regulations and procedures, and the status of the city’s water reserves. To the extent feasible, the City should reserve a sufficient quantity of water to accommodate coastal priority uses designated by the Land Use Plan from its allotted water supply. This allocation shall include considerations of constrained and unconstrained water demand, taking into account sources and timing of new water supply, as well as the City’s overall land use and economic policies.

INF-7. The City shall ~~continue to implement~~require water conservation ~~requirements~~measures for new development, including, but not limited to, the use of low flow fixtures, off-set of existing water use, drip or microspray irrigation, storm water capture, and native drought resistant landscaping.

INF-4. The City shall ~~encourage the use of and, where feasible,~~ maximize potential sources of new water by utilizing, where feasible, for reclaimed wastewater and captured runoff for open-space irrigation.

INF-52. When considering new development or redevelopment/renovation projects, the City shall consider the existing property domestic water allocation, the potential for on-site conservation and capture, and available City supplemental water as part of the water allocation. To ensure that the demands of new development, or redevelopment/renovation, do not exceed the City’s allocation, the City shall ~~continue to~~ participate in a water monitoring program to gauge the water use of new such development and consider building restrictions~~remedies~~ in cooperation with the Monterey Peninsula Water Management District, as well as district-wide water conservation planning activities.

INF-5. New or expanded water or wastewater facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the Land Use Plan.

INF-6. The City shall consider the relocation of water and wastewater infrastructure, as necessary and feasible, to protect those services from the effects of sea level rise.

Comment [CC146]: Greywater reuse, purple pipes, offsets? The City has an opportunity to really prepare for future cuts and place the onus on new development.
Response: See modified text and policy below

Comment [KK147]: Need to repeat 30250 and 30254 policies here, since those are the standards by which development must be reviewed to ensure it has adequate services. Other policies that the Commission routinely uses in water scarce areas are retrofitting/offsetting requirements, findings that the development can be adequately served by water without adverse impacts on coastal resources, prohibitions on private wells in areas within a water service provider, etc.

3.4.5 Background – Storm Drainage

The City has five major storm drain lines, all of which collect storm water run-off at higher elevations and dispose of it offshore. Two lines drain westward into the Pacific Ocean and three drain northward into Monterey Bay. Numerous other outfalls serve local drainage areas. The most significant concern of the storm drain lines is functionality of the outfalls. Storm water outfalls can function above or below the water line, but those discharging below the water line

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must be designed accordingly. An underwater storm water discharge pipe will be filled with sea water to the tide elevation, and thus capacity for storm water within the pipe will be reduced. Underwater pipes can also collect sand from the ocean, also reducing capacity. An outfall sitting at the tide line would be best designed with a check valve to keep ocean water from entering. In some cases, pumping storm water out of the collection pipe might be desirable to overcome the counter-pressure of sea water and prevent storm water backing up where it reaches the tide level.

3.4.6 Coastal Act Policies - Storm Drainage

The Coastal Act does not specifically address urban storm drainage systems. For flood control to protect existing development or public safety, channelization and other structures are permitted if no feasible alternatives exist (Public Resources Code §30236).

3.4.7 General Plan and Other Policies - Storm Drainage

The Pacific Grove General Plan Public Facilities Element includes two goals relating to accommodation of storm water flows: accommodate runoff from existing and future development; and prevent property damage caused by flooding.

3.4.8 Land Use Plan Policies - Storm Drainage

Refer also to the Water and Marine Resources policies in Section 2.2.4.

INF-8. Outfalls that are below sea level, or are likely to be below sea level with sea level rise and/or high storm tides, shall be designed to prevent the entry of sea water and sand to the extent practical. Further, outfalls shall be designed, where feasible, to minimize visual impacts on the beach or at other coastal outfall locations and include natural storm and energy dissipaters to reduce and improve visual appearance.

INF-9. The City shall implement, where feasible, “best management practices” (BMPs) in parking areas near the coast to capture sediments and incorporate water quality protection features, such as Low Impact Development designs, into new or upgraded storm water system facilities and the adjacent impervious areas. Outfalls shall be designed to minimize visibility.

3.4.9 Background - Transportation

The City’s principal traffic circulation system within the Coastal Zone includes Ocean View Boulevard and Sunset Drive as a continuous two-lane scenic drive, and portions of the City’s

Comment [CC148]: A policy discussing visual impacts of storm drain infrastructure on the beach would be helpful, including requiring minimal rock/energy dissipaters, etc. Response: DONE

Comment [PC149]: Planning Commission #66: Include reference to consider alternatives to current traffic flow i.e. set up Traffic and Bike Path study for the Traffic Commission. Response: See LUD-10 and INF-15, INF-17, INF-18, INF-21

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major thoroughfares: Central Avenue and Highway 68. Asilomar Avenue also provides north-south access to the Asilomar State Beach and Conference Grounds and Point Pinos.

A *Pacific Grove LCP Transportation Analysis*, prepared by Hatch Mott MacDonald and included in the Local Coastal Program Background Report, is attached hereto as Appendix A. The analysis found that traffic volumes, as well as tourist and recreation activity, are expected to increase about 20 percent over the next 25 year period. For the most part, traffic increases of 20 percent would not result in significant impacts to traffic operations in the Coastal Zone through 2035. The following paragraphs summarize facilities that are explained in more detail in Appendix A.

Transit Service

Non-automobile circulation within the Coastal Zone is provided by Monterey-Salinas Transit Routes 1 (Asilomar-Monterey) and 2 (Pacific Grove-Del Monte Center). Connections to other transit routes that serve the region are provided at the Monterey Transit Plaza, located in downtown Monterey. Route 1 provides service between the Monterey Transit Plaza and Pacific Grove with service to portions of the Pacific Grove Coastal Zone. Locations served by Route 1 include the Asilomar State Beach and Conference Center, Point Pinos Lighthouse and Lovers Point Park. Service is provided on one-hour headways, both weekdays and weekends. Route 2 circulates within Pacific Grove, but does not serve areas within the Coastal Zone. Route 2 interfaces with Route 1 at a stop located at Lighthouse Avenue and Fountain Avenue.

Bicycle Facilities

The Coastal Zone contains the southernmost section of the Monterey Bay Sanctuary Scenic Trail. The Monterey Bay Sanctuary Scenic Trail provides a public trail along the shoreline of the Monterey Bay National Marine Sanctuary, extending between Pacific Grove and Marina, with planned extension into Santa Cruz County. The segment of the Monterey Bay Sanctuary Scenic Trail in Pacific Grove extends between the easterly City limits near Eardley Avenue to Ocean View Boulevard at Lovers Point. It has a paved portion (a Class I Bike Path which is separated from vehicle travel lanes) and an adjacent gravel path designated for pedestrians. The path varies in width from 10 feet to 22 feet. As a shared path, bicyclists, pedestrians, and surreys use the path. Ocean View Boulevard extending from Eardley Avenue to Asilomar Avenue, is a Class III bikeway. A Class III bikeway consists of a shared right-of-way with vehicles in a travel lane. Ocean View Boulevard-Sunset Drive, between Asilomar Avenue and Seventeen Mile Drive, is striped with Class II bike lanes. A Class II bikeway provides a striped bike lane on the outside of each vehicle travel lane.

Pedestrian Facilities

Sidewalks are provided along most, but not all streets in the Coastal Zone Areas I, II, and III. In Areas IV-A, IV-B, and VI there are typically no sidewalks, but portions of these areas contain

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pedestrian trails as a part of Asilomar State Beach and Conference Center. Area V consists entirely of the Southern Pacific Railroad right-of-way that is currently, and has historically, been used as a walking path by the community.

Parking

On-street parking can be found in all Planning Areas of the Coastal Zone, except for Area V, which consists only of the Southern Pacific Railroad right-of-way. Certain areas have time limitations; however, only Planning Area I currently has any metered parking. There are no parking lots in Areas I or II, and there are 32-space and 17-space lots in Area III near Lovers Point Park. Parking within Planning Areas IV-A, IV-B, and VI are largely shoulder and pullout parking along Sunset Drive; however, VI does not have any pullouts. Most of the parking occurs on the roadway shoulder on the ocean side of Sunset Drive. Asilomar State Beach and Conference Center provides parking areas for its users and visitors, as do the businesses in the commercial area. Americans with Disabilities Act compliant facilities are located at various locations. Many of the parking areas are unpaved, and some have experienced erosion as a result.

Comment [PC150]: Planning Commission #67: Designate tour bus areas near washroom? Limit parking to 2 hours on weekends at Sea Palm, Shell, and Beach parking areas and Lovers Point. Start limiting parking times. Leave door open to metered parking. Set up and recommend parking study too. **Response: See INF-13. Tour busses, see PRA-4. Specific suggestions to be considered for IP**

3.4.10 Coastal Act Policies - Transportation

The Coastal Act provides that new development contribute to the improvement of coastal access by facilitating transit, providing non-automobile circulation, providing adequate parking, and correlating residential development with the provision of on-site recreational facilities and adequate local public parks (Public Resources Code §30252). The Coastal Act limits expansion of new public works facilities to those improvements necessary to accommodate new development or uses permitted by the Coastal Act (Public Resources Code §30254).

3.4.11 General Plan and Other Policies - Transportation

The Pacific Grove General Plan Transportation Element supports the present pattern of traffic circulation. The Ocean View Boulevard/Sunset Drive two-lane alignment is maintained to protect adjacent park lands, retain the scenic character, avoid the need to acquire right-of-way, and reduce traffic safety problems. While some redesign to improve pedestrian and bicycle safety may be sought, a separate parallel regional recreational trail has been proposed by the Monterey Regional Park District. No major road improvements in the City’s Coastal Zone are proposed, but improvements to facilitate bicycle and pedestrian movements are envisioned to encourage non-motorized access. Signalization and other traffic improvements may become necessary at certain intersections as additional development takes place. The Pacific Grove General Plan calls for such improvements to be provided by the adjacent development.

Comment [PC151]: Planning Commission #3 rework paragraph to better reflect future needs including improving pedestrian and bicycle infrastructure. Response: See text and policy changes re pedestrians and bicycles

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3.4.12 Land Use Plan Policies - Transportation

INF-11. Asilomar Avenue shall remain a City thoroughfare providing access to Asilomar Conference Grounds and an alternate coastal access route between Highway 68 and Ocean View Boulevard.

INF-19. New development in the Coastal Zone shall include adequate off-street parking to minimize the disruption of significant coastal access routes.

INF-1020. ~~In coordination with the United States Coast Guard,~~ The City shall improve or relocate parking pull-outs along Ocean View Boulevard west of Asilomar Avenue, for the purpose of restoration and protection of "edge" areas and prevention of erosion, consistent with protection of sensitive habitats.

Comment [PC152]: The Coast Guard property was transferred to the City for the golf course. Check and verify.
Response: Updated

INF-15. The designation of a continuous bicycle route along Ocean View Boulevard and Sunset Drive, extending from the existing bike route sign at Eardley Avenue and Ocean View Boulevard to the south end of Asilomar State Beach, will be retained, and extended to the Seventeen Mile Drive intersection. The City will seek to upgrade this segment to a Class I bicycle path on the seaward side or Class II bicycle lanes.

INF-16. New development at popular visitor destinations shall be required to provide bicycle racks to encourage bicycle use.

INF-12. 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.

INF-14. ~~Unmet~~ Transit service and other means of transportation should be increased, where possible-feasible, as a means of providing access for residents without automobiles, and as a means of increasing the efficient use of coastal access roads, and as an approach to minimize adverse effects from special event traffic.

Comment [PC153]: Revise to the following: Unmet Transit service and other means of transportation...
Response: DONE

~~INF-15. Appropriate signing should be considered for popular visitor destinations and access points in conjunction with other sign programs under coastal access and habitat protection policies.~~

Comment [CC154]: I'm not sure what this means.
Response: Moved to Access

~~INF-1617. The City shall continue to pursue acquisition of the abandoned Union-Southern Pacific Railroad right-of-way, or an alternative route where acquisition is not feasible, for continued recreational trail/open space use.~~

Comment [PC155]: Planning Commission #6: Revise to reflect current situation and RROW can't be used for trail through mobile home park and golf course.
Response: DONE

~~INF-17. To ensure continuity of public access and recreation opportunities in the Monterey Peninsula coastal zone, formulation of development standards should be coordinated~~

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with the City of Monterey and Monterey County for the Cannery Row/Fisherman's Wharf and Spanish Bay areas.

INF-18. Alternate routes in the Monarch Pines mobile home park area should be determined and safe and defined access points to that route developed, minimizing impacts on adjacent land uses.

INF-18. The City shall connect the recreation trail between Cannery Row and Lovers Point to Asilomar State Beach and Spanish Bay.

INF-1910. The City shall seek to make "complete streets" improvements to the existing circulation system serving the Coastal Zone for expanded use for all users, i.e., pedestrians, bicyclists and transit passengers of all ages and abilities, as well as trucks, buses and automobiles.

INF-21. The City shall coordinate with the state transportation agency and study the effects of sea level rise and prepare evaluate a an adaptability program that includes various options for relocating or protecting circulation facilities in the Coastal Zone, including trails, streets, parking areas, and bicycle lanes.

INF 13. The City shall require a construction phase traffic control plan for new development that has the potential to disrupt circulation on arterial or collector streets.

Comment [CC156]: I'm not sure what this means either. Response: DONE

Comment [PC157]: Strike policies: Response: DONE

Comment [CC158]: I think priority should be placed on getting a bike lane on the segment of Ocean View between the end of the formal bike trail and Asilomar. This can also be a stronger policy. Something like The City shall implement "complete streets" if feasible when improvements to existing circulation systems are undertaken. Response: DONE

Comment [PC159]: Revise to "...HAZ-2 and prepare evaluate an adaptability program that includes..." Response: DONE

Comment [BO160]: Possible additional policies: 1. Require adequate parking for all commercial development. 2. Require temporary traffic handling plans for development that will impact circulation. 3. Require shuttles/transportation plans for temporary events. Considered and incorporated in LUP as appropriate - will be included in IP e.g. PRA-4

3.5 PARKS, RECREATION, AND PUBLIC ACCESS

3.5.1 Background - Parks, Recreation, and Public Access

Public access is one of the major goals of the Coastal Act. The Coastal Act states that "each local coastal program...shall contain a specific public access component to assure that maximum public access to the coast and public recreation is provided" (Public Resources Code §30500). This section focuses on opportunities to preserve, provide, and enhance public access to the unique and diverse features of the City's shoreline. Parks front the shoreline for most of the Coastal Zone. The City owns four shoreline parks comprising over 23 acres, and additional parkland is owned by the California Department of Parks and Recreation. Several terms are used throughout this section and are defined below:

- 1. Shoreline Access is the provision of pedestrian access from a public thoroughfare to and along the shoreline.

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- 2. **Lateral Accessway** is an area of land providing public access along the water’s edge. Lateral accessways can be on a beach, where contact with the water’s edge is possible, or at the rear (water side) of buildings adjacent to the water’s edge.
- 3. **Vertical Accessway** is an area of land providing a connection between the first public road, trail, or use area nearest the sea and the publicly-owned tidelands or established lateral accessway.

The following discussion describes the major lateral and vertical access areas, and areas providing visual access to coastal waters. Key features described are shown on [Figure 7, Shoreline Access Map](#).

Insert Figure 7

Area I: Point Cabrillo

~~While the City owns the immediate shoreline within this area, E-fencing of Stanford University’s Hopkins Marine Station to keep the public separated from shoreline research activities has eliminated restricted public access to this area’s three beaches. The fence protects private property of Stanford University from incursion off the recreational trail. Of the three beaches within the Stanford University’s Hopkins Marine Station property, there is public access to the southern beach. The third beach, the small Agassiz beach, is directly in front of the Julia Plott-Lovers Point Marine Reserve and the Marine Life Observatory. It is isolated from the other parts of the shoreline by rocky outcrops and provides little opportunity for recreational use that does not impinge the permitted research programs that Hopkins conducts in Sanctuary waters adjacent to the beach.~~

Vertical access to the shoreline at the west end of the Hopkins Marine Station property is provided by an easement required by the City in connection with re-subdivision of a portion of the Hopkins Marine Station property. It is connected to Ocean View Boulevard via a 10 foot wide strip which has been deeded to the City from Southern Pacific Railroad.

Pedestrian use of the ~~Southern Pacific Railroad right-of-way~~ recreation trail north of Ocean View Boulevard is continuous and constitutes a major lateral access facility. Negotiations are continuing to acquire the remaining section of right-of-way, with all of the right-of-way through the golf course and cemetery ~~having been~~ acquired for use by the golf course and cemetery operations. The balance of the right-of-way from Lighthouse Avenue to Sunset Drive would be acquired for open space and an informal trail.

Signs directing visitors to the shoreline are located at the 1st Street/Central Avenue intersection, and the Ocean View Boulevard/Eardley Avenue intersection. A “bike route” sign is located on

Comment [PC161]: Planning Commission #9: Rework 1st and 2nd paragraphs to reflect the rec trial and current status of RRROW.
Response: DONE

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the north side of Ocean View Boulevard, at the foot of Eardley Avenue; this is one of two bike route signs within the Coastal Zone.

A parking lot between Sloat Avenue and Central Avenue, connected by a pedestrian bridge to the American Tin Cannery, provides parking for that development. Ten striped parallel spaces on the south side of Ocean View Boulevard provide additional parking. Street parking is available throughout the area. Unobstructed bay views are available at the inland Coastal Zone boundary along Central Avenue at 1st Street and Eardley Avenue.

Area II: Pacific Grove Retreat

There are no formal or designated accessways in this area, but a path network over the blufftop Shoreline Park provides continuous pedestrian access between Area I and Area III. Vertical access to a pocket beaches is available by descending steep paths or by climbing over riprap. Access on the blufftop and headlands and to the beaches is unmanaged. Concerns for user safety deserve attention.

The ~~pedestrian path on the~~ Southern Pacific Railroad right-of-way is currently a recreation trail used along its entire stretch through this area. Access to the path is available through Berwick Park and, near 13th Street. Parking along either side of Ocean View Boulevard is available throughout Area II. From Central Avenue there are clear bay views along many of the local streets. The view down Grand Avenue of the rocks at Lovers Point is especially impressive. Along Ocean View Boulevard, continuous views of the bay are available. The undeveloped bluffs and headlands afford fine views of Lovers Point and Monterey.

Area III: Lovers Point

The Lovers Point area contains three beaches – one on either side of the pier, and one just west of the point itself. Stairways have been developed to serve all three beaches, and are connected by walkways and sidewalks on the blufftop. The beaches are utilized by sunbathers, picnickers, and skin divers. ~~Handicapped Accessible access~~ Access for persons with disabilities is available to the pier and to the beach south of the pier.

A path system commences at Lovers Point and continues westward to Perkins Park. Benches are located along the paths at several locations west of 17th Street. Small steps at the Ocean View Boulevard curb line provide direct access to the paths. Maintenance of the trails and vegetation has resulted in little danger to the blufftop habitat; however, erosion potential could be reduced by directing pedestrians to beach stairways. Access to the pedestrian path on the old railroad right-of-way is available from the parking lot at the foot of Forest Avenue and 16th Street.

On-street parking spaces are available ~~On-street parking spaces~~ on 17th Street, ~~are subject to a two-hour time limitation.~~ ~~On-street parking spaces~~ on the north side of Ocean View Boulevard between Grand Avenue and 17th Street, and parking on the north side of Ocean View Boulevard

Comment [PC162]: Planning Commission #10: Rework section to reflect existing conditions. RROW is now rec trail and deed to mobile home park etc.
Response: DONE

Comment [PC163]: Planning Commission #12: Remove reference to specific parking hour time limits and times may change. Do actual number of spaces have to be included in the plan? Generalize. Update references to handicap, disabled to current terminology.
Response: DONE "persons with disabilities" is current terminology

Comment [PC164]: 1st paragraph, third sentence strike word skin and revise to "...picnickers and skin divers." Revise last sentence to " Handicapped access Accessible access is..."
Response: DONE

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~~for a distance of approximately 400 feet west of 17th Street are subject to a two-hour time limitation.~~

Besides the on-street parking spaces, a ~~32-space~~ parking lot ~~with a two-hour time limitation~~ is located at the Ocean View Boulevard/17th Street intersection. ~~Five of the p~~ Parking spaces in this lot are designated for use by persons with disabilities. This parking lot is located at the westerly terminus of the Monterey Bay Sanctuary Scenic Trail. In addition, a small parking lot with a two-hour time limitation that contains 17 diagonal, curbside and interior parking spaces is located on the outside of the roadway curve between 17th Street and Ocean View Boulevard. Two of the spaces in this parking area are designated for use by persons with disabilities. A handicapped-accessible curb ramp located between these two spaces provides access to a pedestrian trail that connects to Lovers Point Park and overlooks the shore land area.

Views of the bay are generally continuous along Ocean View Boulevard. Lovers Point Park and Perkins Park provide numerous prime bay vantage points for the pedestrian. Bay views are also available to guests of multi-level motels along Ocean View Boulevard.

Area IV-A: Ocean View Area

A continuous path network runs the length of this portion of Perkins Park, from Sea Palm to Asilomar Avenues, providing a blufftop pedestrian link between Areas III and IV B. Numerous benches are located along the paths. The maintained status of most trails and vegetation results in little danger to the blufftop habitat. Again, erosion potential could be reduced by directing pedestrians to stay on designated paths.

At four points (near the foot of Coral Street, Beach Street, Shell Avenue, and Palm Avenue) stairways provide vertical access to small beaches. ~~Access to a small beach near the foot of Acropolis Street is possible by descending the rocky bluff.~~

Comment [PC165]: Strike
Response: DONE

Parking is unrestricted in this area. Four pullouts on the bay side of Ocean View (at Sea Palm Avenue between Beach Street and Shell Avenue; at Otter Point between Acropolis and Coral Streets; and between Asilomar Avenue and Acropolis Street) provide additional parking. Picnic facilities are located at the Asilomar/Acropolis pullout.

There is a Class III (shared right-of-way) bicycle route in this area. ~~Striping and signs have not been provided.~~ Unrestricted bay views are available from Ocean View Boulevard, and from the paths and auto pullout areas in Perkins Park. Otter Point affords a popular vantage point for viewing the bay.

Comment [PC166]: Strike
Response: DONE

Area IV-B: Point Pinos

Comment [PC167]: Planning Commission #15& 16: Rework and update to reflect current path conditions and current ownership. Most land deeded to the City for golf course with exception of NOAA building. Reflect MPAs, now replaced Marine Refuge.
Response: DONE

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In this area, owned by the United States Government (with the exception of the City-owned sewer treatment plant), 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 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.

Parking in the pullouts in this area is ~~haphazard/ varied~~, with some vehicles parked at the very edge of the headlands. Impacts of parking to the bluff vegetation, and resulting erosion is evident in several areas. ~~Combined capacity of the three pullout areas is estimated to be 70 cars.~~ Vehicle parking also occurs on the shoulder of Ocean View Boulevard, adjacent to the dunes. Inland of Ocean View, parking is available ~~(dirt parking lot, with an estimated capacity of 50 cars)~~ on the Lighthouse grounds, and also on Asilomar Avenue at the entrance to the Lighthouse grounds ~~(21 striped spaces)~~. There are no parking restrictions in Area IV-B.

Signs stating “Marine Refuge” ~~(marine protected area)~~ are located at the Ocean View Boulevard pullout at the foot of Asilomar Avenue, and on Ocean View at the foot of Lighthouse Avenue. ~~Three informational signs concerning sensitive habitat for black oystercatchers and marine mammals have been placed within the Point Pinos area by the Bureau of Land Management’s California Coastal National Monument. The California Coastal National Monument rocks, exposed reefs, islands, and pinnacles are managed to protect biological, geological, cultural and visual resources.~~ Signs prohibiting water contact activities and climbing on the Point Pinos rocky headlands are located on the beach opposite the former location of the United States Coast Guard fog horn that was removed in 2011. Visitor-directional signs are located at the Asilomar/Lighthouse Avenues intersection, and directly in front of the lighthouse entrance on Asilomar Avenue. Unrestricted bay/ocean views are available from Ocean View Boulevard, as well as from the Asilomar/Lighthouse Avenues intersection at the southeast corner of Area IV B.

Area V: Southern Pacific Railroad

In 1982, a joint powers agency consisting of the cities of Pacific Grove and Monterey, together with the Monterey Peninsula Regional Park District acquired the portion of the abandoned Southern Pacific Railroad right-of-way between Custom House Plaza (Monterey) and Lovers Point. In 1984, the portion of the right-of-way between the Monterey Bay Aquarium and Lovers Point was developed as a recreational trail for pedestrians and cyclists. Although to the west of Lovers Point the trail would not provide access along the immediate shoreline, the trail in this area would provide access to and along the coast by linking the Lovers Point/Cannery Row area to the Asilomar/Spanish Bay area.

Comment [PC168]: Planning Commission #17: Clarify what is owned by RR and what is not and what is developed as trail and what is not. State trail alignment from Lovers Point to Spanish Bay should be studied to include on-street options and those portions of the RROW that are still available and safe i.e. not through the golf course.
Response: We have revised text and added policy regarding study for trail alignment.

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The former right-of-way at the mobile home park is now privately owned. The route of the right-of-way from the mobile home park at Lovers Point passes through the City golf course and then through areas developed with single- and multi-family homes and motels. No ocean views are available from the right-of-way. Access to the right-of-way is provided at the various road intersections with the railroad tracks, from Del Monte Boulevard to Pico Avenue. However, because the right-of way is now privately owned at the mobile home park and also passes through the golf course, the City should study the realignment of this proposed trail system to connect Lovers Point to Asilomar and Spanish Bay.

Area VI: Asilomar

Dunes within the Asilomar State Beach and Conference Grounds are continually subject to moderate or heavy recreational use, depending on location. Interpretive signs have been used with limited success to guide people away from sensitive areas. A striped pedestrian way crosses Sunset Drive.

Development of the proposed recreational trail along the railroad right-of-way would provide an additional access opportunity. The only public parking facilities in the area are those at the Asilomar State Beach and Conference Grounds. There are no restrictions on street-side parking in Area VI. Visitor-directional signs are located at the Asilomar Avenue intersections with Sinex Avenue and with Sunset Drive. There is no designated bicycle route within the area.

Any new development within this area will be on the inland side of Sunset Drive. Consequently, there is no possibility for development to interfere with ocean views from that road. The Asilomar State Beach and Conference Grounds' dune areas adjacent to Sunset Drive possess considerable visual interest, and should be protected.

Asilomar State Beach makes up the majority of this planning area's shoreline lands. ~~Seven contiguous privately owned lots, one of which contains a~~ Two single-family residences, are situated between the northern boundary of the State Beach and the southern boundary of Point Pinos' open shorefront lands. Access is not available through these parcels. A continuous informal, trail network, providing both lateral and vertical access opportunities, extends the length of the State Beach property.

There are no designated public parking facilities within Area VI. Vehicle parking occurs on the shoulders of Sunset Drive, with the heaviest concentrations occurring south of Pico Avenue. There are no restrictions on parking, other than overnight parking. For a considerable distance, large rocks have been placed along the east side of Sunset Drive to prevent automobile intrusion onto State park property. Signs identifying the State Beach, warning of rip current hazards, and prohibiting camping and unleashed dogs are located at frequent intervals along Sunset Drive.

Comment [PC169]: Planning Commission #19: Fact check this sentence
Response: City confirmed

Comment [PC170]: 2nd paragraph. Revise second sentence to: "Seven contiguous privately owned lots, one of which contains a Two single-family residences are situated..."
Response: DONE

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~~Continuous unobstructed ocean views are available from Sunset Drive, except at the single residence opposite Jewell Avenue. Remaining vacant lands in the Asilomar dunes area, on the inland side of Sunset Drive, serve to lessen the contrast between existing development and the undisturbed open space of Asilomar State Beach and Asilomar Conference Grounds. Maximum retention of open areas within the Asilomar dunes will help protect the visual qualities of this area.~~

Comment [PC171]: Planning Commission #20: Work to include portions of Ciani 07/16/15 letter regarding trees and views and viewsheds. Rework paragraph and revise to reflect 2 residences.

Comment [pkb172]: City – do you want us to rework this? If so – please provide specific direction

~~The only tThree beaches lack public access : the three beaches on the shoreline adjacent to Hopkins Marine Station property. The access restrictions on this small segment of Pacific Grove’s shoreline balances the need for public access with the protection of a sensitive environmental area. At the east end of the Hopkins Marine Station property a vertical shoreline access has been provided.~~

Comment [PC173]: 5th paragraph revise to "The only Three beaches lack public access on the shoreline adjacent to Hopkins..."
Response: Para has been deleted.

3.5.2 Coastal Act Policies – Parks, Recreation, and Public Access

The Coastal Act requires that each Local Coastal Program contain a public access component (Public Resources Code §30500(a)). Other Coastal Act policies address public access, specifically requiring that any development occurring within the Coastal Zone shall not interfere with the public’s right of access to the ocean. In addition, new development must provide access from the nearest public road to the shoreline so long as it is not inconsistent with public safety, military security needs, or protection of fragile coastal resources (Public Resource Code §§30210 through 30212).

~~The Coastal Act requires that new development maintain and enhance public access to the coast but space access points such as to minimize overuse.~~ Public facilities shall be distributed throughout an area in order to mitigate against impacts of overcrowding or overuse of any single area. In addition, new public works facilities must accommodate needs generated by development consistent with the provisions of the Coastal Act (Public Resources Code §§30212.5, 30252, and 30254).

Comment [PC174]: Last paragraph. Strike first sentence.
Response: DONE

3.5.3 General Plan and Other Policies – Parks, Recreation, and Public Access

The Pacific Grove General Plan Parks and Recreation Element contains numerous policies and recommendations regarding preservation of open space lands for the purpose of providing outdoor recreation. ~~The Land Use Plan provides~~ However, ~~no~~ specific policies or recommendations ~~are provided~~ regarding the provision of public access to the shoreline. The Land Use Plan policies on parks, recreation, and public access that follow supplement existing City policies and regulations by providing for specifics on coastal access and recreation.

Comment [PC175]: Planning Commission #23: Check 1994 General Plan and update. Reframe with affirmative language.
Response: DONE

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3.5.4 Land Use Plan Policies – Parks, Recreation, and Public Access

PRA-1. ~~The City shall strive to provide safe and adequate pedestrian access to, and along, the City's shoreline.~~ The City shall ~~strive to, where feasible,~~ maintain a continuous pedestrian coastal trail, the length of the City's Coastal Zone, seaward of Ocean View Boulevard/Sunset Drive. The City shall adopt trail design standards, including width, pitch, surface condition, erosion control, proximity to the mean high tide line, and potential effects of sea level rise, ~~and take into consideration designs and mitigations of potential adverse impacts to the California Coastal National Monument resources from public use and access.~~

Comment [PC176]: Revise to "The City shall strive to maintain..."
Response: DONE

~~**PRA-2.** The City shall strive to provide safe and adequate pedestrian access to, and along, the shoreline.~~

Comment [PC177]: Revise to "The City shall strive to maintain..."
Response: Policy has been deleted

~~**PRA-3.** The City shall coordinate shoreline access planning with the City of Monterey, County of Monterey, California Department of Parks and Recreation, United States Coast Guard, and Monterey Peninsula Regional Park District.~~

Comment [PC178]: Strike policy
Response: Done

PRA-3. Appropriate signing should be considered for popular visitor destinations and access points in conjunction with other sign programs under coastal access and habitat protection policies. However, excessive signs and other visually intrusive landscape features shall be avoided.

PRA-4. The City shall continue to implement the Coastal Parks Plan, a component of the Implementation Plan, for the Pacific Grove coastal parklands, including the Lighthouse Reservation. The purpose of the Coastal Parks Plan as it relates to shoreline access is to:

- a. provide improved accessways where desirable and control unrestricted parking by use of appropriate barriers or other means, consistent with the visual resource protection policies of this plan;
- b. improve the existing sign program to include interpretive information pertaining to public safety, public access, protection of sensitive habitats, and special natural or man-made features;
- c. by public use and access to the shoreline, prevent overuse and damage to biological, cultural, geological, and visual resources by developing regulations concerning maximum public usage; and

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- d. provide standards for maintenance, management, and development of the City’s coastal parklands in a manner consistent with the Resource Management policies of the Land Use Plan.

PRA-52. ~~The City shall enhance access to its shoreline, while maintaining the Coastal Zone’s unique character, by reducing the impact of automobiles. This shall be accomplished, in part, by encouraging use of public transit within the Coastal Zone, and by providing non-vehicular ~~coastal-Coastal #Z~~zone access opportunities for bicycles and pedestrians.~~

Comment [PC179]: Revise to reflect recreation trail and current existing conditions. Subpolicy h revise to "Encourage Hopkins Marine Station to replace the existing chain link fence maintain a low profile low visibility fence."
Response: Could not find the reference here but the language has been revised in the document to reflect PC direction

PRA-4. As part of the planning process for any updates to the Coastal Parks Plan, the City shall consider the following opportunities:

Comment [PC180]: Planning Commission # 27 Revise to be more inclusive of other forms of transportation, refer to complete streets.
Response: DONE

- a. Planning Area I: Encourage Hopkins Marine Station to maintain a low profile, low visibility fence. Encourage enhanced visitor/public access, circulation and parking at the American Tin Cannery building/property.
- b. Planning Area II: provide well-defined trails along the bluffs with stairways to provide access to the water and direct recreation to Berwick Park, but balance the need to protect Environmentally Sensitive Habitat Areas;
- c. Planning Areas III and IV: maintain existing trails and vegetation and reduce erosion by directing pedestrians to beach stairways along the coast. Create an alternative alignment for the proposed recreation trail extension from Lovers Point to Asilomar and Spanish Bay.;
- d. Planning Area IV: clearly define parking areas from 17 Mile Drive west to protect bluff vegetation and reduce erosion and provide ingress-egress directional arrows at parking areas to reduce conflicts between automobile and pedestrians/cyclists;
- e. Planning Area VI: on state-owned lands west of Sunset Drive, encourage the delineation of parking areas to reduce habitat damage by vehicles and to reduce conflicts with pedestrians/bicyclists;
- f. Planning Areas I, II, III, IV and VI: develop an accessways maintenance program for all existing and new shoreline accessways;
- g. Delineate specific tour bus pullout areas where designated trails and public restrooms are available;
- h. Consider relocation or renovation of parking areas to reduce erosion; and

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- i. Develop adaptation strategies for the potential of higher storm waves and erosion due to anticipated sea level rise and other climate changes. Strategies may include the addition of natural stones to the to the shore area in key locations to dissipate wave energy; a plan for relocation of stair walls and access trails, points and sinage, etc; or other strategies that protect/preserve public access and recreation opportunities.

PRA-7. Excessive signs and other visually intrusive landscape features shall be avoided.

~~**PRA-8.** Public access from Sunset Drive/Ocean View Boulevard to the shoreline and along the coast shall be provided in any new development project except where:~~

~~a. it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources; or~~

~~b. adequate access exists nearby.~~

~~**PRA-9.** The City shall coordinate with the County of Monterey, California Department of Parks and Recreation, California Coastal Conservancy, Coastal Commission, and the Spanish Bay Resort project permittee to provide parking, bike lane, and segregated pedestrian trail on seaward shoulder of Sunset Drive where adjacent to the Spanish Bay Resort property.~~

PRA-8. The City shall encourage the state to continue to implement the Resource Management Plan for Asilomar State Beach and Conference Grounds and to include provisions for designated accessways which are both safe and non-disruptive of sensitive habitats.

Comment [PC181]: Strike policies
Response: DONE

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