

Agenda

11/28/18

1. Overview of Local Coastal Program Update Revisions
2. LCP Subcommittee Comment
3. Public Comment
4. Council Dialogue & Action

Anastazia Aziz, AICP, Principal Planner
Ben Harvey, City Manager
Anne Blemker, McCabe & Co.
Christi Hogin, Best, Best & Krieger

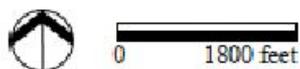
Local Coastal Program Update Process

Many drafts over the years and the current version is the culmination of everyone's contributions

Significant City funds spent including a grant of \$130K from Coastal Commission received in April 2014.

Multiple Community meetings, individual stakeholder meetings, other City Board, Committee and Commission meetings, Coastal Commission staff and Council meetings.

Current drafts represent a pragmatic approach that balance wishes and requests of diverse parties and also meets City needs.



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

Source: City of Pacific Grove, Google Earth 2013

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

REVISED Redevelopment Conformance Trigger

Redevelopment Conformance Trigger: For development located within potentially hazardous shoreline areas or sensitive habitat areas, a structure shall be considered redeveloped, whereby the entire structure and all development on the site must be made to conform with all applicable LCP policies, when such development consists of:

A. Alteration of 50% or more of the major exterior structural components, including exterior walls and roof structure of such development. (Replacement of structural components due to termite damage and foundation repairs required to bring existing structures up to current building code shall not count toward the calculation of alterations.)

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

Alterations are not additive between individual major exterior structural components, whereby the percentage of alteration of one type of structural component (e.g. roof) shall not be added to the percentage of alteration of another type of structural component (e.g. exterior wall framing) when calculating the percentage of total alteration; however, Alterations Changes to individual major exterior structural components are cumulative over time from the date of certification of the LCP.

Development that does not meet the Redevelopment Conformance Trigger shall be subject to the rules in effect in the municipal code.

Nonconforming CLARIFICATION

Legal Nonconforming

Nonconforming structures that were lawful before certification continue to be lawful. Ordinary maintenance and repair allowed.

Sunset Service Commercial

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;
- e. uses allowed in the areas designated V-C;
- f. uses accessory to the above listed uses.

Within areas designated SSC in the Coastal Zone, no allowable use shall be considered a higher priority than another.

Asilomar Dunes

- 15% Primary Coverage Area & 750 square feet for Outdoor Use Area regardless of lot size
- Continued lot coverage exemptions for eaves, driveways
- Outdoor Use Area permitted for typical outdoor residential uses such as BBQ & lounge chairs.
- REVISED accessory dwelling unit policy:

BIO 23 f. Second residential units and other detached accessory structures shall be prohibited.

Accessory dwelling units which are attached to, or contained within, the primary residence may be allowed if they do not result in additional adverse impacts to sensitive resources and do not exceed maximum coverage requirements.

Natural Resources BLOY POLICY

Natural Resources Protection

- Continued protection of natural coastal resources
- Specific policy pertaining to Black Oystercatchers.
- Balance with access requirements through CDP process

BIO-12 The City will protect Black Oystercatchers and their rocky intertidal habitat along the City's shoreline. Protective measures may include an education program, using interpretive signage, outreach material, temporary barriers, wildlife monitoring cameras and trained volunteer docents to promote public understanding of the sensitive nature of the Black Oystercatcher habitat and the importance of not disturbing breeding pairs. Impacts to public access from such measures shall be minimized.

Mobile Home Park and Access REVISIONS

- Coastal Act and Mobile Home Parks Act work in tandem
- CDP is required unless Exempt per Coastal Act
- No changes to the Zoning Map process as part of LCP process.
- Recommends the study of Recreational Trail alignment from Lovers Point Park to Asilomar

In 1984, the portion of the right-of-way between the Monterey Bay Aquarium and Lovers Point was developed as a ~~designated recreational~~ Recreational trail-Trail for pedestrians and cyclists. The remainder of the right-of-way was not purchased at the time.

The former right-of-way at the mobile home park is now privately owned and inaccessible.

REVISED Community Design Standards

Height Exceptions for historic structures as hazard adaptation measure.

Exceptions to height limits may be allowed if deemed necessary as a hazard adaptation response to accommodate designated historic structures.

Visitor Serving, Visitor Accommodation & Sunset Service Commercial

Landscaping Where not occupied by structures, landscaping shall be placed in the front 8 feet of the project site. Adjacent to residential uses, 10 foot setbacks shall be implemented.

Development New development shall ensure that existing public accessways are retained and enhanced with appropriate public access signage and amenities.

REVISED Community Design Standards

Hopkins Marine Station

To preserve public views, new development shall be sited and designed in a manner that maintains view corridors to the water and does not extend above the silhouette of existing buildings. New development shall not exceed the maximum height of the Agassiz building as viewed from public vantage points. In no case shall new buildings or other structures exceed 25 feet as measured from existing natural grade, and all such heights shall be reduced as necessary to ensure that existing blue water views from public vantage points are predominantly maintained or enhanced as much as possible. Exceptions to the height limit may be allowed if deemed necessary as a hazard adaptation response to accommodate designated historic structures, to protect environmentally and culturally sensitive areas, and/or to maintain existing public views while ensuring Hopkins Marine Station's educational and research mission.

...protecting sensitive coastal resources and do not conflict with the educational and research mission of the Hopkins Marine Station. Enhanced visual access includes, but is not limited to, removal of the existing chain-link property line fence along Ocean View Boulevard and other visual barriers to the shoreline and ocean, and, if some form of fencing/barrier is found to be necessary, replacement with one that is low-profile, protects wildlife, and can blend seamlessly into the surrounding view shed. Any such replacement fencing/barrier must provide comparable protection of harbor seals from human activities as the existing chain-link fence.

POTENTIAL Revisions to Land Use Plan

Redevelopment Conformance Trigger:

A. Alteration of 50% or more of the major exterior structural components, including ~~exterior walls~~ and roof structure of such development. (Replacement of structural components ~~due to termite damage and foundation repairs~~ required to bring existing structures up to current building code shall not count toward the calculation of alterations.)

In addition to this provision general maintenance and repair is exempt.

Section 3.4.3 – The City has completed ~~embarked on~~ a Local Water Project ~~. When the project is complete and new local domestic potable water becomes available, the City Council will be tasked updated City ordinances and policies with~~ allocating new water into on of the City's four potable water reserve categories, commercial, residential, governmental and community.

BIO-23 (h):

The front setback on Sunset Drive shall be a minimum of 75 feet. All new structures shall be set back from Sunset Drive at least 75 feet with the exception of driveways and mailboxes/address signs, which shall be sited and designed to limit their visibility as much as possible.

1. Driveway coverage shall be limited to the minimum necessary to provide required vehicular access.
2. Driveway coverage in the setback area shall be excluded from lot coverage calculation.
3. Driveways that exceed the setback area may not count towards Primary Coverage Area if the project demonstrates a greater setback is necessary to protect biological resources, scenic views or archeological resources.

DES-3:

The height limit ~~However,~~ for commercial development in Land Use Plan Areas I and III, ~~the limit will vary,~~ but in no case shall it-structures be more than ~~three stories or~~ 40 feet high (Exceptions allowed for mechanical appurtenances).

POTENTIAL Revisions to Implementation Plan

Repair and Maintenance, p. 10:

h. The presence, whether temporary or permanent, of mechanized equipment or construction materials
outside of the perimeter of the existing development.

Asilomar Conference Grounds Landscaping, p. 33

...including plantings of nursery stock ~~pine~~ trees grown from site-specific stock.

Visitor Serving – American Tin Cannery p. 31

ii. Mechanical appurtenances may be permitted in excess of height limits up to an additional eight feet provided that no public views are unreasonably obstructed and the equipment is appropriately screened.

General Clean Up

-grammar, typos, capitalization

Potential Revisions to LCP Recommended by Petition

1. Clarifies natural resources protection priority (Section 1.2)
2. Clarifies descriptions relating to PG Museum of Natural History and Heritage Society (Section 1.6)
3. Restores descriptive paragraph about Black Oystercatchers (Section 1.6.1)
11. Adds reference to scenic coastal areas to scenic resource policy
(SCE-2) text
16. Provides an expanded list of ESHA in BIO-1
18. Add endangered or special status characteristic fauna to BIO-7
21. Revises Black Oystercatcher protection policy (BIO-12)

Next Steps – Road to Certification

2018

1. Further revisions based on Council direction
2. Council adoption November 28, 2018
3. Submission to Coastal Commission for certification

2019

1. Approval subject to suggestion modifications at Coastal Commission hearing in 2019
2. LCP returns to City Council for acceptance of suggested modifications
3. Council resubmits updated LCP for final certification to Coastal Commission
4. Coastal Commission certifies LCP at subsequent hearing
5. City assumes permit authority