



# COASTAL ZONE

Information Bulletin No. 17

## THE PACIFIC GROVE LOCAL COASTAL PROGRAM (LCP)

A central feature of the Coastal Act is the transfer of most of the authority vested in the California Coastal Commission (CCC) by the Coastal Act to local governments through the adoption and certification of "Local Coastal Programs." 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, and implement 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 results in the transfer of coastal development permit (CDP) authority to the local government.

### What is an LCP?

The LCP is divided into two major parts: 1) the Land Use Plan (LUP), and  
2) The Coastal Implementation Plan (CIP).

In essence, the CIP implements the policies of the LUP, similar to how a Zoning Code implements the policies of a General Plan.

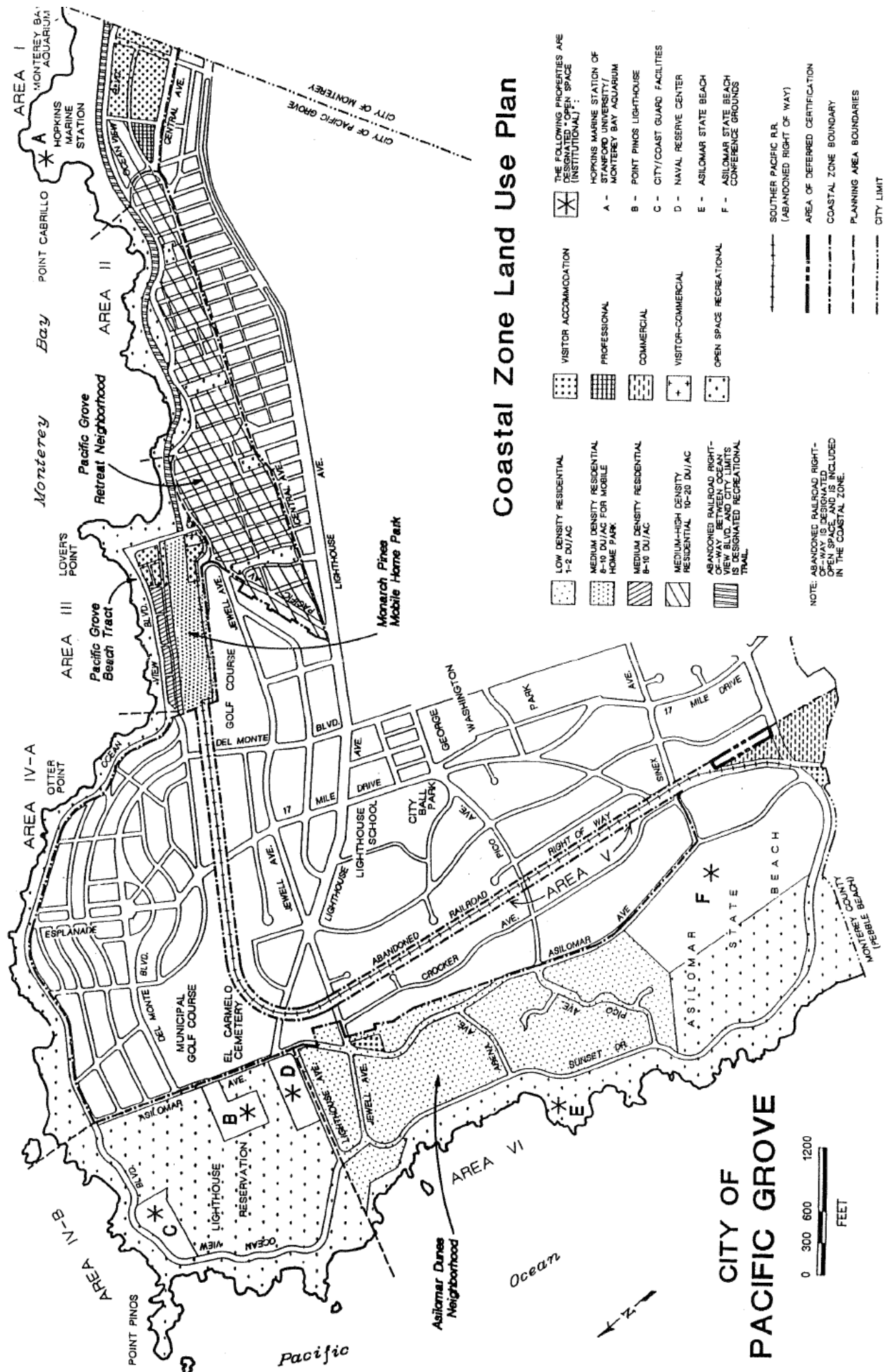
The LUP is defined in the Public Resources Code as the ". . . *relevant portions of a local government's general plan, or local coastal element which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies, and, where necessary, a listing of implementing actions.*" The CIP includes zoning and ordinance revisions and proposes other programs needed to carry out the goals, policies, and land use designations of the LUP.

### What does it mean if my property is in the Coastal Zone?

If your property is located within the Coastal Zone, when processing approvals for a development or redevelopment project, you may need to apply for a CDP or CDP Waiver with the CCC after attaining required City land use entitlements/permit approvals. The CDP/CDP Waiver form and the associated materials are submitted **by the applicant directly** to the CCC after City approvals are granted.

The form is available online at the following link:

<http://www.coastal.ca.gov/cdp/CDP-ApplicationForm-cc.pdf>



# Coastal Zone Land Use Plan

- |  |   |  |                         |     |   |
|--|---|--|-------------------------|-----|---|
|  | LOW DENSITY RESIDENTIAL<br>1-2 DU/AC  |  | VISITOR ACCOMMODATION   |     | THE FOLLOWING PROPERTIES ARE DESIGNATED "OPEN SPACE (INSTITUTIONAL)": |
|  | MEDIUM DENSITY RESIDENTIAL<br>8-10 DU/AC FOR MOBILE HOME PARK                                       |  | PROFESSIONAL            | A - | HOPKINS MARINE STATION OF STANFORD UNIVERSITY / MONTEREY BAY AQUARIUM |
|  | MEDIUM DENSITY RESIDENTIAL<br>8-10 DU/AC  |  | COMMERCIAL              | B - | POINT PINOS LIGHTHOUSE  |
|  | MEDIUM-HIGH DENSITY RESIDENTIAL<br>10-20 DU/AC  |  | VISITOR-COMMERCIAL      | C - | CITY/COAST GUARD FACILITIES   |
|  | ABANDONED RAILROAD RIGHT-OF-WAY BETWEEN OCEAN VIEW AND POINT PINOS IS DESIGNATED RECREATIONAL TRAIL |  | OPEN SPACE RECREATIONAL | D - | NAVAL RESERVE CENTER  |
|  |   |  |                         | E - | ASLOMAR STATE BEACH   |
|  |   |  |                         | F - | ASLOMAR STATE BEACH CONFERENCE GROUNDS                                |
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- |  |  |
|--|--|
|  | SOUTHERN PACIFIC R.R. (ABANDONED RIGHT OF WAY) |
|  | AREA OF DEFERRED CERTIFICATION                 |
|  | COASTAL ZONE BOUNDARY                          |
|  | PLANNING AREA BOUNDARIES                       |
|  | CITY LIMIT                                     |

NOTE: ABANDONED RAILROAD RIGHT-OF-WAY IS DESIGNATED OPEN SPACE AND IS INCLUDED IN THE COASTAL ZONE.

CITY OF  
**PACIFIC GROVE**

