



CITY OF PACIFIC GROVE

Community and Economic Development Department

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Local Coastal Program FAQ

1. What is a certified Local Coastal Program?

Local Coastal Programs are basic planning tools used by local governments to guide development in the coastal zone, in partnership with the Coastal Commission. The Local Coastal Programs specify appropriate location, type, and scale of new or changed uses of land and water. Each Local Coastal Program includes a **Land Use Plan**, which outlines policies, and an **Implementing Ordinances Plan**.

The Local Coastal Program reflects the unique characteristics of individual local coastal communities; however, regional and statewide interests and concerns must also be addressed in conformity with [Coastal Act](#) goals and policies. Following adoption by a City Council, a Local Coastal Program is submitted to the Coastal Commission for review for consistency with Coastal Act requirements, and ultimately, certification by the Commission.

2. Why does the City need a certified Local Coastal Program?

The California Coastal Act of 1976 ushered in an era of significant new land use planning in California. Based on Coastal Act requirements [Section 30500](#), local governments prepare and implement Local Coastal Programs to carry out the Act's mandate to protect coastal resources and maximize public access to the shoreline. The City is completing the process that was started in 2000.

3. Why is a certified Local Coastal Program important and what are the implications?

A Local Coastal Program allows local government bodies to make decisions that govern conservation and use of coastal resources. Property owners and residents will no longer be subject to a separate Coastal Commission permit process and will no longer need to travel out of the area to meet with Coastal Commission staff, or attend Coastal Commission hearings, unless a permit is appealed.

4. Where is Pacific Grove's coastal zone?

Pacific Grove's [Coastal Zone](#) extends along the coast from the City of Monterey to Pebble Beach and encompasses diverse natural and built resources including many sandy beaches, a recreation trail, archeological sites, a golf course, the Asilomar Dunes area, endangered and special status species, and many historic resources including the oldest continuously operating lighthouse on the west coast, and the Retreat area.

5. What is the Coastal Commission's permitting role once the Local Coastal Program is certified?

After a Local Coastal Program is certified, the Commission's coastal permitting authority over most new development is transferred to the local government. The local government applies the requirements of the Local Coastal Program, both the Land Use Plan and the Implementation Plan, in reviewing and making decisions about proposed developments.

The Commission retains permanent coastal permit jurisdiction over development proposed on tidelands, submerged lands, and public trust lands. The Coastal Commission is the appeal body for certain Coastal Development permits and reviews and approves any amendments to previously certified Local Coastal Programs.



6. What steps remain in the process and what is the schedule?

The approximate schedule is outlined below.

Document	Date	Planning Commission/Council Dates
Background Report	Late November 2014	December 10, 2014
Draft Land Use Plan	Spring 2015	Fall 2016/Winter 2017
Draft Implementing Ordinances Plan	Winter 2016	Winter 2017/Spring 2018
Coastal Commission adoption and certification hearings	Summer/Fall 2018	

Frequently Used Acronyms

LCP: Local Coastal Program **LUP:** Land Use Plan [component of the LCP]

IP: Implementing Ordinances Plan (zoning ordinances, zoning district maps, and other implementing actions).

Local Coastal Program Update website

<http://www.cityofpacificgrove.org/living/community-economic-development/planning/local-coastal-program>

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