

1. INTRODUCTION

1.1 THE CALIFORNIA COASTAL ACT

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

In 1976, the state legislature passed the California Coastal Act. The basic goals of the Coastal Act, as stated in the 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.

1.2 THE 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 "Local Coastal Program." The "Local Coastal Program" (LCP) consists of a local government's land use plans, zoning ordinance, zoning district maps and other ordinances, which when taken together, meet the requirements of, and implement the provisions and policies of the Coastal Act at the local level. Each LCP 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 LCP is legally binding on the local jurisdiction. Certification by the Coastal Commission will result in the transfer of coastal development permit authority to the local government.

The Local Coastal Program is divided into two major parts: the Land Use Plan (LUP) and the Implementation Plan. The Land Use Plan is defined in the Public Resources Code 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." The Implementation Plan includes zoning and ordinance revisions and proposes other programs needed to carry out the goals, policies, and land use designations of the Land Use Plan.

The Local Coastal Program is an important process in determining the future of Pacific Grove's coastal zone. Like any planning program, it must remain pertinent and up-to-date in order to be effective. The Coastal Act provides for Commission review of the LCP at least every five years, and, in addition, the City may prepare and submit LCP amendments for review by the Coastal Commission on a periodic basis. Amendments must

also be "certified" before becoming effective. Commission regulations currently permit up to three LCP amendments each year.

1.3 LCP LAND USE PLAN ORGANIZATION AND SUPPORTING DOCUMENTS

The LUP is divided into four major sections, each of which focuses on a major group of Coastal Act Policies: Resource Management, Land Use and Development, Public Facilities, and, Public Shoreline Access. Each section includes background information, a summary of applicable Coastal Act policies, a discussion of existing local policies and Land Use Plan policies.

The Land Use Plan has been developed through an extensive process of technical research, an evaluation of the experience of other coastal jurisdictions, and intensive public discussion. Several background reports were prepared by the staff of the California Coastal Commission and made available for public review and comment as part of the LUP preparation process. Consultant reports on Archaeology, Circulation, and Land Habitat Sensitivity were also prepared to support the LUP. In May 1981, the City Council appointed a Citizens Committee to review the draft Land Use Plan and to make recommendations concerning its revisions. The Citizens' Committee's report of June 1984 contains extensive background information and policy recommendations concerning the LUP. The report, together with the other documents, is an important basis for this document. In addition there have been extensive written comments on the LUP throughout the process of its development. Taken together, these documents form the Technical Appendix and Public Response to the LUP, and are on file for review at the City of Pacific Grove Community Development Department and the Pacific Grove Public Library.

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

The Legislative goals and policies set forth in Chapters 1 and 3 of the California Coastal Act of 1976 constitute the guiding policies for the City of Pacific Grove's LCP Land Use Plan. The text of these policies is attached in Appendix A and should be referred to when reading this plan. Any interpretation of the policies of the Land Use Plan must be consistent with the Coastal Act.

The LCP Land Use Plan is an element of the City's General Plan. Within the coastal zone area of the City, the LCP Land Use Plan shall take precedence over the General Plan and its other elements where policies are similar or conflict. When the Land Use Plan is silent, such as concerning the subject of housing, appropriate elements of the General Plan are in force. Where policies within this plan overlap or conflict, 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 Pacific Grove LCP Land Use Plan are achieved.

2. RESOURCE MANAGEMENT

2.1 NATURAL HAZARDS

2.1.1 Background

The most significant natural hazards along the Pacific Grove coastline are large winter waves and bluff erosion. 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 erosion-resistant, a combination of wave attack 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 Pt. Pinos and Pt. 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, the immediate shoreline area is used predominately for open space/recreational purposes and there are few structural improvements seaward of Ocean View Blvd.

2.1.2 Relevant Coastal Act Policies

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, and also where designed to eliminate or mitigate adverse impacts on local shoreline sand supply. (Section 30235)

In addition, other coastal policies require that any development, such as seawalls, be sited and designed to; 1) prevent degrading impacts on adjacent environmentally sensitive habitat areas (Section 30240); 2) mitigate adverse impacts on archeological resources (Section 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 (Section 30251); and 4) provide, and not interfere with, public access to and along the shoreline (Sections 30211 and 30212). Finally, Coastal Act policies require that all new development minimize risks to life and property in hazard areas (Section 30253(1)) and not create, nor contribute to, erosion, instability, destruction of a site, or require devices that substantially alter natural bluff and cliff forms (Section 30253(2)).

2.1.3 Existing Policies and Regulations

The combination of public ownership and existing City policies and ordinances severely limit further structural use of the immediate shoreline area. The ocean front lands are committed to open space and recreational uses by the City General Plan's Open Space/Conservation Element and Environmental Hazards Element.

The effect of the policies and land ownership along the shoreline is to reduce substantially the risks to life and property from storm/tsunami hazards and bluff erosion. However, certain policy areas, such as the effect of seawall construction, are not specifically covered by City policy, and other areas require strengthening or further implementation.

LUP policies on shoreline hazards that follow, supplement existing City policies and regulations by providing for:

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

2.1.4 General Policies

1. The City will minimize the need for new seawall construction through development of an overall Coastal Parks Plan addressing management and, where necessary, restoration of the Pacific Grove coastal park lands, including control of pedestrian use, parking, and ground squirrel activities. Any necessary seawall construction and maintenance will be integrated into a Coastal Parks Plan.

2. The City will coordinate planning and management of the Pacific Grove coastal park lands as far as possible, with adjacent jurisdictions and other public agencies such as the City of Monterey, Monterey County, and State Department of Parks and Recreation, the State Department of Fish and Game, and the U.S. Coast Guard.
3. New seawall construction along the Pacific Grove shoreline will be limited to protection of existing coastal-dependent recreational uses and support facilities in critical danger from erosion. New seawalls shall not be constructed to serve new coastal development, nor where other measures established in the Coastal Parks Plan can adequately mitigate erosion hazards.
4. 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' elevation shall be limited to open space, low intensity recreational uses, support facilities, and coastally-dependent and coastally-related development at Lover's Point, Hopkins Marine Station, and Monterey Bay Aquarium.
5. The City will maintain a warning system and procedures for protection of life and property in coastal areas subject to storm and tsunami hazard.

2.1.5 Specific Policies

1. New seawall construction (including extension of existing seawalls), where determined to be necessary in order to protect existing coastal-dependent uses from erosion hazards, shall be designed to eliminate or mitigate adverse impacts on local shoreline sand supply, and other coastal resources.
2. New seawall construction (including extension of existing seawalls) 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.
3. Major seawall construction (including extension or renovation of existing seawalls) shall be guided by a master plan for shoreline protection to be prepared by the City of Pacific Grove as part of the Coastal Parks Plan.
 - a. Major seawall construction shall mean improvements to a single seawall project in excess of \$15,000 (1987 constant dollars) in one fiscal year and requiring the use of an outside contractor vis-à-vis force work. The term major seawall construction shall not apply to emergency repair work required to repair storm or seismic damage necessary for the protection of the public.
 - b. Shoreline protection recommendations and plans shall be developed by qualified experts in marine hydrology, shoreline process and engineering and shall be consistent with all resource protection and public shoreline access policies of the LUP. Standards and procedures for emergency measures for shoreline protection shall be included. Until the master plan is completed, the City of Pacific Grove may make emergency repairs to existing seawalls or construct temporary shoreline protection devices when needed to protect essential public services and facilities including roads, or public shoreline access facilities.
 - c. Prior to making emergency repairs or constructing temporary shoreline protection devices along Sunset Drive, the City of Pacific Grove shall consult with the State Department of Parks and Recreation to design the most environmentally sensitive methods of accomplishing the work.
4. Signs indicating danger of large waves will be maintained at appropriate locations, and where possible will be combined with coastal access and habitat protection signing described in other sections of this plan.

2.1.6 Recommended Actions

1. Minimize erosion of the Lovers Point area through the installation of sign(s) directing people to use stairways to the beach.

2.2 ENVIRONMENTALLY SENSITIVE HABITATS: WATER AND MARINE RESOURCES

2.2.1 Background

The rich and diverse marine habitat along the Pacific Grove coastline is protected and controlled by local and state regulations. The Pacific Grove Marine Gardens Refuge and the Hopkins Marine Life Refuge, both established by the State Legislature, as well as an Area of Special Biological Significance (ASBS) designated by the State Water Resources Control Board, encompass the waters offshore of Pacific Grove.

In Addition, the tidelands grant to the City from the State of California 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.

A study in May 1980 of the California Department of Fish and Game Marine Gardens/ASBS made several recommendations for improved management of these areas. These included more consistent enforcement of regulations, and long-term monitoring studies to detect possible effects of water pollution, or other sources of habitat degradation. Refer to the Pacific Grove LCP Working Paper #1 on Access and Natural Resources (October 1980), and the “Historical Background” section (pp. A-22-2 to A-22-9) of the Proposed Local Coastal Plan (August 1984) prepared by the City’s Citizens’ Committee for a more detailed discussion of marine resources.

Crespi Pond, a small but valuable wetland, is located on Ocean View Boulevard between Pt. Pinos and the western end of Asilomar Avenue. Crespi Pond provides a stopping place for migrating birds including terns, gulls, many species of ducks, and Canadian geese. In total, more than 200 different birds have been sighted. It is a site for ornithological studies, and is of interest to the scientific community. In recent years, the pond has experienced excess plant growth, and accelerated eutrophication of the pond has become a concern. Management will be necessary to retain the open pond characteristic of Crespi Pond. This may include vegetation control and dredging.

2.2.2 Relevant Coastal Act Policies

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 (Section 30230). 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 (Section 30231 and Section 30323).

Additional policies require protection of sensitive habitat areas against disruption and in appropriate use, both within and adjacent to the habitat (Section 30240); and require protection of coastal water, wetlands, estuaries and lakes from inappropriate diking, filling and dredging, with specified exceptions (Section 30233).

2.2.3 Existing Policies and Regulations

The policies and regulations establishing the Marine Gardens/ASBS designations provide for the protection of those resources from disturbance and degradation.

The policies that follow provide for:

- Coordinated State/local enforcement of existing regulations, and enhanced management of the Marine Gardens.

- Control over runoff and erosion affecting offshore waters.
- Cooperation in long-term ecological monitoring studies.

2.2.4 Policies General

1. The City will continue to work with the State Department of Fish and Game and other agencies in developing and maintaining a coordinated approach for enforcing both State and local regulations protecting the Pacific Grove Marine Gardens.
2. The City shall assist, where possible, the appropriate institutions or agencies to undertake long-term ecological studies monitoring the marine resources and water quality of the Pacific Grove Marine Gardens and ASBS.
3. In addition to the City's tidelands, Crespi Pond and the Majella Slough riparian area shall be considered as environmentally sensitive habitat areas.
4. No diking, filling, dredging, or other uses inconsistent with the terms of the grant 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.

2.2.5 Specific Policies

1. The City shall work with the State Water Resources Control Board and Resource Conservation District to determine whether a comprehensive erosion control ordinance is needed to protect the Marine Gardens from siltation and erosion originating within the boundaries of Pacific Grove, including the area outside the Coastal Zone.
2. To reduce the potential for degradation of the ASBS/Marine Gardens, 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.
3. The City shall investigate specific measures for reduction of pollution potential in storm water runoff, including regulations to control the disposal of chemicals and hazardous materials, and maintenance of the existing storm water capture program at the Golf Course, Greenwood Park, and Chase Park.

2.2.6 Recommended Actions

1. The City will form a technical advisory committee to review and determine what measures are needed to slow the eutrophication of Crespi Pond and to ensure the pond's continued existence.
2. An information and interpretation program to increase public awareness of the valuable marine resources and habitat in the ASBS/Marine Gardens should be maintained and expanded by the City, with its base in the Pacific Grove Museum of Natural History, the Monterey Bay Aquarium or other appropriate location. This should include appropriate signing consistent with the City's policy of protecting the visual qualities of highly scenic areas.
3. As part of the planning process for the Pacific Grove Coastal Parks Plan, the City should consider alternative approached to coordinated enforcement of State and local regulations protecting the Pacific Grove Marine Gardens Fish Refuge/ASBS.

2.3 ENVIRONMENTALLY SENSITIVE HABITATS: COASTAL LAND RESOURCES

2.3.1 Background

The coastal zone of Pacific Grove contains several land habitats that are considered environmentally sensitive. These are the shoreline pine forest/sand dune association and the pine/eucalyptus 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.

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 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 Conference Grounds.

A special report entitled "Habitat Sensitivity and Identification", was prepared for the LUP and provides the basis for policies in this section. The report is available for review at the Pacific Grove Community Development Department and Coastal Commission offices in Santa Cruz. The Pacific Grove LCP Working Paper #1 on Access and Natural Resources (October 1980) and the Pacific Grove LCP Citizens Committee Proposed Local Coastal Plan (August 1984) can be referred to for a detailed discussion of coastal land habitats.

2.3.2 Relevant Coastal Policies

Section 30240 of the Coastal Act requires protection of environmentally sensitive 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, and adjacent uses must be compatible with continuance of sensitive habitat areas.

2.3.3 Existing Policies and Regulations

The Open Space/Conservation Element of the Pacific Grove General Plan contains protective policies for the overwintering sites of the Monarch butterfly, in particular Washington Park. In 1952, the City also adopted an ordinance making molestation of or interference with the Monarchs unlawful.

The Open Space/Conservation Element states as a principal objective the preservation of open space areas required by plant and animal life, including dune lands. The Open Space/Conservation Element recommends that property owners in the Asilomar Dunes area be notified of the presence of Menzies' wallflower and Tidestrom's lupine on the property, and be assisted in preserving and maintaining the plants.

The Lighthouse Reservation is identified in the Open Space Element as an area of Scientific and Ecological Significance and also as an active recreational area. Efforts are being made by the Pacific Grove Museum of Natural History to restore a native dune plant community at the Reservation.

The Lighthouse Reservation, Golf Course and adjacent shoreline areas are managed by the City under lease from the U.S. Coast Guard. The remainder of the immediate shoreline area, with two exceptions, is under State or local ownership and managed as park land.

The Asilomar State Park and Conference Grounds is covered by a State-adopted Resource Management/General Development Plan (1976), except for the immediate shoreline area (known as Asilomar State Beach). The Asilomar Plan contains a detailed evaluation of habitat types and sensitivity. The recommendations of the Asilomar Plan seek to limit the impacts of new development on sensitive areas, preserve wetland habitat (Majella Slough, the site of the former Lake Majella), restore native vegetation and control pedestrian use and impacts in fragile areas, such as sand dunes.

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 resiting or redesigning of the project to minimize impacts on botanic resources.
- Requirement for a conservation easement to protect the nondeveloped portions of a site from disturbance and allow entry for scientific research purposes.

The following policies encourage management of City and State shoreline areas to reduce impacts on, and restore native plant habitat, and to minimize the disturbance of habitats for rare and endangered species by new development on private and public land.

2.3.4 General Policies

1. The City will maintain its protective policies and ordinances concerning the overwintering Monarch butterfly population in Pacific Grove. The City will 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.
2. The City shall protect, maintain and enhance the habitat areas of Menzies' wallflower and Tidestrom's lupine.
3. As funding is available the City will develop a Coastal Parks Plan for the management and restoration of the Pacific Grove coastal parklands, including the Lighthouse Reservation. The purpose of the Plan, in part, is to:
 - a) Rehabilitate areas damaged by pedestrian/auto/ground squirrel overuse;
 - b) Revegetate with native bluff and dune plants where feasible;
 - c) Protect habitats of rare and endangered species;
 - d) Provide defined pathways or boardwalks, where desirable, and control unrestricted parking by appropriate barriers or other means; and
 - e) Expand existing signs to include interpretive information for visitors.
 - f) Implement LCP policies on coastal access, visual resources, and seawall construction.
 - g) Preserve any Monarch butterfly overwintering sites which may be identified, and enhance vegetation used for nectaring and feeding by the Monarchs.

New development within the area covered by the Coastal Parks Plan shall be consistent with the standards and procedures identified by such Plan.

4. The City will use the findings and habitat classifications of the Habitat Sensitivity and Identification Study (including both text and map) prepared for the Local Coastal Program as a basis for implementing the General Policies #2 and #3 of this section. Development projects proposed within any area mapped as A-1, B-2, or B-3 on Figure 2, the Habitat Sensitivity Map, will be required to prepare a botanical survey prior to project approval. Such surveys shall be conducted, at applicant's expense, by a qualified botanic expert selected from a list to be maintained by the City, in consultation with the Museum of Natural History.

2.3.5 Specific Policies

Asilomar Dunes Area

1. New development in the Asilomar Dunes area (bounded by Asilomar Avenue, Lighthouse Avenue, and the boundary of Asilomar State Park) shall be carefully sited and designed to protect existing and restorable native dune plant habitats, as well as the native oaks and pine forest which stabilize the inland edge of the high dunes along Asilomar Avenue southwards from the vicinity of its intersection with Pico Avenue. No development on a parcel containing environmentally sensitive habitat shall be approved unless the City is able to find that, as a result of the various protective measures applied, no significant disruption of such habitat will occur. In order that the City can make the required findings of no significant disruption, the requirements listed below and in Sections 3.4.4 and 3.4.5 shall apply.

- a) A botanical survey shall be required on any property having A-1, B-2, or B-3 habitats, as mapped on the Habitat Sensitivity Map (Figure 2), prior to approval of construction of any new buildings, paved area, expansion of existing structures, subdivision of land, grading, or other development activity which could materially disturb existing natural vegetation. The botanic survey shall be conducted during the appropriate flowering season for each rare plant species potentially present; and shall be submitted to the Pacific Grove Museum of Natural History and the California Department of Fish and Game for comments prior to final acceptance by the community Development Director.
- b) Where a botanical survey identifies populations of endangered species, all new development shall be sited and designed to cause the least possible disturbance to the endangered plants and their habitat. Other stabilizing native dune plants shall also be protected.

Site coverage proposed for new development (including driveways, accessory buildings and other paved areas) shall be reduced from the maximum coverage allowed in Chapter 3 of this plan, and by relevant zoning, to the extent necessary to ensure protection of Menzies' wallflower or Tidestrom's lupine habitat determined to be present on the site.

- c) During construction of new development, habitat areas containing Menzies' wallflowers or Tidestrom's lupines or other rare and endangered species shall be protected from disturbance. Temporary wire mesh fencing shall be placed around the habitat prior to construction and the protected area shall not be used by workers or machinery or for storage of materials. Compliance inspection(s) will be made during the construction phase.
- d) The alteration of natural land forms and dune destabilization by development shall be minimized. Detailed grading plans shall be submitted to the City before approval of coastal development permits.
- e) If an approved development will disturb dune habitat supporting or potentially supporting Menzies' wallflower, Tidestrom's lupine or other rare or endangered species, or the forest front zone along Asilomar Avenue south of Pico Avenue, that portion of the property beyond the approved building site and outdoor living space (as provided in section 3.4.5.2) shall be protected by a written agreement, deed restrictions or conservation easement granted to an appropriate public agency or conservation foundation. These shall include provisions which guarantee maintenance of remaining dune habitat in a natural state, provide for restoration of native dune plants under an approved landscape plan, provide for long-term monitoring of rare and endangered plants and maintenance of supporting dune or forest

habitat, and restrict fencing to that which would not impact public views or free passage of native wildlife. Easements, agreements or deed restrictions shall be approved prior to commencement of construction and recorded prior to sale or occupancy.

- f) For any site where development will disturb existing or potential native dune plant habitat, a landscaping plan shall be prepared and submitted to the City for approval prior to construction. Only native dune plants should be used for landscaping within a conservation easement. Landscaping with exotic plants shall be limited to immediate outdoor living space adjacent to the proposed development (i.e., the building envelope as defined in Section 3.4.5.2). Invasive non-native plants – such as Pampas grass, Acacia, Genista, and non-native ice plants – pose a threat to the indigenous plant community and will not be approved as part of such landscaping.
- g) Utility connections shall be installed in a single corridor if possible, and should avoid surface disturbance of areas under conservation easement.
- h) Sidewalks shall not be required as a condition of development permit approval in the Asilomar dunes unless the City makes a finding that sidewalks are necessary for public safety where heavy automobile traffic presents substantial hazards to pedestrians, no reasonable alternative exists and no significant loss of environmentally sensitive habitat would result.
- i) The undeveloped private parcels west of Sunset Boulevard between the Asilomar State Beach and the Lighthouse Reservation should be acquired by a public agency for protection of their outstanding scenic qualities and their potential for habitat restoration.
- j) In certain cases the environmental review or coastal permit process may reveal an undeveloped private parcel which has an exceptional concentration of rare dune plants, or which includes particularly scenic views of forest and dunes westerly of Asilomar Avenue. Often, such parcels can be developed without significantly impairing these special qualities. However, where significant impairment is unavoidable, or where it is not feasible to develop the parcel in conformance with these policies, then acquisition and preservation by a charitable trust or public agency will be supported.

Coastal Parklands

- 2. The following recommendations shall be incorporated in the Coastal Parks Plan described in General Policy 2.3.4.3.
 - a) A botanical survey shall be required prior to development, which impacts habitats identified as A-1, B-2, or B-3 on the Habitat Sensitivity Map, with the survey being conducted by a qualified botanical specialist on the entire area during the flowering season.
 - b) In Planning Area II (from 3rd Street to Fountain Avenue), maintain well defined trails along the bluffs with designated access ways to the water.
 - c) In Planning Area III (Fountain Avenue to Ocean View and Sea Palm), maintain existing trails and vegetation. Reduce erosion by directing pedestrians to designated beach access ways. Encourage native bluff plants but retain exotic plants. If ice plant dieback occurs due to parasite infestation, consider replanting with non-susceptible native or drought-resistant species rather than spraying to control insects.
 - d) In Planning Area IV (Sea Palm to Lighthouse Reservation) where there are a variety of habitats:
 - 1. From Sea Palm to Esplanade, apply Policy 4(c).

2. From Esplanade west, parking area boundaries adjacent to the bluffs should be clearly defined to protect bluff vegetation and reduce erosion, and ground squirrel populations controlled by humane means. Feeding of ground squirrels should be discouraged through signing. Existing isolated bluff plant communities (B-4 on the Habitat Sensitivity Map) can be protected with barriers, and enlarged where ice plant dies back.
3. In the Lighthouse Reservation and Golf Course area, areas of extreme sensitivity (A-1 on the Habitat Sensitivity Map) should be protected from further trampling by a low mesh fence. Do not allow machinery in the dune area. Apply irrigation only on turf, not on the sand. Continue to eliminate exotics and restore native dune plants on the Lighthouse Grounds. In suitable areas, plant species, which will enhance the overwintering habitat of the Monarch butterfly, by providing additional nectaring and feeding sources. Protect Crespi Pond from any polluted runoff or other disturbances to its waterfowl habitat. Allow carefully controlled dredging of Crespi Pond in order to prevent loss of this important wetland through eutrophication and sedimentation as approved by the City Council upon a recommendation from the Crespi Pond Technical Advisory Committee.
4. e) In Planning Area V (Southern Pacific Railroad), pampas grass should be eliminated at the southwest end. Landscaping should be compatible with the type of habitat through which the railroad passes and utilize native plants where that is the predominant adjacent vegetation type. Identify and protect Monarch butterfly overwintering sites, buffer trees, nectaring and feeding areas within and adjacent to the former railroad route. Where developed for recreational trail, municipal golf course or other uses, appropriate experts approved by the City shall first identify such Monarch butterfly habitat. The project shall then be designed to avoid any significant disruption of the identified Monarch butterfly habitat, and where appropriate, the right-of-way shall be landscaped and permanently managed to enhance the habitat of this species.

Asilomar State Park and Conference Grounds

3. New development 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 Menzies' wallflower and Tidestrom's lupine.

The following recommendations shall be given priority in the State Department of Parks and Recreation's continued development and implementation of its General Plan for Asilomar State Beach and Conference Grounds:

- a) Implement a dune restoration program, including restricting public access, in the northern portion of the 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 direct human recreation to well-defined areas.
- c) Expansion or replacement of facilities in the sensitive forest-front transition zone adjacent to the sand dunes shall be restricted to the existing building envelopes or shall take place outside of the forest-front zone.
- d) The native forest of Asilomar should be studied and where necessary maintained through planting of nursery stock grown from site-specific Asilomar stock.
- e) On State-owned land west of Sunset Drive, parking areas should be delineated to reduce habitat damage by vehicles; dunes areas should be monitored and native plants restored and, if necessary, protected with barriers; ice plant allowed to die back where scale infested; and trails designated, with wire fencing installed where necessary to protect habitats.

- f) The Majella Slough, on State property south of Sunset Drive, should be preserved and protected from human intrusion.

Point Cabrillo – Hopkins Marine Station

4. Hopkins Marine Station is encouraged to remove the exotic ice plant and to restore a native bluff plant community on the rocky outcrop area identified in the Habitat Sensitivity and Identification Study.

2.3.6 Recommended Actions

1. The City should undertake and implement a tree management program to maintain and enhance the Monterey pine and cypress stands within the coastal zone. This program should include among other things:
 - A complete inventory of the trees within the City’s coastal zone to determine the age of the trees, disease if any, and the needs for continued reforestation in the City;
 - New tree planting should be an on-going project in order to replace diseased and dead Monterey pines, Monterey cypresses and coast live oaks. Dead trees (snags) should be retained, where possible, to provide habitat for cavity-nesting birds.
2. A task force consisting of residents of Pacific Grove, members of the Pacific Grove Museum of Natural History, the California Native Plant Society, representatives from the California State Department of Parks and Recreation and the Asilomar Operating Board, should be formed for the purpose of:
 - propagating the rare and endangered plants Menzies’ wallflower and Tidestrom’s lupine and any others that may become endangered or rare;
 - identifying them and educating the public about rare and endangered plants; and
 - developing methods of maintaining these and other native dune plants within the Asilomar residential district, Asilomar Conference Grounds and other appropriate areas.
3. The City should encourage the retention and/or reestablishment of the native site-specific dune flora and in particular the protection of rare and endangered species. Information on propagation and care should be provided.

Further, the City should not permit maintenance or establishment of exotic species which are proven to invade or threaten native dune vegetation.

4. An overall plan for the management and restoration of dune habitat in the Asilomar dunes should be prepared in order to provide the City, property owners, and the 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 Asilomar State Park. Funding assistance from the Coastal Conservancy should be requested to support the project.
5. The City will seek expert assistance: a) to determine the location of feeding and overwintering areas for the Monarch butterfly within the functionally interdependent with the City’s coastal zone (including an investigation of the abandoned railroad right-of-way); and, b) to identify appropriate development and habitat preservation standards for coastal development in such areas, to be incorporated in the City’s Local Coastal Program implementation measures.

2.4 ARCHAEOLOGICAL RESOURCES

2.4.1 Background

Archaeological resources are located throughout Pacific Grove's coastal zone. An Archaeological Sensitivity Map for Pacific Grove was prepared by the California Archaeological Site survey, Central Coast Counties Regional Office. This generalized map designates most of the coastal zone as an area where there is a likelihood of prehistoric cultural resources. The map does not distinguish between known sites and potential sites, as past experience has shown that the circulation of maps identifying specific site locations has often led to indiscriminate digging by artifact collectors and vandals. Specific information on recorded sites is available through the California Archaeological Site Survey Regional Office.

An account of the prehistory of Pacific Grove, based primarily on archaeological data, was prepared for the LUP by an archaeological consultant. The complete text of the report, entitled "A gentle and Peaceful People – The Prehistoric Inhabitants of Pacific Grove," is on file at the City's Community Development Department.

The report indicates that virtually all new information on the original Indian inhabitants of Pacific Grove must come from archaeological excavation and research, as the living culture has been lost. A 1977 archaeological survey, conducted in connection with the Monterey-Pacific Grove regional sewer project, has revealed the existence of a previously unknown village site, estimated to be 4,000 years old. The report concludes that in some areas of the Monterey Peninsula up to 75% of all archaeological information has been irretrievably lost through site disturbance or destruction.

2.4.2 Relevant Coastal Act Policies

Section 30244 of the Coastal Act requires that any potential adverse impacts on archaeological (and paleontological) resources from new development be mitigated through reasonable measures.

2.4.3 Existing Policies and Regulations

The 1973 Open Space Element of the Pacific Grove General Plan contains a brief discussion of archaeological resources. It was assumed at the time that the General Plan was prepared that no major archaeological sites existed in Pacific Grove and that known sites were located on publicly owned open space lands.

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,
- Resiting or redesigning the project to minimize impact on archaeological resources,
- Preparation and implementation of an archaeological mitigation plan which could include excavation or protection of the resource for future study by covering with fill.

The following recommendations include policies and procedures necessary to carry out the requirements of Section 30244 of the Coastal Act.

2.4.4 General Policies

1. The City shall ensure the protection, preservation, and proper disposition of archaeological resources within the coastal zone.
2. 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.

2.4.5 Specific Policies

1. Prior to the issuance of any permit for development or the commencement of any project within the areas designated on Figure 3, the Archaeological Regional Research Center, shall:
 - a) Inspect the surface of the site and evaluate site records to determine the extent of the known resources.
 - b) Require that all sites with potential resources likely to be disturbed by the proposed project be analyzed by a qualified archaeologist with local expertise.
 - c) Require that a mitigation plan, adequate to protect the resource and prepared by a qualified archaeologist be submitted for review and, if approved, implemented as part of the project.

2.5 SCENIC RESOURCES

2.5.1 Background

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 (Naval and Coast Guard 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.

From coastal zone roads inland of Ocean View Boulevard and Sunset Drive, unobstructed bay/ocean views are available at the locations shown on Figure 5, Shoreline Access. Retention of these views to the maximum extent possible is of major importance, because of the visual access to coastal waters they provide.

Working Paper #1 on Access and natural Resources (October 1980) provides a more detailed discussion of coastal zone visual resources.

2.5.2 Relevant Coastal Act Policies

Coastal Act Section 30251 addresses visual access. Coastal area scenic and visual qualities are to be protected as resources of public importance. Development is required to be sited to protect views, to minimize natural landform alteration, and to be visually compatible with the character of surrounding areas. Where feasible, visual quality in visually degraded areas is to be restored and enhanced.

2.5.3 Existing Policies and Regulations

An objective of Pacific Grove’s General Plan is *“to protect and preserve open space lands from the encroachment of sprawling urban development.”* The Open Space and Conservation Plan states that the City’s open spaces include *“passive recreational areas and scenic lands which provide visual amenities for residents and visitors.”* The General Plan designates all shorefront lands for open space, except for a visitor-commercial area adjacent to Monterey and a *“rural”* residential designation on privately-owned property seaward of Sunset Drive. The City’s Open Space and Conservation Plan designates the latter properties as *“unincorporated lands recommended for open-space,”* and recommends: *“...that Asilomar State Park and the coastline be preserved*

as open space areas.” It also recommends that “no new permanent structure, except which is necessary for public health and safety, be erected seaward of Ocean View Boulevard and Sunset Drive from Asilomar Avenue to the southern boundary of the Planning Area.”

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

The policies that follow supplement and strengthen existing policies and regulations by providing for:

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

2.5.4 General Policies

1. It is the policy of the City of Pacific Grove to consider and protect the visual quality of scenic areas as a resource of public importance. The portion of Pacific Grove’s coastal zone designated scenic includes: All areas seaward of Ocean View boulevard and Sunset Drive, Lighthouse Reservation lands, Asilomar Conference Ground dune lands visible from Sunset Drive, lands fronting on the east side of Sunset Drive; and the forest-front zone between Asilomar Avenue and the crest of the high dune (from the north side of the Pico Avenue intersection to Sinex Avenue).
2. Within these scenic areas, 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 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.
3. Development standards for scenic areas shall minimize land coverage, grading, and structure height, and provide for maximum setbacks from adjacent public open space areas.

2.5.5 Specific Policies

1. New development, to the maximum extent feasible, shall not interfere with public views of the ocean and bay.
2. New development at Lover’s 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.
3. New development including boardwalks within the Asilomar Conference Grounds, visible from Sunset Drive, shall be subordinate to the open space character of the area.
4. New development on parcels fronting on Sunset Drive shall compliment the open space character of the area. Design review of all new development shall be required. The following standards shall apply;
 - a) Minimum building setbacks of 75 feet from Sunset Drive shall be maintained. Larger setbacks are encouraged if consistent with habitat protection.

- b) Residential structures shall be single story in height and shall maintain a low profile complimenting natural dune topography. In no case shall the maximum height exceed 18 ft. above natural grade within the foundation perimeter prior to grading.
 - c) Structures shall be sited to minimize alteration of natural dune topography. Restoration of disturbed dunes is mandatory as an element in the siting, design and construction of a proposed structure.
 - d) Earth tone color schemes shall be utilized, and other design features incorporated that assist in subordinating the structure to the natural setting.
5. Landscape approval shall be required for any project affecting landforms and landscaping. A landscaping plan, which indicates locations and types of proposed plantings, shall be approved by the Architectural Review Board. Planting which would block significant public views shall not be approved.
 6. Undergrounding of utilities is currently required in multiple-family and commercial districts. Utilities serving new single-family construction in scenic areas shall be placed underground. This shall include new electrical service or remodeling greater than 25% of the replacement value of the structure.
 7. It is the City's special objective to retain the maximum amount of open space possible on lands seaward of viewing areas, the City shall seek assistance in securing scenic conservation easements, and a reduction of development potential through public acquisition of vacant private parcels.
 8. New development within the scenic forest-front area along Asilomar Avenue shall be designed to minimize loss of native Monterey pine and oak forest, and to retain public views towards the inland face of the high dunes.
 9. To protect the scenic forest-front zone along Asilomar Avenue southwards from the Pico Avenue intersection, the City will support appropriate measures to preserve vacant parcels, and divisible portions of large parcels, through acquisition, dedication of scenic conservation easements or other appropriate measures which would protect public views without loss of environmentally sensitive habitat.

3. COASTAL ZONE LAND USE AND DEVELOPMENT

3.1 INTRODUCTION

Pacific Grove is an old city with a special heritage. Land use patterns throughout most of the city are well established. Little vacant land remains. In many ways, Pacific Grove's development has been exemplary. It is widely known as one of the most pleasant and livable communities on the California coast. 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.

Challenges that lie ahead for the city include ensuring that the shoreline areas always remain open for public use, and that adequate recreational support facilities are provided. Management of infilling within the Retreat area, and control of redevelopment of old structures will also be an increasingly difficult challenge in the years ahead.

With the annexation of the Asilomar Dunes area in 1980, the City assumed new land use planning responsibilities. Nearly half of the residential parcels in this area are undeveloped. Their location, in a scenic coastal area, and on sand dunes supporting several rare and endangered plants, makes careful control of future development critical.

These land use planning issues are specifically addressed by the Coastal Act. The sections that follow provide more detailed background, and set forth policies that support and strengthen existing City regulations in these

areas. Figure 4, the Coastal Zone Land Use Plan, supports the policies and illustrates the general kinds, locations and intensities of uses to be permitted within the City's 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 Regulation of Development in Coastal Zone

1. All new development shall be consistent with the land use designations and other requirements of the certified Land Use Plan, including the certified land Use map (Fig. 4). 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.
2. New buildings shall be limited to two stories (25 ft.) in height unless otherwise specified by this Plan. In Land Use Plan Areas I and III, the limit will vary but in no case shall it be more than three stories (40 ft.). Height shall be measured as the distance above natural grade within the foundation perimeter, prior to grading or other development.
3. For all types of structural development, adequate parking spaces shall be provided, proportionate to expected use. Such parking shall generally be provided on-site, although off-site parking may be considered where necessary to save historic structures or where adequate assessments are made for provision of close-by off-site parking facilities. For the following classes of development, the minimum number of spaces shall be:
 - a. For motels and bed-and-breakfast projects, one space per unit;
 - b. For each family unit in a multi-unit residential structure, one and one-half spaces per unit for units of one or less bedrooms; two spaces per unit otherwise;
 - c. For all other residential units, two spaces per unit; and
 - d. For restaurants, professional offices and commercial developments, one space per 300 square feet of floor area.
4. The scenic native forest within Asilomar Conference Grounds, along Asilomar Avenue, and within the abandoned railroad right-of-way, shall, to the maximum feasible degree, be retained, consistent with the uses allowed by this Plan. Landscape trees which contribute to the scenic views elsewhere in the City's coastal zone shall be protected or, when necessary, replanted. All tree removal shall be in accordance with the City's existing tree protection requirements (City Ordinances Chapter 12.16, included as Appendix B).
5. This section shall be implemented through adoption of appropriate zoning ordinances, which will specify the procedures and standards for carrying out each chapter of this Plan, and will require that a coastal development permit be required for new development within the City's coastal zone jurisdiction.

3.1.2 Federal Lands

1. The Lighthouse Reservation area, shown as Area IV-B on the Land Use map, is owned by the U.S. Government. The Naval Reserve Center, Point Pinos Lighthouse and Coast guard installation presently operate here. The balance of the Lighthouse Reservation is operated by the City for public park purposes, pursuant to a special agreement with the U.S. Coast Guard.
2. 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 (CZMA). Non-federal development on these federal lands will be potentially subject to both the federal consistency process under CZMA, and the Coastal Commission's permit jurisdiction.

3.2 SPECIAL COMMUNITIES

3.2.1 Background

The portion of the Pacific Grove Retreat which is located in the coastal zone meets the definition of a “special community” under Section 30253 of the Coastal Act.

The unique architectural and visual character of the Retreat are 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 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 Retreat is predominantly residential, with approximately 72% of the residential structures in single-family occupancy. 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.

At Asilomar State Beach and conference Grounds, historic architectural resources are found in the eleven buildings designed by pioneer California woman architect Julia Morgan. Asilomar, along with San Simeon, is considered one of the finest concentrations of Julia Morgan structures in California.

A more detailed discussion of special community issues is contained in Working Paper #2 on Development Issues (November 1980). Refer also to the City of Pacific Grove Historic Inventory (1978), on file at the City’s Community Development Department, which lists the address, date of construction and the first owners of the historic structure.

3.2.2 Relevant Coastal Act Policies

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

3.2.3 Existing Policies and Regulations

Steps have been taken by the City to protect the Retreat. Among these are: The preparation of a Historic Resources Inventory, a Historic Preservation Plan, the requirement that all exterior modifications be reviewed by the Architectural Review Board, revised zoning for the Pacific Grove Retreat, formulation of Design Criteria, 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.

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.

Although the Morgan structures are architecturally significant, they are not officially recognized or designated as California Registered Historical Landmarks. The Julia Morgan buildings at Asilomar 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. The State Public Resources Code (5024.5) requires that any proposed

alteration of the buildings or surrounding area follow guidelines and review processes administered by the State Office of Historic Preservation.

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 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.

3.2.4 General Policies

1. 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 Retreat.
2. All proposed development actions, including City public works projects, shall be consistent with maintaining the current scale and character of the Retreat.
3. Other historic and/or architecturally unique structures, such as the Julia Morgan structures at Asilomar State Park, shall be protected and maintained to the fullest extent possible.

3.2.5 Specific Policies

Pacific Grove Retreat

1. Rehabilitation, reconstruction, remodeling, or exterior modification of existing structures with historic or architectural significance shall relate to, or reconstruct the liens of the original design as much as possible.
2. Design review shall be required through coastal development permit procedures in order to maintain historical continuity and visual harmony of new development within the Retreat area.
3. In order to protect landmark structures, unwarranted demolition will be avoided by implementing standards for demolition permits. In addition demolition permits should be treated as discretionary permits in order to strengthen City control. Potential landmark structures in the coastal zone of the Retreat include, but are not limited to, all structures constructed at least 60 years ago.
4. Local initiative, through a well-informed and committed citizenry, is an essential ingredient in achieving protection of historic resources. The City shall therefore continue its ongoing programs of citizen involvement in carrying out its historic preservation policies and programs.
5. In refining the list of desirable and adaptable trees for planting in the Retreat, the City will encourage native, drought resistant vegetation and species compatible with the scale and character of current vegetation.

Asilomar State Park

6. In order to preserve structures designed by Julia Morgan at Asilomar State Park, the City shall require design review prior to any proposed exterior alterations. Alterations shall relate to or reconstruct the lines of the original design to the maximum extent possible.

Pacific Grove Beach

7. The City will maintain the Pacific Grove Beach Tract as an architecturally unique neighborhood with a village-like setting.

3.2.6 Recommended Actions

1. The City should maintain and update the Historic Resources Inventory to provide a current description of this historic and visual character of the Retreat. The help of organizations such as the Heritage Society should be solicited.
2. The Pacific Grove Retreat Zone District should be revised in the coastal zone to limit the scale of permitted multiple dwellings in order to maintain the existing scale of residential structures within the Retreat.
3. The City should develop programs and techniques to assist property owner in maintenance of structures in the 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.
4. The City should consider adoption of a specific and complete historic district ordinance for the Retreat area, including the designation of individual meritorious structures and procedures to prevent demolition of such structures to the maximum extent feasible.
5. The City should endeavor to carry out the Tree Management Program as proposed in the adopted Conservation Element of the General Plan.
6. The California State Department of Parks and Recreation should amend its General Development Plan for Asilomar State Park to explicitly recognize, maintain and preserve the Julia Morgan structures as a cultural resource of statewide significance. The City should cooperate with the Department in any research directed toward acquiring further historical information on the design and construction of the Morgan buildings, as well as original site plans and landscaping data.

3.3 PRIORITY USES: RECREATION, VISITOR-SERVING FACILITIES AND COASTAL-DEPENDENT USES

3.3.1 Background

Priority uses, as defined by the Coastal Act, include recreation and visitor-serving and coastal-dependent uses. Coastal-dependent uses in Pacific Grove include the Hopkins Marine Lab facilities at Point Cabrillo, Coast Guard and Naval facilities at Pt. 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 City's 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. 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 many other visitors to the City's coastal zone the opportunity to observe much of the same marine life.

Development of the Southern Pacific Railroad right-of-way as a continuous trail from the Aquarium area to Lover's Point, and designation of a continuous bike route along Ocean View Boulevard has been recently completed. The portion of the Southern Pacific right-of-way which extends from Lover's Point to the boundary of Del Monte Forest is also being considered for acquisition and development of a recreational trail. An interpretive signing program at popular visitor destinations within Pacific Grove's coastal zone could further enhance the visitor's shoreline experience.

Concentrations of visitor-oriented commercial facilities within the coastal zone are located at Lover's Point and near Cannery Row. In addition to overnight accommodations and dining facilities available at the Asilomar 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.

Working Paper #1 on Access and Natural Resources (October 1980) and the section on existing recreational resources and visitor-serving facilities in the LCP Special Committee's Proposed Local Coastal Plan (June 1984) provide a more detailed discussion of recreation and visitor-serving and coastal-dependent uses.

3.3.2 Relevant Coastal Act Policies

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 (Sections 30220-30223). Coastal-dependent uses are further given preference by Section 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 (Section 30213). Additional policies address the location and amount of recreation/public facilities development to mitigate against the impacts of overcrowding or overuse (Sections 30212.5, 30250© and 30252(6)).

3.3.3 Existing Policies and Regulations

Existing priority land uses within Pacific Grove's coastal zone are designated for such uses by the City's General Plan, with a few exceptions. Visitor accommodations at Jewell and Asilomar Avenues and visitor accommodations and the adjacent restaurant on Sunset Drive across from the Asilomar Conference Grounds are designated, respectively, medium residential and general commercial. The coastal-dependent educational uses at the Hopkins Marine Lab property are designated for visitor-commercial uses. The privately owned lands seaward of Sunset Drive (near Lighthouse Avenue) are designated "rural" residential in the General Plan, but are shown in the 1975 Open Space and Conservation Plan as "unincorporated lands recommended for open-space."

The policies that follow supplement and strengthen existing 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; and
- Improved and new visitor-serving facilities (parking areas, bike route and parking racks, visitor-information/interpretive sign program, and railroad right-of-way recreational trail).
- The City recognizes the desirability of a proposed extension to the recreation trail along the abandoned Southern Pacific right-of-way. The City will work jointly with the Monterey Peninsula Park District to pursue this project.

3.3.4 General Policies

1. Protection of sensitive habitats, natural landforms and scenic resources shall be major considerations in planning for recreation and visitor-serving facilities.
2. The following coastal zone areas or facilities shall be reserved for visitor-serving uses and are designated "V-A" (Visitor Accommodations) or "V-C" (Visitor Commercial) on the LCP Land Use Plan map:

- All existing visitor accommodations and restaurants,
- Vacant parcel adjacent to Chase Park,
- Areas inland of Ocean View Boulevard between Dewey Avenue and the City's eastern limits.

Principal permitted uses for areas designated "Visitor Accommodations" include:

- a) Overnight lodging facilities and limited appurtenant public restaurants and shops where appropriate.

Principal permitted uses for areas reserved for "Visitor-Commercial" facilities include:

- a) Visitor accommodations,
- b) Food and drink establishments,
- c) Visitor-oriented retail commercial activities such as: sporting and photographic equipment sales and rentals, gift and curio shops, art galleries, craft and antique sales, grocery stores,
- d) Public parking facilities

Secondary or conditional uses for this land use designation include:

- a) Public parking facility in conjunction with residential use not to exceed 20 units per acre (or up to 30 units per acre if density bonus is granted by City to provide housing for lower income households), if at least one public parking space per housing unit is provided. Such public parking shall be dedicated to visitor use only, shall be conspicuously signed, and shall be rigorously enforced. This public parking requirement is in addition to any parking requirements that would be ordinarily required for such housing units.

3. The following coastal zone areas or facilities shall be reserved for recreation uses and are designated "OS-R" (Open Space Recreational) on the LCP Land Use Plan map:

- All lands north of Ocean View Boulevard (except Hopkins Marine Station and Monterey Bay Aquarium which are designated Open Space-Institutional) and west of Sunset Drive (with the exception of several residential parcels west of Jewell Avenue which shall retain a residential designation),
- All city parks,
- Golf course at Lighthouse Reservation,
- Abandoned railroad right-of-way between Ocean View Boulevard and City Limits at Spanish Bay (except for easterly spur between Crocker Avenue and Sunset Drive; this easterly spur is an area of deferred certification).

Use of these open space areas shall be limited to low-intensity day-use recreational and educational activities such as walking, nature study, photography and scenic viewing, and access to the water for diving, boating, fishing, and swimming. Within the municipal golf course, continued use as a public golfing facility will be permitted. Bicycling shall be allowed on designated bike lanes, bike paths, and areas open to other vehicles.

4. The Asilomar Conference Grounds, the shorefront lands east of 3rd Street, and existing City, Navy and Coast Guard structural facilities at Lighthouse Reservation are designated OS-I' (Open Space-Institutional) on the LCP plan map. Principal permitted uses in these areas include the following:
 - 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.

3.3.5 Specific Policies

1. Standards for new development on visitor serving parcels in the Asilomar dunes area designated for Visitor Accommodations shall be:
 - a) Maximum density for motel or hotel development shall be one unit per 2500 square feet of land.
 - b) Aggregate building coverage for parcels designated for visitor accommodations shall not exceed 50%.
 - c) Maximum height limits for parcels designated for visitor-serving uses shall not exceed 25 feet nor two stories above grade and 15 feet for accessory structures. The height shall be one story above grade and not more than 18 feet where the subject property or any portion thereof is zoned R-3-M (Multi-Family Residential-Motel-Adult Community district) and is within 200 feet of any portion of any property zoned R-1, R-H, or R-2 (Single-Family Dwelling, Duplex districts).
 - d) A minimum setback of 20 feet shall be required for parcels designated for visitor serving uses if the subject property abuts R-1, R-H, or R-2 property, including streets abutting same. The setback shall be 10 feet for property abutting commercial or other R-3-M development or Districts.
 - e) All visitor accommodation units shall be for transient use only. Occupancy of such units shall be for a period not to exceed 30 days.
2. For all other areas designated Visitor Accommodation, standards for new development shall be the same as in Section 3.3.5.1(a), (b), and (e) above. Height limits shall be as specified in Section 3.1.1.2.
3. Conditions for new development on parcels designated for Visitor Commercial uses shall be determined by the City Planning Commission at the time a use permit is considered. At the minimum, such conditions shall apply the same density, site coverage, height, parking, setback and occupancy criteria as are applied to parcels designated for Visitor accommodations. Special requirements for provision of public parking shall apply as specified in Section 3.3.4.2 above, if uses other than visitor-serving development are approved for the site.

3.4 ENVIRONMENTALLY SENSITIVE HABITATS AND SCENIC AREAS

3.4.1 Background

The Asilomar Dunes residential area, bounded by Lighthouse Avenue, Asilomar Avenue, and Asilomar State Beach/Conference Grounds, is a highly scenic area of public importance, as well as the location of sand dunes supporting rare and endangered plants. These resource values are described more fully in Sections 2.3 and 2.5.7 of this plan. The area, which was annexed by the City in 1980, was previously subdivided into residential parcels. Approximately two thirds of the existing parcels are 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 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 habitats 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/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 habitat for Monarch or Smith's blue butterflies. See applicable development policies in Sections 2.2 and 2.3 of this Plan.

3.4.2 Relevant Coastal Act Policies

Coastal Act section 30251 requires that the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. 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.

Section 30240(a) and (b) addresses environmentally sensitive habitat areas by requiring that they be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas. Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

3.4.3 Existing Policies and Regulations

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. Lot coverage of up to 40% of the parcel is permitted by current zoning. 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 will result in approximately 34 additional units. If eligible properties are further subdivided at current zoning minimum, an additional 25 to 30 residential lots could result. There are about 70 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.

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 habitats.

3.4.4 General Policies

1. 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.
2. The Asilomar Dunes neighborhood shall be maintained as a low density residential area. The principal permitted use is single-family residences. In order to maintain low densities necessary to protect coastal scenic and habitat resources, auxiliary housing units, or guest units shall not be permitted. Freestanding permanent commercial signs are prohibited in this area.
3. New subdivisions which create commitment to development within, or immediately adjacent to environmentally sensitive habitat areas shall be allowed only at densities compatible with protection and maintenance of these resources. New subdivisions may be approved only where potential adverse impacts to environmentally sensitive habitats can be prevented. No residential subdivision shall be allowed unless it is first demonstrated that, for each new residential lot, normal residential development including driveway and utility connections, is feasible without damage to any environmentally sensitive habitat.

Contiguous areas of undisturbed land in open space uses shall be maintained wherever possible 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 immediately adjacent to the sensitive habitats as low as possible, consistent with other planning criteria (e.g., drainage design, roadway design, and public safety).

3.4.5 Specific Policies

1. Minimum parcel size for new land divisions are one-half acre (*21,780 square feet*) properties fronting on Asilomar Avenue north of Pico Avenue, and one acre for other areas of Asilomar Dunes or lots of record.
2. Maximum aggregate lot coverage for new development shall be 15% of the total lot area. For purposes of calculating lot coverage under this policy, residential building, driveways, patios, decks (except decks designed not to interfere with passage of water and light to dune surface below) and any other features which eliminate a potential native plant habitat will be counted. However, a driveway area up to 12 feet in width the length of the front setback shall not be considered as coverage if surfaced by a material approved by the Site Plan Review Committee. An additional 5% may be used for immediate outdoor living space, if left in a natural condition, or landscaped so as to avoid impervious surfaces, and need not be included in the conservation easement required by Section 2.3.5.1(e). Buried features, such as septic systems and utility connections which are consistent with the restoration and maintenance of native plant habitats, need not be counted as coverage.

The siting of each new development and the expected area of disturbance around each residence shall be individually reviewed by the Site Plan Review Committee. Such review shall duly consider the minimization of dune destabilization and disturbance to endangered plants and their habitat.

In special cases, up to 20% aggregate lot coverage may be allowed as a conditional use if the City specifically finds that:

- a) An offsetting area of native dune plant habitat will be restored and maintained adjacent to the site, such that the total area which will be preserved, restored and permanently maintained under conservation easement or similar enforceable legal instrument, as provided in Section 2.3.5.1, is equal to at least 80% of the total area of applicant's lot; and,
- b) The additional site coverage is essential for protecting public views (i.e., by maximizing front setback in the case of parcels facing Sunset Drive), or for avoiding hardships in the case of existing parcels of

one-half acre or less which would otherwise suffer in comparison to adjacent similarly-sized developed parcels.

3. In the event a dwelling is destroyed by fire or other natural causes, the dwelling would be allowed to be rebuilt as it existed prior to the destruction if less than 75% were destroyed.
4. It is the City's objective that vacant private parcels west of Jewell Avenue on the seaward side of Sunset Drive be permanently maintained as open space in recognition of the area's dune habitat values, scenic qualities, and in order to preserve public visual access to the ocean.

Permanent open space may be achieved through dedication of scenic conservation easements by the property owners, or by acquisition of fee title or development rights by the City, another governmental entity, or by a private foundation. The City encourages assistance from the State or suitable foundation in the acquisition of these important parcels.

In the event of an application for a coastal development permit to construct residences or other structures on these vacant parcels, the city shall seek funding assistance or other remedies to permanently establish the parcels as public open space. If after a reasonable time period no remedy has been found, the City shall consider the development application under the standards established in Sections 3.4.4 and 3.4.5 for areas inland of Sunset Drive, and shall also require other measures as necessary to avoid impacts to the scenic character of the area.

5. 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 the Asilomar Conference Grounds, the City will support preservation efforts on the remaining vacant parcels in this area in the same manner as provided for the vacant parcels seaward of Sunset Drive.

3.4.6 Recommended Actions

1. The City shall adopt implementing ordinances necessary to carry out the policies of this section.
2. Seek funds to purchase vacant parcels identified in Sections 3.4.5.4 and 3.4.5.5, above, for preservation as permanent open space.

3.5 OTHER COASTAL ZONE USES

3.5.1 Policies

1. The abandoned railroad right-of-way between Ocean View Boulevard and the easterly City Limits at Cannery Row is designated as "Recreational Trail." The principal permitted use in this area is the Monterey Peninsula Recreation Trail, which supports both a paved bicycle path and parallel pedestrian path.
2. The locations and development intensities for residential and mobile home park uses shall be as shown on the land use map (Land Use Plan Figure 4), subject to the limitations specified in the Land Use Plan text for the Asilomar Dunes area and the Pacific Grove Retreat neighborhood. Principal permitted uses include single family residences, scenic and natural habitat reserves in the Asilomar Dunes area; mobile homes within the Mobile Home Park Special Zone; and elsewhere, single family homes, multi-family units, guest units, auxiliary (senior) housing units, and bed-and-breakfast facilities, at the prescribed densities.
3. The Professional land use category is limited to a single block of the City's coastal zone. The principal permitted use shall be professional office space consistent with existing development patterns. Provision of public parking facilities shall also be considered a permitted use in this area.

4. The Commercial land use category within the City’s coastal zone is limited to the area between the two branches of the abandoned railroad right-of-way at Sunset Drive. The principal permitted use shall be retail commercial use consistent with existing development patterns. Provision of public parking facilities shall also be considered a permitted use in this area.

4.0 PUBLIC FACILITIES

4.1 WATER SUPPLY

4.1.1 Background

Pacific Grove’s potable water is supplied by California-American Water Company (Cal/Am), a privately-owned utility. The water supply available to serve new development is subject to regulation by the Monterey Peninsula Water Management District (MPWMD). In 1980, the MPWMD adopted an allocation system assuring each municipal unit within the Cal/Am service area its “fair share” of Cal/Am water. The allocation was revised in 1981 and 1987. The latest amendment to the allocation, made in January 1987, was the result of an audit of water users by Cal/Am Water Co. which showed that some Pacific Grove water users were being counted as part of another jurisdiction.

Cal/Am system capacity (water available for distribution) is presently estimated to be 20,000 acre-feet/year (AFY). Under the current MPWMD allocation system, 18,600 acre-feet are allocated annually, of which Pacific Grove is entitled to 2,359.38 acre-feet. The City’s current (March 1986-February 1987) water use according to metered sales is 2,121.05 acre-feet. The additional water supply available to the City under the present MPWMD allocation system on March 1, 1987 was therefore approximately 179.54 acre-feet (2,359.38 acre-feet total allocation less 2121.05 acre-feet used + 58.79 acre-feet projected demand which includes current use plus committed water.)

The City of Pacific Grove, in response to a worsening water supply situation, adopted a City-wide allocation in April, 1986 designating a water allocation to five broad categories of land use as shown in the following table.

TABLE I - CITY OF PACIFIC GROVE ALLOCATION OF POTABLE WATER,
March 1, 1987

Category of Use	Water Allocation	Water Committed	Water Available
Single-family Residential	50.00	14.66	35.34
Multi-family Residential *	44.00	14.81	29.19
Commercial and Industrial	29.27	27.21	2.06
Public Authority	16.23	1.00	15.23
Unallocated Reserve	15.50	0.00	15.50
Totals	155.00	57.68	97.32

The City’s internal water allocation is based on the availability of 155 acre-feet. Monthly water use figures provided to Pacific Grove since last October by Cal-Am Water Co. and the MPWMD show that water usage fluctuates monthly throughout the year.

Table 2, prepared in April, 1981 by the Coastal Commission staff, shows estimated 1980 water usage within the Coastal Zone, as well as usage projected for “build-out” under this plan. The figures for the amount of projected water usage increases which would occur in areas with LCP “priority use” designations have been adjusted to reflect the impact of the adoption of Initiative Measure “C” adopted in 1986.

To ensure that unanticipated water demands will not preclude coastal priority uses, LCP policy support is needed for mandatory conservation, and reduction of development to avoid excessive water use. For example, significant amounts of water are presently used for irrigation of open space areas (parks, golf course). One way

in which it may be possible to reduce this usage would be to capture storm water for irrigation purposes, as was done during the 1977-78 drought.

For a more detailed discussion on Pacific Grove’s water supply, see Working Paper #2 on Development Issues (November 1980) and the City’s files on the development of the April, 1986 city-wide water allocation.

TABLE 2 - PACIFIC GROVE COASTAL ZONE CURRENT AND PROJECTED WATER USAGE CONSUMPTION IN ACRE-FEET/YEAR (AFY)

PLANNING AREA	1980 USAGE	BUILD-OUT USAGE	TOTAL INCREASE	PRIORITY DISTRICTS’ INCREASE
I	30.9	87.4	56.5	12.5
II	165.6	179.4	13.8	0.0
III	79.5	87.6	8.1	4.6
IV	56.7	56.7	0	0.0
V	N/A	N/A	N/A	N/A
VI	118.9	176.5	57.6	6.3
TOTALS	451.6	587.6	136.0	23.4

Table 2 shows that of the 136.0 AFY projected demand for the City’s coastal zone development, 23.4 AFY would be needed for development in areas designated in the LCP for Coastal Act priority uses. This 23.4 AFY, which is primarily for visitor commercial uses, exceed by 21.3 acre-feet the remaining water allocation available for all commercial uses within the City under the City’s allocation system as of March 1, 1987.

4.1.2 Relevant Coastal Act Policies

Coastal Act Section 30254 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.

4.1.3 Existing Policies and Regulations

The City’s General Plan Conservation Element (1973) notes that “recent studies have concluded that residents of Pacific Grove cannot assume a complacent attitude toward the water resources of the area,” and recommends that the feasibility of the use of reclaimed water for various uses (including irrigation of various public properties such as the Municipal Golf Course) be pursued by the City and other appropriate jurisdictions.

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 zone (public recreation, coastal-related commercial recreation, coastal-related visitor-serving facilities, coastal-dependent industry). Non-priority uses (residential, general commercial) within the coastal zone would then compete with the uses outside the coastal zone for the unreserved water available to the City for development.

The policies that follow relate to the protection of available water supply and provide for:

- 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;
- Requiring low-water requirement/drought resistant landscaping; and
- Using reclaimed wastewater and captured runoff for irrigation where feasible.
- Native and/or drought resistant plants are to be planted in new development projects in order to conserve water.

4.1.4 General Policies

1. To the extent that water resources permit, the City shall reserve from its allotted water supply a sufficient quantity to accommodate coastal priority uses designated by this plan. This allocation shall be established as part of the LCP Implementation Program and 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.

The short-term (constrained development) allocation for the Coastal Zone is defined in the following table:

TABLE 3 - PACIFIC GROVE COASTAL SHORT-TERM PROJECTED WATER USAGE CONSUMPTION IN ACRE-FEET/YEAR (AFY)

PLANNING AREA	WATER ALLOCATED FOR PRIORITY USES IN ACRE-FEET
I	12.5
II	0.0
III	4.6
IV	0.0
V	---
VI	6.3
TOTALS	23.4 AFY

The amount of water allocated in Table 3 will provide for a minimal expansion of visitor serving commercial uses.

The following table defines the unconstrained water allocation for coastal priority uses.

TABLE 4 - PACIFIC GROVE COASTAL UNCONSTRAINED PROJECTED WATER USAGE CONSUMPTION IN ACRE-FEET/YEAR (AFY)

PLANNING AREA	WATER ALLOCATED FOR PRIORITY USES IN ACRE-FEET
I	12.5
II	0.0
III	4.6
IV	0.0
V	---
VI	6.3
TOTALS	23.4 AFY

When the allocation for a particular planning area is exhausted, no additional development which would increase water use shall be approved in that planning area. Exceptions will be allowed for coastal priority uses when, by transferring water allocations from other coastal zone planning areas, sufficient water can be found to support such development. If increased allocations are made available to the coastal zone through the operation of conservation measures or other means, such increased water supplies shall be made available in the same proportions as provided in Table 4.

2. The City will continue to implement water conservation requirement, including the use of low flow fixtures and drought resistant landscaping.
3. The City shall encourage the use of and, where feasible, maximize sources for reclaimed wastewater and captured runoff for open-space irrigation.

4.1.5 Recommended Actions

1. To ensure that the demands of new development 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 development in cooperation with the MPWMD, as well as district-wide water conservation planning activities.

4.2 CIRCULATION

4.2.1. Background

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 major thoroughfares: Central Avenue and Highway 68. Asilomar Avenue also provides north-south access to the State Conference Grounds and Point Pinos. With the exception of Central Avenue, these roads are generally adequate to carry normal increases in traffic through 1990.

Non-automobile circulation within the City's coastal zone is provided by Monterey Peninsula Transit bus line 1 and 2 (Asilomar and Lover's Point). A recreational trail has been developed on the abandoned Southern Pacific Railroad right-of-way from the Monterey Bay Aquarium to Lover's Point. Purchase of the remaining abandoned Southern Pacific right-of-way has been suggested for open space use.

4.2.2 Relevant Coastal Act Policies

Coastal Act Section 30252 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. Section 30254 limits expansion of new public works facilities to those improvements necessary to accommodate new development or uses permitted by the Coastal Act.

4.2.3 Existing City Policies

The General Plan's Circulation and Scenic Highway Element (January 1973) 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 recreational trail has been proposed for regional uses by the Monterey Regional Park District. No major road improvements in the City's coastal zone are proposed. Signalization and other traffic improvements may become necessary at certain intersections as additional development takes place. The General Plan calls for such improvements to be provided by the adjacent development.

4.2.4 General Policies

1. 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.
2. New developments in the coastal zone shall include adequate off-street parking to minimize the disruption of significant coastal access routes.
3. In coordination with the U.S. Coast Guard, the City shall improve parking pull-outs along Ocean View Boulevard west of Asilomar Avenue, including restoration and protection of "edge" areas, consistent with protection of sensitive habitats. Preparation of the Coastal Parks Plan shall include an investigation of means to maximize safety of pedestrians and bicyclists.

4. 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.
5. New development at popular visitor destinations shall be required to provide bicycle racks to encourage bicycle users.

4.2.6 Recommended Actions

1. Intersection improvements at Ocean View/First, and Sunset/Asilomar necessary to improve traffic flow and coastal access should be implemented as funding is available.
2. Unmet transit service should be increased where possible as a means of providing access for residents without automobiles, and as a means of increasing the efficient use of coastal access roads.
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.
4. The City shall continue to pursue acquisition and development of the Southern Pacific railroad right-of-way (from Lover's Point to the Del Monte Forest Boundary) as a recreational trail/open space use. To insure continuity of Monterey Peninsula coastal zone access/recreational development, formulation of development standards should be coordinated with the City of Monterey and Monterey County access planning for the Cannery Row/Fisherman's Wharf and Spanish Bay areas. 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.

5. PUBLIC SHORELINE ACCESS

5.1 BACKGROUND

Public access is one of the major goals of the coastal Act. Section 30500 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." This chapter focuses on opportunities to preserve, provide, and enhance public access to the unique and diverse features of the City's shoreline.

Several terms are used throughout this chapter and are defined below:

1. Shoreline Access is the provision of pedestrian access from a public thoroughfare to and along the shoreline.
2. Lateral Accessway is an area of land providing public access along the water's edge. Lateral accessways should be used for public pass and repass, passive recreational use, or as otherwise found appropriate in a certified LUP. 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. A vertical accessway should be used for public pass and repass, passive recreational use or as otherwise found appropriate in a certified LUP.

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 5.

AREA I: POINT CABRILLO

While the City owns the immediate shoreline within this area, fencing of the Stanford University property (Hopkins Marine Station) to keep the public separated from shoreline research activities has eliminated public access to this area's three beaches. Vertical access to the shoreline at the west end of the Stanford property is provided by an easement required by the City in connection with resubdivision of a portion of the Stanford property. It is connected to Ocean View Boulevard via a 10 ft. wide strip which has been deeded to the City from Southern Pacific.

Pedestrian use of the recently acquired and improved Southern Pacific Railroad right-of-way, 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 acquired for use by the course and cemetery operations. The balance of the right-of-way from Lighthouse to Sunset 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 the north side of Ocean View, at the foot of Eardley; this is one of two bike route signs within the Pacific Grove coastal zone.

A parking lot between Sloat and Central Avenues, 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 old railroad right-of-way is 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 Lover's 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: LOVER'S POINT

The Lover's 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 access is available to the pier and to the beach south of the pier.

A path system commences at Lover's 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.

The Lover's Point area contains approximately 100 two-hour spaces located along Ocean View between Forest Avenue and Marine. Parking is unrestricted along the other portions of Ocean View in Area III. Twelve striped spaces (with no time limits) are located in front of the vacant property at the intersection of Briggs and 19th Streets.

Views of the bay are generally continuous along Ocean View Boulevard. Lover's 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.

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. The combined capacity for these pullouts is estimated to be about 70 cars. Picnic facilities are located at the Asilomar/Acropolis pullout.

There is a Class III (shared right-of-way) bicycle route in for 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.

AREA IV-B: POINT PINOS

In this area, owned by the U.S. 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, 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" are located at the Ocean View Boulevard pullout at the foot of Asilomar Avenue, and on Ocean View at the foot of Lighthouse Avenue. Signs prohibiting water contact activities and climbing on the Pt. Pinos rocky headlands are located on the beach opposite the Coast Guard fog horn. 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 South Pacific right-of-way between Custom House Plaza (Monterey) and Lover's Point. In 1984, the portion of the right-of-way between the Monterey Bay Aquarium and Lover's Point was developed as a recreational trail for pedestrians and cyclists. Although to the west of Lover's 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 Lover's Point/Cannery Row area to the Asilomar/Spanish Bay area. The City has continued to work with the City of Monterey and the Monterey Regional Park District to develop the portion of the right-of-way between the Monterey Bay Aquarium and Customs House Plaza in Monterey.

The route of the right-of-way from the mobile home park at Lover's 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 tracks, from Del Monte Boulevard to Pico Avenue

AREA VI: ASILOMAR

Asilomar Conference Grounds

Dunes within the Asilomar 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 Conference Grounds. There are no restrictions on streetside parking in Area VI. Visitor-directional signs are located at the Asilomar Avenue intersections with Sinex Avenue and with Sunset Drive. Within the area there is no designated bicycle route.

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 Conference Grounds' dune areas adjacent to Sunset Drive possess considerable visual interest, and should be protected.

Asilomar Addition:

Asilomar State Beach makes up the majority of this planning area's shoreline lands. Seven contiguous privately-owned lots, one of which contains a single-family residence, are situated between the northern boundary of the State Beach and southern boundary of Pt. 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. No designated bike route exists in Area VI.

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.

5.2 RELEVANT COASTAL ACT POLICIES

In addition to the requirements of Coastal Act Section 30500(a), that each LCP contain a public access component, several other Coastal Act policies address public access. Sections 30210 through 30212 require 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.

Sections 30212.5, 30252 and 30254 of the Coastal Act require that new development maintain and enhance public access to the coast by minimizing the use of coastal access routes; 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.

5.3 EXISTING POLICIES AND REGULATIONS

The City's General Plan and Open Space and Conservation Plan contain numerous policies and recommendations regarding preservation of open space lands for the purpose of providing outdoor recreation. However, these documents contain no specific policies or recommendations regarding the provision of public access to the shoreline except for citing two possibilities for non-vehicular access through portions of what is now the coastal zone: development of the railroad right-of-way as a recreational trail, and provision of a bicycle trail to run parallel to Ocean View Boulevard and Sunset Drive.

The only beaches lacking public access in the City's coastal zone are the three beaches on the shoreline adjacent to Stanford's Hopkins Marine Lab property. The restrictions to 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 Stanford Property shoreline access has been required by the City as a condition of subdivision approvals.

5.4 GENERAL POLICIES

1. The city shall provide safe and adequate pedestrian access to and along the shoreline.
2. The City shall coordinate shoreline access planning with the City of Monterey, County of Monterey, State Department of Parks and Recreation, U.S. Coast Guard, and Monterey Peninsula Regional Park District.
3. The City shall develop, as funding is available, a Coastal Parks Plan for the Pacific Grove coastal parklands, including the Lighthouse Reservation. The Purpose of this plan as it relates to shoreline access, is to:
 - a. Provide improved accessways where desirable, and control unrestricted parking by 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. Prevent overuse and damage to plant and animal habitats and archaeological sites by developing regulations concerning maximum public usage.
 - d. Provide standards for maintenance, management, and development of the City's coastal parklands in a manner consistent with the Resource Management policies of this Plan.
4. 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 zone access opportunities.

5.5 SPECIFIC POLICIES

1. The City will maintain a continuous pedestrian coastal trail, the length of the City's coastal zone, seaward of Ocean View Boulevard/Sunset Drive.
2. As part of the planning process for the Pacific Grove Coastal Parks Plan the City will consider the following opportunities:
 - a. In Planning Area II, (from 3rd Street to Fountain Avenue), provide well-defined trails along the bluffs with stairways to provide access to the water. Direct recreation to Berwick Park;
 - b. In Planning Areas III and IV (from Fountain Avenue to 17 Mile Drive), maintain existing trails and vegetation. Reduce erosion by directing pedestrians to beach stairways;
 - c. In Planning Area IV, clearly define parking areas from 17 Mile Drive west, to protect bluff vegetation and reduce erosion. To reduce conflicts between automobile and pedestrians/cyclists, provide ingress-egress directional arrows at parking areas.
 - d. In Planning Area VI, on State-owned lands west of Sunset Drive, encourage the delineation of parking areas so as to reduce habitat damage by vehicles and to reduce conflicts with pedestrians/cyclists.
 - e. For all existing and new shoreline accessways in Planning Areas I, II, III, IV and VI, develop an accessways maintenance program.
 - f. Delineate specific tour bus pullout areas where designated trails and public restrooms are available.
 - g. Encourage Hopkins Marine Station to replace existing chain link fence.
3. Excessive signs shall be avoided.
4. 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 (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, or (2) adequate access exists nearby. Public vertical access easements to the shoreline shall have minimum widths of ten feet if walkways and five feet if stairways. Public lateral access easements shall be at least ten feet in width and generally no more than 25 feet inland from the mean high tide line. Trail width may be reduced to four feet where the habitat is considered fragile and where damage to dune vegetation and in particular rare and endangered flora is likely to result with wider trails. These requirements may be satisfied as follows: Planning Area I (Cabrillo Pt.), dedication and construction of vertical accessways at locations shown on Shoreline Access map (Fig.5); Planning Area VI (Asilomar Dunes), dedication of blufftop lateral access easement to an appropriate public agency or private conservation foundation, where private residential use could otherwise

impair such access; and in Planning Area VI (Sunset Drive commercial area), installation of sidewalks and bike lanes where parcels designated Commercial and Visitor Accommodation front on Sunset Drive.

5. The City shall coordinate with the County of Monterey, California Department of Parks and Recreation, California Coastal Conservancy, the California 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.
6. The abandoned Southern Pacific railroad right-of-way from Lover's Point southwards to the point where it enters the Spanish Bay Resort property shall be designated for public recreational use. No development shall be allowed within the corridor which would compromise its utility for recreational access. Any additional private development within the mobile home park, or elsewhere within the abandoned right-of-way which 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 alternate route. If an alternate route is established, it must result in through public access between the Lover's Point area and the existing Spanish Bay trail system, utilizing the abandoned railroad right-of-way wherever feasible.

As a secondary or conditional use, those portions of the right-of-way which are not purchased for public recreational use may be aggregated with adjoining existing parcels, provided that each segment of the former right-of-way is subject to the following easements:

- a) an open space easement, encompassing the entire segment; and,
- b) a public access easement, at least 20 feet in width, for the purpose of establishing a recreational trail route.

5.6 RECOMMENDED ACTIONS

1. The City encourages the State to adopt a Resource Management Plan for Asilomar State Beach, to include provisions for designated accessways which are both safe and non-disruptive of sensitive habitats.

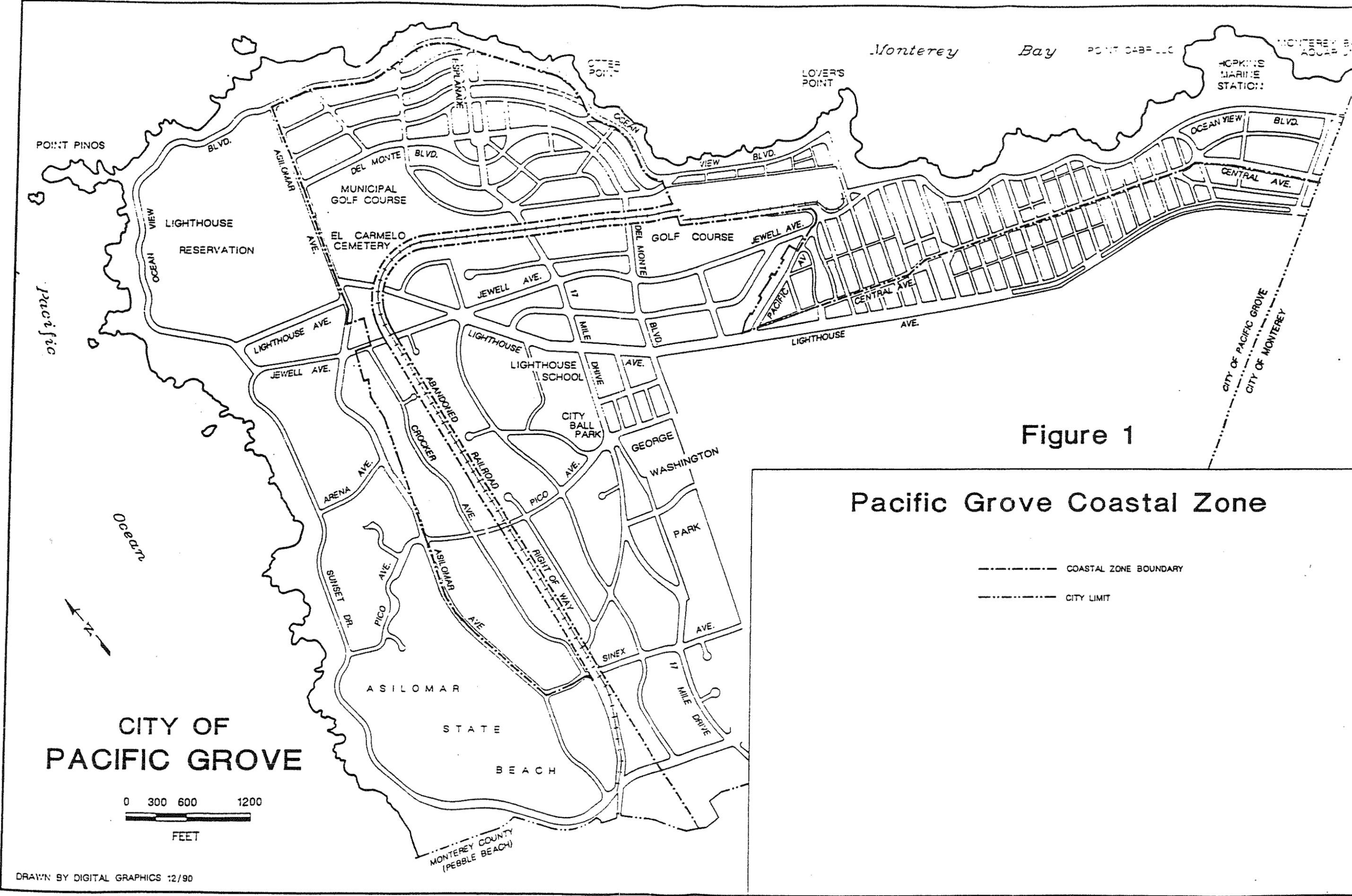
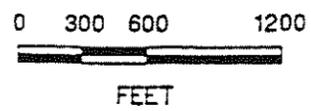


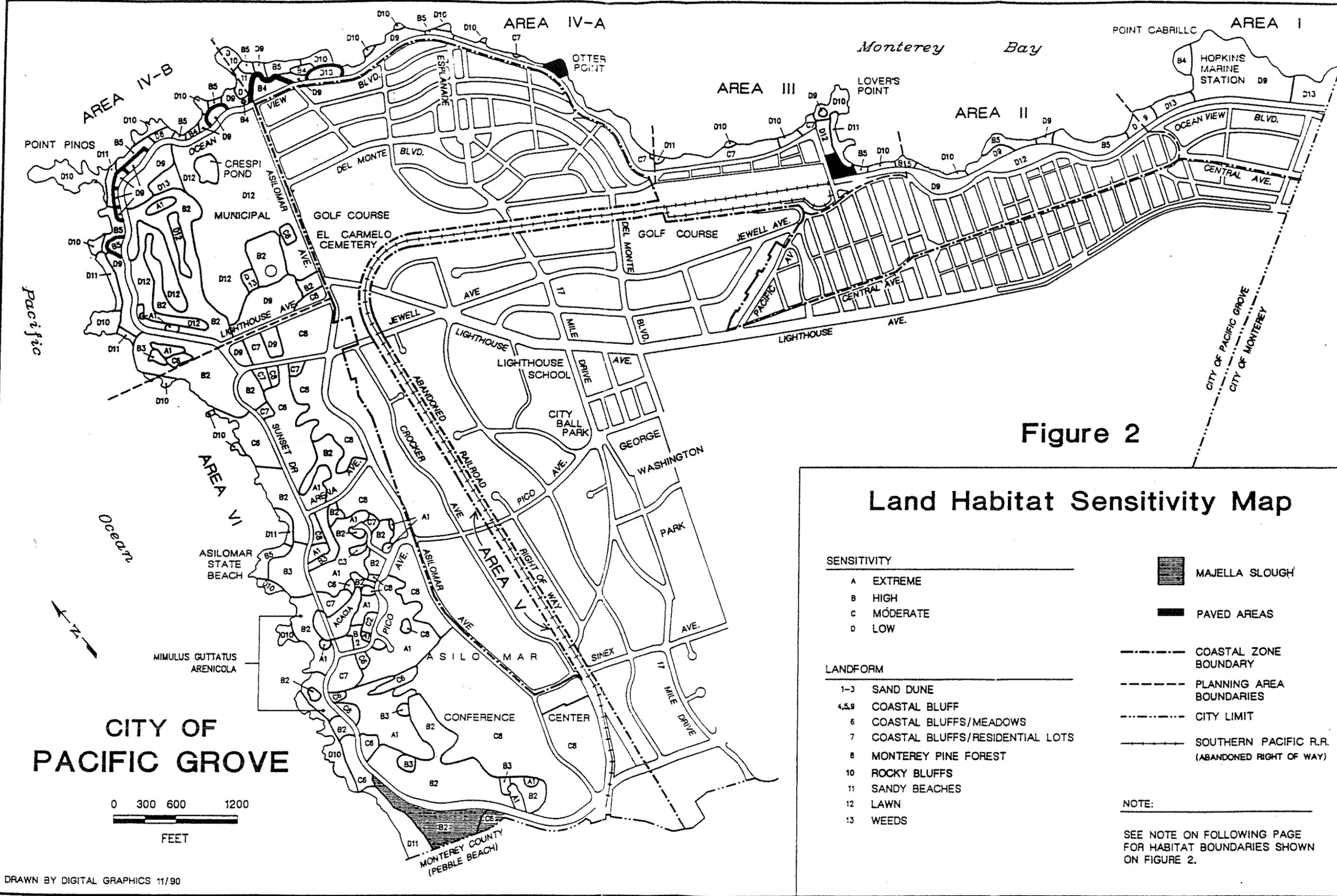
Figure 1

Pacific Grove Coastal Zone

- COASTAL ZONE BOUNDARY
- CITY LIMIT

CITY OF
PACIFIC GROVE





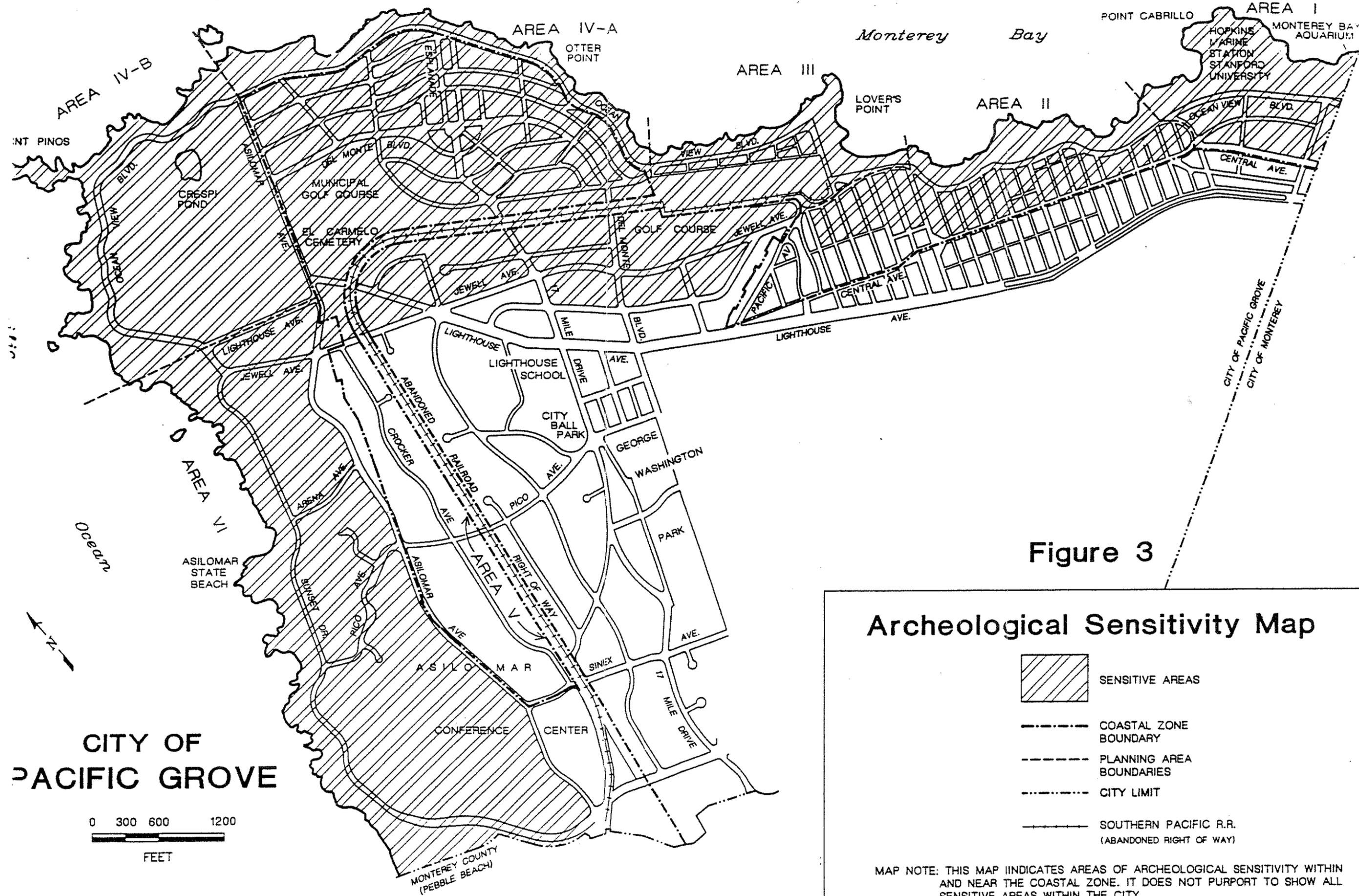
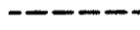
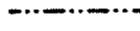


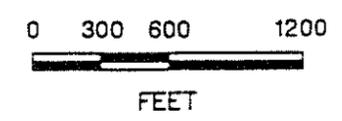
Figure 3

Archeological Sensitivity Map

-  SENSITIVE AREAS
-  COASTAL ZONE BOUNDARY
-  PLANNING AREA BOUNDARIES
-  CITY LIMIT
-  SOUTHERN PACIFIC R.R. (ABANDONED RIGHT OF WAY)

MAP NOTE: THIS MAP INDICATES AREAS OF ARCHEOLOGICAL SENSITIVITY WITHIN AND NEAR THE COASTAL ZONE. IT DOES NOT PURPORT TO SHOW ALL SENSITIVE AREAS WITHIN THE CITY.

CITY OF
PACIFIC GROVE

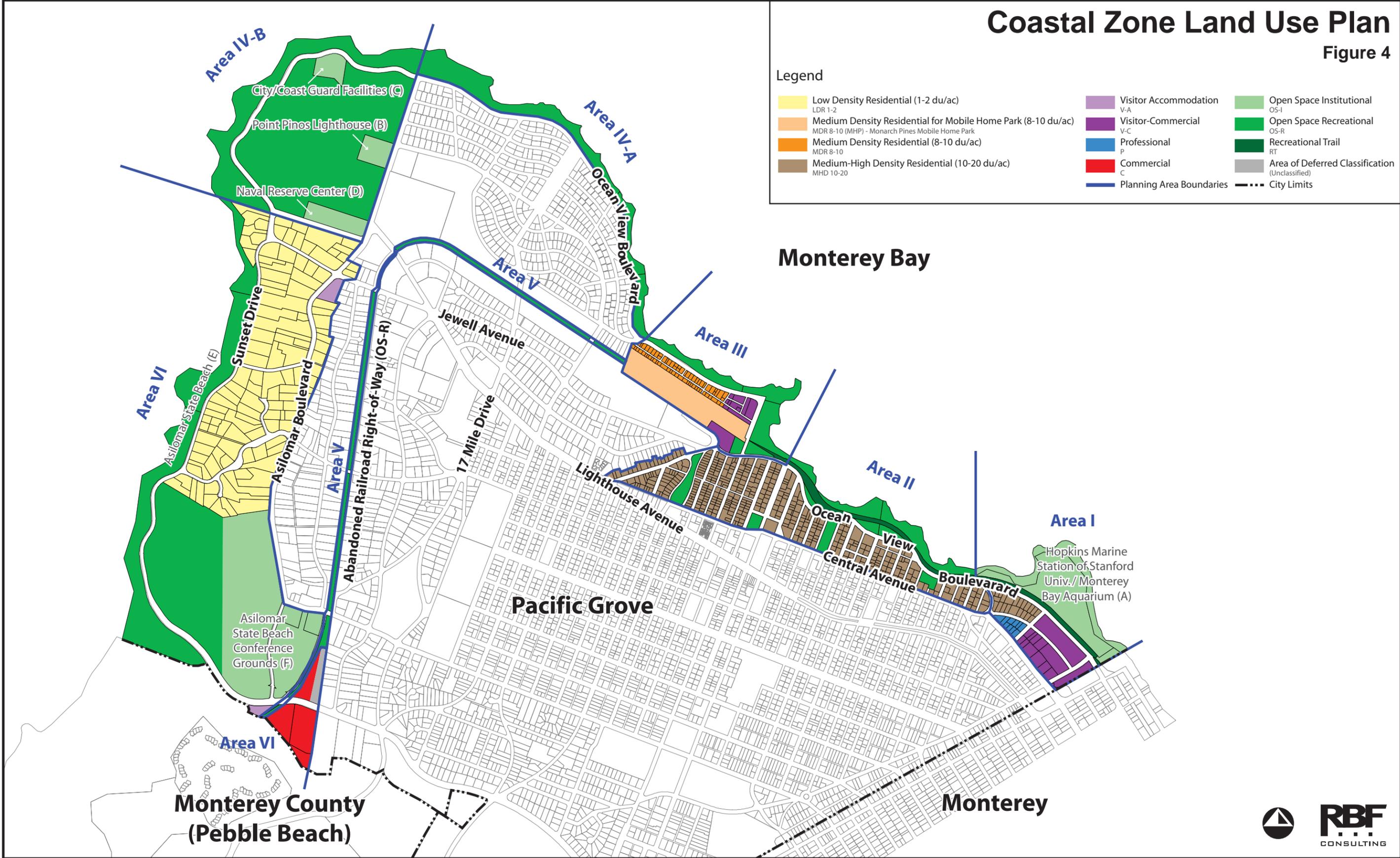


Coastal Zone Land Use Plan

Figure 4

Legend

 Low Density Residential (1-2 du/ac) LDR 1-2	 Visitor Accommodation V-A	 Open Space Institutional OS-I
 Medium Density Residential for Mobile Home Park (8-10 du/ac) MDR 8-10 (MHP) - Monarch Pines Mobile Home Park	 Visitor-Commercial V-C	 Open Space Recreational OS-R
 Medium Density Residential (8-10 du/ac) MDR 8-10	 Professional P	 Recreational Trail RT
 Medium-High Density Residential (10-20 du/ac) MHD 10-20	 Commercial C	 Area of Deferred Classification (Unclassified)
	 Planning Area Boundaries	 City Limits



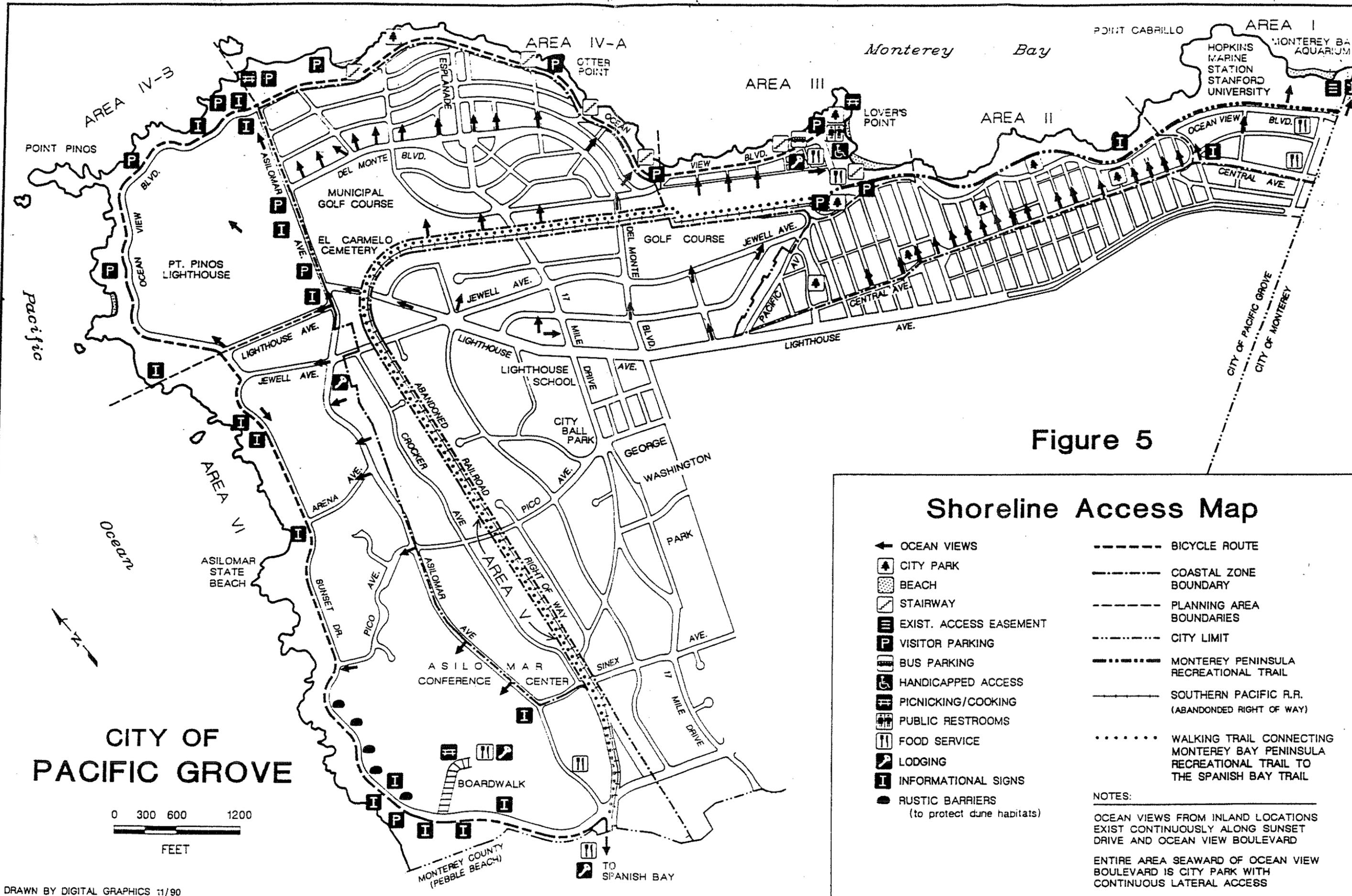


Figure 5

Shoreline Access Map

- ← OCEAN VIEWS
- 🌳 CITY PARK
- 🏖️ BEACH
- 🪜 STAIRWAY
- 🚶 EXIST. ACCESS EASEMENT
- 🅑 VISITOR PARKING
- 🚌 BUS PARKING
- ♿ HANDICAPPED ACCESS
- 🍷 PICNICKING/COOKING
- 🚻 PUBLIC RESTROOMS
- 🍽️ FOOD SERVICE
- 🏠 LODGING
- ℹ️ INFORMATIONAL SIGNS
- RUSTIC BARRIERS (to protect dune habitats)
- BICYCLE ROUTE
- COASTAL ZONE BOUNDARY
- PLANNING AREA BOUNDARIES
- CITY LIMIT
- MONTEREY PENINSULA RECREATIONAL TRAIL
- SOUTHERN PACIFIC R.R. (ABANDONED RIGHT OF WAY)
- WALKING TRAIL CONNECTING MONTEREY BAY PENINSULA RECREATIONAL TRAIL TO THE SPANISH BAY TRAIL

NOTES:
 OCEAN VIEWS FROM INLAND LOCATIONS EXIST CONTINUOUSLY ALONG SUNSET DRIVE AND OCEAN VIEW BOULEVARD
 ENTIRE AREA SEAWARD OF OCEAN VIEW BOULEVARD IS CITY PARK WITH CONTINUOUS LATERAL ACCESS

CITY OF
 PACIFIC GROVE

0 300 600 1200
 FEET