

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



April 18, 2013

W14d

TO: COMMISSIONERS AND INTERESTED PARTIES

FROM: CHARLES LESTER, EXECUTIVE DIRECTOR

SUBJECT: EXECUTIVE DIRECTOR'S DETERMINATION that the action by the City of Imperial Beach, certifying the City's Local Coastal Program Amendment No. #IMB-MAJ-1-12 (Commercial/Recreation-Ecotourism), is adequate to effectively certify its local coastal program (for Commission review at its meeting of May 8-9, 2013)

BACKGROUND

At its March 7, 2013 meeting, the Coastal Commission certified, with suggested modifications, the City of Imperial Beach Local Coastal Program Amendment #1-12, creating a new land use category and zone entitled Commercial/Recreation-Ecotourism (C/R-ET) to provide for land to meet the demand for goods and services required primarily by the recreational and ecotourist visitor. By its action adopting Ordinance No. 2013-1135 on April 3, 2013, the City Council has acknowledged and accepted all of the Commission's suggested modifications. The modifications clarify that adaptation strategies encompass many options to address sea level rise and new development cannot rely on armoring. Revetments and other shoreline protection devices that alter natural shoreline processes may be permitted when required to serve coastal-dependent uses or to protect existing principal structures, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. The City already has coastal development permit authority over this geographic area and will continue issuing permits consistent with the local coastal program as amended.

As provided for in Section 13544 of the Commission's Code of Regulations, the Executive Director must determine if the action of the City of Imperial Beach is legally sufficient to finalize Commission review of the LCP amendment. The City's actions have been reviewed and determined to be adequate by the Executive Director. Section 13554 of the Commission's Code of Regulations then requires this determination be reported to the Commission for its concurrence.

RECOMMENDATION

Staff recommends that the Commission **CONCUR** with the Executive Director's determination as set forth in the attached letter (to be sent after Commission endorsement).

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370



May 13, 2013

Mayor Jim Janney
City of Imperial Beach
825 Imperial Beach Boulevard
Imperial Beach, CA 91932

RE: Certification of the City of Imperial Beach Local Coastal Program Amendment
No. #1-12 (Commercial/Recreation-Ecotourism)

Dear Mayor Janney:

The California Coastal Commission has reviewed the City's Ordinance No. 2013-1135 together with the Commission's action of March 7, 2013 certifying City of Imperial Beach Local Coastal Program Amendment #1-12 pertaining to creating a new land use category and zone entitled Commercial/Recreation-Ecotourism (C/R-ET) to provide for land to meet the demand for goods and services required primarily by the recreational and ecotourist visitor. In accordance with Section 13544 of the Commission's Code of Regulations, I have made the determination that the City's actions are legally adequate, and the Commission has concurred at its meeting of May 8-9, 2013.

By its action on April 3, 2013, the City has formally acknowledged and accepted the Commission's certification of the Local Coastal Program Amendment including all suggested modifications. The modifications clarify that adaptation strategies encompass many options to address sea level rise and new development cannot rely on armoring. Revetments and other shoreline protection devices that alter natural shoreline processes may be permitted when required to serve coastal-dependent uses or to protect existing principal structures, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. The City is already issuing coastal development permits in conformance with the certified local coastal program for this area.

In conclusion, I would like to congratulate you and all other elected or appointed officials, staff and concerned citizens for continuing to work towards full implementation of the Coastal Act. We remain available to assist you and your staff in any way possible as you continue to develop and implement the City's local coastal program.

Sincerely,

Charles Lester
Executive Director

ORDINANCE NO. 2013-1135

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH MODIFYING ORDINANCE NO. 2012-1127 THAT AMENDED TITLE 19 (ZONING) OF THE IMPERIAL BEACH MUNICIPAL CODE BY ADDING CHAPTER 19.25 COMMERCIAL/ RECREATION – ECOTOURISM (C/R-ET) ZONE AND APPLYING THE C/R-ET ZONE TO THE BIKEWAY VILLAGE SITE. MF 1034.

WHEREAS, on May 2, 2012, and on May 16, 2012, the City Council of the City of Imperial Beach held duly advertised public hearings to consider the merits of approving or denying an application for Zoning Code Amendment (ZCA) 100008 to add Chapter 19.25 Commercial/ Recreation – Ecotourism (C/R-ET) Zone to the Imperial Beach Zoning Ordinance and applying the C/R-ET Zone to the subject site for the Bikeway Village project that proposes the conversion/ adaptive reuse of two approximate 15,000 square foot warehouse structures at 535 Florence, 536 13th Streets (APN 626-192-03-00 and 626-192-04-00) and on a vacant parcel at 500 13th Street APN 616-021-10-00 ("Subject Site"). The Subject Site is legally described as follows:

Lots 15 through 20 in Block 4 of South San Diego, in the City of Imperial Beach, County of San Diego, State of California, according to Map thereof No. 133, filed in the Office of the County Recorder of San Diego County on July 5, 1887, together with those portions of the East 10.00 feet of Florence Street and the North 10.00 feet of Cypress Avenue, as vacated and closed to public use immediately adjoining the above described land on the west and south; and,

Lots 21 through 26, inclusive, in Block 4 of South San Diego, in the City of Imperial Beach, County of San Diego, State of California, according to Map thereof No. 133, filed in the Office of the County Recorder of San Diego County on July 5, 1887, together with that portion of the North 10.00 feet of Cypress Avenue adjoining said Lot 21 on the South as vacated and closed to public use by the Council of the City of Imperial Beach on October 29, 1968, by Resolution No. 1439, a certified copy of which was recorded in the Office of the County Recorder of San Diego County on November 4, 1968, as File No. 193024 of Official Records; and

That portion of the Northwest Quarter of the Southeast Quarter of Section 20, Township 18, South, Range 2 West, in the City of San Diego, County of San Diego State of California being described as follows:

BEGINNING at the Southeast corner of said Northwest Quarter of the Southeast Quarter of said Section 20; thence along the Southerly line thereof North 89°21'08" West, 420.06 feet; thence leaving said Southerly line North 00°37'24" East, 87.74 feet to the Southerly line of said San Diego and Arizona Eastern Railway right-of-way, said point being a point on a curve concave to the North having a radius of 997.95 feet, to which said beginning a radial bears South 00°20'53" West; thence Easterly 434.13 feet along said curve through a central angle of 24°55'29" to the Easterly line of said Northwest Quarter of the Southeast Quarter; thence along said Easterly line South 00°38'17" West 182.87 feet to the POINT OF BEGINNING.

WHEREAS, the California Coastal Commission, on March 7, 2013, certified the Local Coastal Program Land Use Plan (LUP) Amendment #1-12 as submitted by the City but rejected the Implementation Program (IP/ Zoning) Amendment #1-12 as submitted and provisionally certified the IP subject to modifications required by the Commission for final certification; and

WHEREAS, the City Council acknowledges receipt of and agrees to the Coastal Commission's resolution of certification including any terms or modifications required by the Commission for final certification; and

WHEREAS, the City Council finds that the proposed C/R-ET Zone to be consistent with General Plan Policies L-4f and L-6 that encourage visitor-serving and tourist-oriented commercial uses and the proposed zoning code amendment would, as modified by the Coastal Commission, be externally consistent with the General Plan/ Local Coastal Plan pursuant to Government Code Section 65860; and

WHEREAS, the City Council finds that the proposed C/R-ET Zone promotes the recommendation provided in the Urban Waterfront and Ecotourism Study of 2005 to facilitate policies that provide for tourist-oriented amenities; and

WHEREAS, this project complies with the requirements of the California Environmental Quality Act (CEQA) as the Final Mitigated Negative Declaration (MND) was adopted for this project on May 2, 2012; and

WHEREAS, the Mitigated Negative Declaration (SCH# 2012031034) reflected the decision-making body's independent judgment and analysis; that the decision-making body had, pursuant to CEQA Guidelines Section 15074(b), reviewed and considered the information contained in this MND and the comments received during the public review period; that revisions in the project plans or proposals made by or agreed to by the project applicant, pursuant to CEQA Guidelines Section 15070(b)(1), would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and that, on the basis of the whole record before the decision-making body (including this MND) there is no substantial evidence that the project as proposed, as conditioned, or as revised, will have a significant effect on the environment.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH DOES ORDAIN AS FOLLOWS:

SECTION 1: That Section 19.25.060., Development Regulations and Design Standards, subsection G. Climate Change/Sustainability provisions, Adaptation Measures, subsection 2(b) Sea Level Rise (SLR) of Exhibit A of Ordinance No. 2012-1127 is hereby modified to read as follows:

Sea Level Rise (SLR). Buildings may have a useful life of 50 to 100 years or more. Global warming scenarios project an increase in sea level rise due to the effects of greenhouse gases. The State of California projects a rise of 10 to 17 inches by the year 2050 and a rise of 31 to 69 inches by the year 2100 (State of California, Sea Level Rise Task Force of the Coastal and Ocean Working Group of the California Climate Action Team (CO-CAT), *Sea Level Rise Interim Guidance Document*, October 2010). Project proponents shall, using best available science, assess their project for its vulnerability to impacts from sea level rise and, if vulnerable, propose a reasonable adaptation strategy that may take the form of hard structures (such as seawalls, levees, bulkheads, or rip-rap), soft structures (such as wetland restoration, low impact development (LID), detention basins, bioinfiltration, or bioswales), accommodation (such as elevated grades, elevated structures, floodable development, or floating structures), or withdrawal (such as buffers, rolling easements, disassembly design, or managed retreat). However, revetments and

other shoreline protection devices that alter natural shoreline processes shall be permitted when required to serve coastal dependent uses or to protect existing principal structures, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. New development shall be sited and designed to account for sea level rise such that the need for hard protective structures is avoided.

SECTION 2: That Chapter 19.25 C/R-ET Commercial/ Recreation – Ecotourism Zone of Title 19 of the Imperial Beach Municipal Code is hereby modified and is attached hereto as Exhibit A and made a part of Ordinance No. 2013-1135.

SECTION 3: That this ordinance shall only become effective upon the date the Coastal Commission concurs with the Director's report of the City's acceptance of the suggested modifications.

Appeal Process under the California Code of Civil Procedure (CCP): The time within which judicial review of a City Council decision must be sought is governed by Section 1094.6 of the CCP. A right to appeal a City Council decision is governed by CCP Section 1094.5 and Chapter 1.18 of the Imperial Beach Municipal Code.

PROTEST PROVISION: The 90-day period in which any party may file a protest, pursuant to Government Code Section 66020, of the fees, dedications or exactions imposed on this development project begins on the date of the final decision.

INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Imperial Beach, California, on the 20th day of March, 2013; and

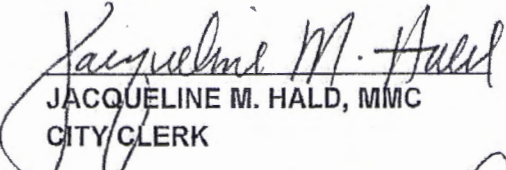
THEREAFTER ADOPTED at a regular meeting of the City Council of the City of Imperial Beach, California, on the 3rd day of April, 2013, by the following vote:

AYES:	COUNCILMEMBERS:	SPRIGGS, PATTON, JANNEY
NOES:	COUNCILMEMBERS:	NONE
ABSENT:	COUNCILMEMBERS:	BILBRAY, BRAGG



JAMES C. JANNEY, MAYOR

ATTEST:



JACQUELINE M. HALD, MMC
CITY CLERK

APPROVED AS TO FORM:



JENNIFER M. LYON
CITY ATTORNEY

Chapter 19.25. C/R-ET (COMMERCIAL/ RECREATION-ECOTOURISM) ZONE

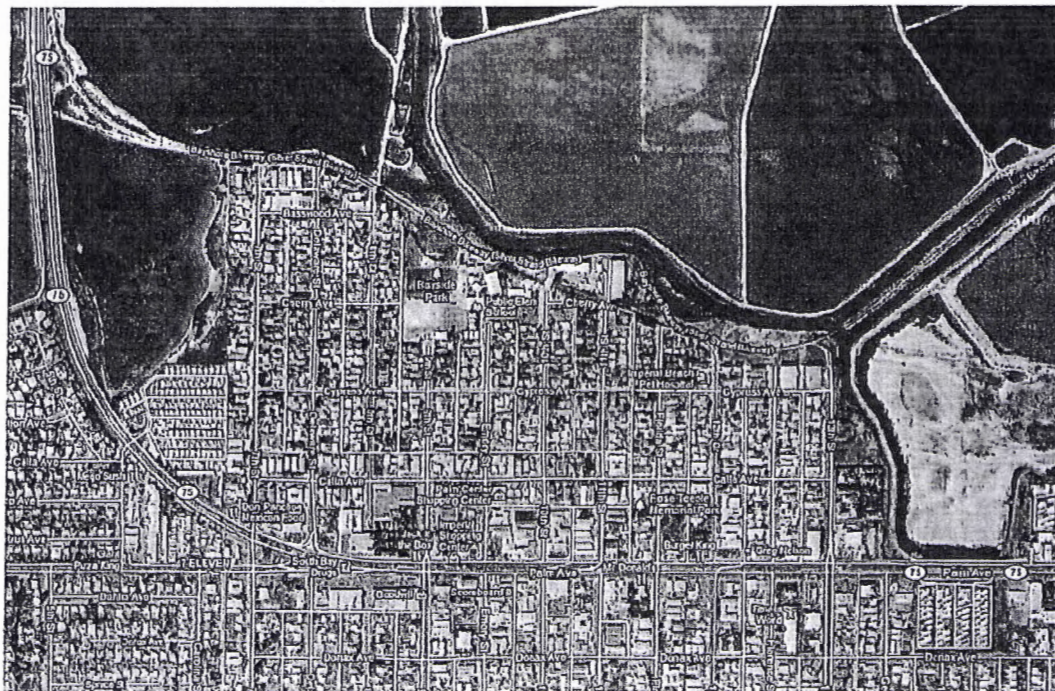
19.25.010. Purpose of zone.

The purpose of the C/R-ET zone is to provide land to meet the demand for goods and services required primarily by the recreation and ecotourist visitor. This zone is intended to implement the recommendations of the 2005 Urban Waterfront and Ecotourism Study. It would also implement Parks and Recreation Element Policy P-7 of the General Plan (Increase Tourist Related Commercial Land Uses) which provides that "The City and its business community should take direct action to increase the amount of tourist-oriented businesses both along the beachfront, South San Diego Bayfront and inland areas."

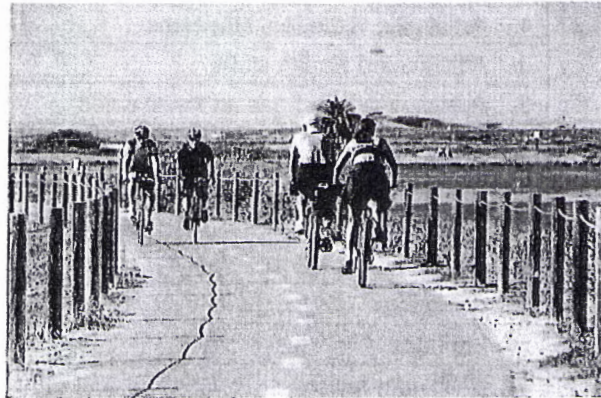


Imperial Beach is identified as a strong market for birders.

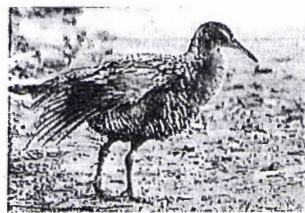
The International Ecotourism Society (TIES) defines ecotourism as "responsible travel to natural areas that conserves the environment and sustains the well-being of local people." It is intended that the C/R-ET zone will accommodate the land use needs of the recreation and ecotourism market niches. Among the uses envisioned for the C/R-ET zone include small-scale visitor-serving retail and services such as specialty stores, shops, eating and drinking establishments (such as restaurants and cafes), recreational uses, fitness, athletic and health club uses, and visitor accommodations (such as hostels, hotels and motels).



The bayfront area of Imperial Beach is recommended for recreation and ecotourism uses.



Imperial Beach provides an attractive venue for recreational uses that include bicycling and surfing.



The rare and endangered bird species in the Imperial Beach area provide a unique opportunity to capitalize on the birding market.

19.25.020. Regulated land uses.

Process Legend: P = permitted by right; C = conditional use permit; N = not permitted		
Land Use	Process	Notes/Additional Regulations
Commercial use types		
1. Adult bookstore, adult hotel/motel, adult mini-motion picture theater, adult picture arcade, adult picture theater, sexual encounter studio, rap parlor, model studio	N	
2. Antique Stores	P	

3. Arcades/Game centers	C	
4. Art studio, Galleries, Museums	P	
5. Athletic and Health clubs	P	
6. Automotive uses: gas and auto sales	N	
7. Bars or Cocktail lounges,	C	
With live entertainment	C	
8. Beach equipment rental, Bike rental, Surf shop, Fishing supply	P	
9. Body piercing establishment	N	
10. Bookstore	P	
11. Boutique	P	
12. Child care facility	N	
13. Clinic	N	
14. Department store	N	
15. Drive-in Restaurant	N	
16. Drive-thru establishment	N	
17. Food and beverage sales	P	
18. Fortune telling establishment	N	
19. Kennel	N	
20. Kiosk	P	
21. Liquor store	N	
22. Massage therapy	P	SB 731
23. Medical marijuana dispensary	N	
24. Mortuary	N	
25. Palm reading establishment	N	
26. Pawn shop	N	
27. Personal convenience services	P	
28. Pool/Billiard Hall	C	
With live entertainment	C	
29. Postal services, private	P	
30. Professional offices, Financial institutions, and Real estate	P	
31. Restaurants and cafes (eating and drinking establishments)	P	
With live entertainment	C	
32. Retail food stores	P	
33. Retail sales	P	
34. Secondhand or used merchandise sales	N	See definition
35. Tattoo establishment	N	
Residential/ transient habitation use types		
36. Accessory buildings, structures, private garages	N	
37. Bed and breakfast (H-4)	P	

38. Boarding house	<i>N</i>	
39. Boutique hotel (H-6)	<i>P</i>	§ 19.25.90.G
40. Emergency shelter	<i>N</i>	
41. Hostel	<i>P</i>	§ 19.25.90.F
42. Hotels, motels (H-1, H-2, H-3)	<i>P</i>	
43. Inn (hotel H-5)	<i>P</i>	§ 19.25.90.E
44. Live/Work units	<i>P</i>	§ 19.25.40
45. Motor home/Manufactured Housing Community	<i>N</i>	
46. Mixed-use development	<i>N</i>	
47. Multi-family residential units	<i>N</i>	
48. Second-family units	<i>N</i>	
49. Senior housing, Nursing home, Retirement home	<i>N</i>	
50. Short-term rentals	<i>P</i>	§ 19.25.40
51. Single-family detached	<i>N</i>	
52. Timeshares	<i>N</i>	
Industrial use types		
53. Automotive uses: auto repair, body repair, dismantling, wrecking yard	<i>N</i>	
54. Custom/incidental manufacturing	<i>C</i>	§19.25.90.A.
55. Energy facility	<i>N</i>	
56. Green Building utilities	<i>P</i>	
57. Equipment rental yard	<i>N</i>	
58. Light manufacturing, Manufacturing, Industrial	<i>N</i>	
59. Wireless communications facilities	<i>C</i>	Chapter 19.90
Civic, Public, and Semi-public use types		
60. Campsites	<i>N</i>	
61. Religious assembly (church, mosque, temple, synagogue, etc.)	<i>C</i>	
62. Clubs, fraternal/veteran/service organizations	<i>N</i>	
With live entertainment	<i>N</i>	
63. Government or quasi-public building	<i>C</i>	
64. Library	<i>C</i>	
65. Public parking lot	<i>C</i>	
66. Schools, private	<i>N</i>	
67. Theatres/ Assembly	<i>C</i>	
Open Space and Recreation use types		
68. Playground and recreational facility (active)	<i>C</i>	
69. Public park (passive)	<i>P</i>	
70. Public riding and hiking trails	<i>P</i>	

19.25.030. Land Use and Design Determination

The Community Development Director or his or her designee shall make determinations of land use and design. The Director shall assign proposed uses to the appropriate category. The Director shall make architectural/design determinations that are within the intent of this code when not expressly prescribed by this code. For any ambiguity or question of a Director's determination, the applicant or any citizen may file an appeal of the determination to the Planning Commission for an interpretation pursuant to Section 19.02.080.

19.25.040. Minimum Active Commercial Use

A minimum of 60% of the ground floor of the parcels with street frontages shall have active commercial uses, uses that contribute to a high level of pedestrian activity such as retail shops, restaurants, hotels, museums and galleries.



Active commercial uses such as shops and restaurants generate pedestrian activity.

19.25.050. Development Review Process Jurisdiction.

Site plan and design review by the City Council will be required for all proposed development involving major new construction. Site plan and design review by the Community Development Director (administrative approval) will be required for any addition, construction, remodel or alteration of existing buildings or exterior facade alterations to existing buildings.

19.25.060. Development Regulations and Design Standards.

The development standards for the C/R-ET zone are intended to create a small-scale commercial development that preserves coastal views, promotes ecotourism and recreation activities and encourages pedestrian activity through the design and location of buildings, façade treatments, landscaping, street furniture, and travel ways.

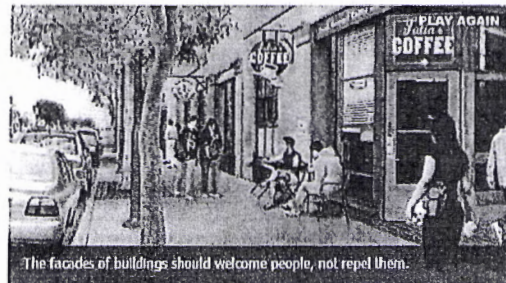


The facades of buildings should welcome people, not repel them.

To accommodate recreation and ecotourism uses, development may take the form of adaptive reuse of existing structures or existing structures may be demolished to create new development.

A. Adaptive Reuse provisions:

1. Blank sterile walls shall be articulated with building openings (such as doors and windows), moldings, and other façade treatments to create a tourist commercial venue that is at pedestrian scale.
2. For adaptive reuse proposals in



Adaptive reuse provides an opportunity to transform a sterile façade into an attractive pedestrian-scale experience.


districts characterized by historic or architecturally significant structures, façade changes shall be consistent with and preserve the design theme of such structures.

3. Pedestrian-oriented walkway treatments and landscaping of the public realm shall be provided.
4. The Community Development Director and the City Council may approve the design for adaptive reuse proposals that deviate from the prescribed standards in this chapter but yet are consistent with the intent of this chapter.

B. New development/redevelopment provisions:

1. A site and design review plan shall be submitted to function as a regulating plan (enabled by AB 1268, Government Code Section 65302.4) that will contain block, building, land use, public space, landscaping, and architectural elements.
2. The effect of the site and design review plan shall represent a design statement that is consistent with the intent of Chapter 19.25 which is to provide a small-scale commercial venue that preserves coastal views and encourages pedestrian activity through the design and location of buildings, façade treatments, landscaping, street furniture, and travel ways.

C. Setback/Yards/Separation/Building Line, and Stepback provisions

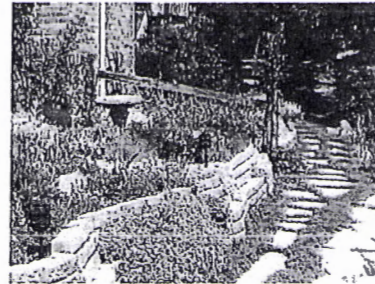
1. For properties fronting on a public street, the front building line shall be set on the front lot line if the sidewalk and parkway improvements are at least 10 feet in width. If the sidewalk and parkway improvements are less than 10 feet in width, the front building line shall be set back a reasonable distance from the right-of-way line as determined through a site plan review process in order to accommodate for sidewalk and parkway improvements. For buildings proposed to be set back greater than allowed, a site plan and perspective renderings that analyze and demonstrate the effect that the proposed spatial forms may have on pedestrians shall be submitted for approval. An example of increased setback that may be justified would be provisions for outdoor dining and plazas for public seating areas.


Buildings that front along the sidewalk and parkway improvements enhance the pedestrian experience.
2. Side yard: 5 feet for interior lots. For corner lots, the side building line shall be set on the exterior side lot line if the sidewalk and parkway improvements are at least 10 feet in width. If the sidewalk and parkway improvements on the exterior side are less than 10 feet in width, the side building line shall be set back no more than five feet of the right-of-way line.
3. Rear yard: 10 feet if abutting residentially-zoned property.
4. Stepback: 5 feet at second floor if abutting residentially-zoned property.

5. Detached buildings shall be located not less than six feet from any other building on the same lot.

D. Building Height provisions

1. 15-foot minimum floor-to-ceiling height for commercial spaces on the ground floor. 20-foot minimum height required for single-story buildings.
2. No building in the C/R-ET Zone shall exceed two stories or twenty-six feet in height, whichever is less.



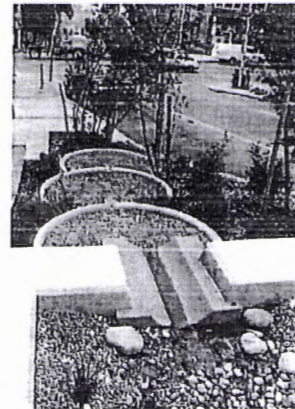
E. Lot size provisions

1. The minimum area for any new lot created in the C/R-ET zone shall be 5,000 square feet with a minimum width of 50 feet along the street frontage.

F. Landscaping provisions

1. Landscaping and open space shall be provided pursuant to Chapter 19.50.
2. Drought tolerant native or naturalizing non-invasive xeriscape elements shall be incorporated into the landscape plan.
3. Landscaping of the parkway areas adjacent to pedestrian walkways shall be provided.
4. Stormwater shall drain, to the extent practicable and in concert with engineered drainage plans, toward landscaped areas in order to provide bio-filtration of urban runoff.

Xeriscape example

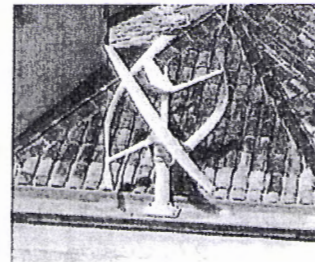


Storm water BMP example

G. Climate Change/ Sustainability provisions:

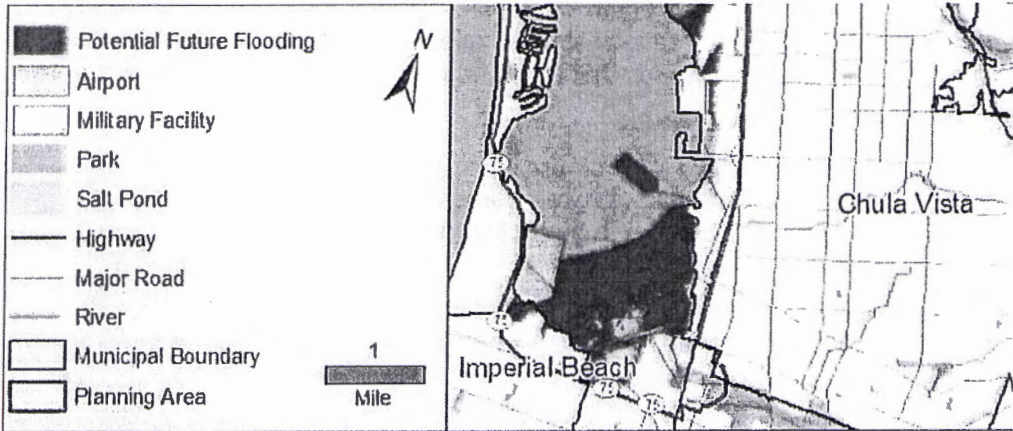
1. Mitigation Measures:

- a. **Storm Water.** Storm water runoff shall be minimized (in addition to satisfying the storm water requirements of IBMC Chapters 8.30, 8.31, and 8.32) by infiltrating runoff on-site provided that geotechnical studies support infiltration/percolation capabilities.
- b. **Green Building.** The 2010 California Green Building Standards Code (CALGreen Code) became effective January 1, 2011. Projects shall propose additional sustainable elements that minimize the production of greenhouse gases (GHG) and exceed the requirements of the CALGreen Code to possibly include small scale wind turbines, solar panels for water heating and power generation, use of recycled water and materials, and other elements that may qualify for LEED (Leadership in Energy and Environmental Design) certification.



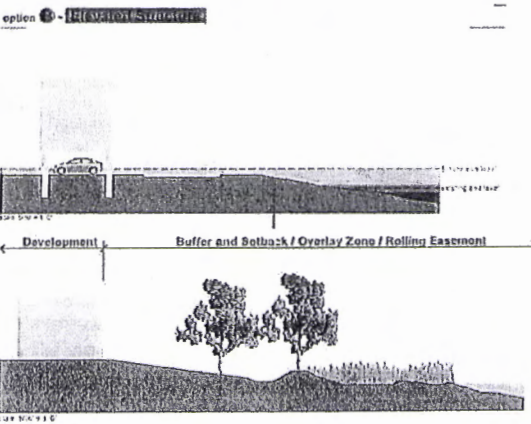
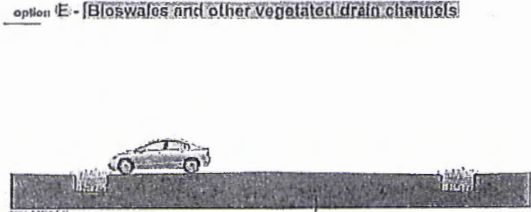
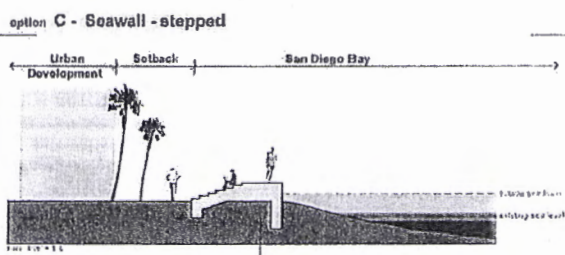
2. Adaptation Measures:

- a. **Sustainability.** Projects shall propose additional sustainable elements that minimize the production of greenhouse gases (GHG) and exceed the requirements of the CALGreen Code to possibly include small scale wind turbines, solar panels for water heating and power generation, use of recycled water and materials, and other elements that may qualify for LEED (Leadership in Energy and Environmental Design) certification.



- b. **Sea Level Rise (SLR).** Buildings may have a useful life of 50 to 100 years or more. Global warming scenarios project an increase in sea level rise due to the effects of greenhouse gases. The State of California projects a rise of 10 to 17 inches by the year 2050 and a rise of 31 to 69 inches by the year 2100 (State of California, Sea Level Rise Task Force of the Coastal and Ocean Working Group of the California Climate Action Team (CO-CAT), *Sea Level Rise Interim Guidance Document*, October 2010). Project proponents shall, using best available science, assess their project for its vulnerability to impacts from sea level rise and, if vulnerable, propose a reasonable adaptation strategy that may take the form of hard structures (such as seawalls, levees, bulkheads, or rip-rap), soft structures (such as wetland restoration, low impact development (LID), detention basins, bioinfiltration, or bioswales), accommodation (such

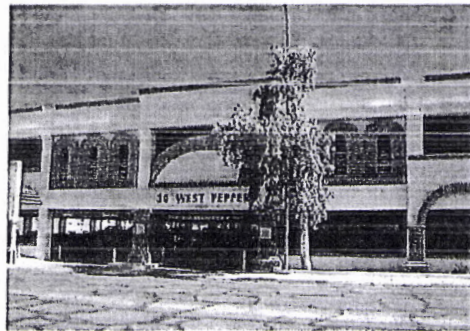
Where necessary, Sea Level Rise adaptation measures shall be included and may include the following:



as elevated grades, elevated structures, floodable development, or floating structures), or withdrawal (such as buffers, rolling easements, disassembly design, or managed retreat). However, revetments and other shoreline protection devices that alter natural shoreline processes shall be permitted when required to serve coastal dependent uses or to protect existing principal structures, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. New development shall be sited and designed to account for sea level rise such that the need for hard protective structures is avoided.

H. Parking provisions

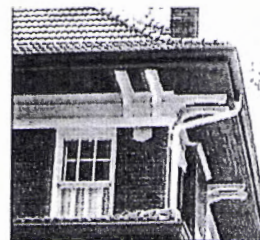
1. Parking shall be provided (on-site and/or off-site) as required pursuant to Chapter 19.48 and with the approval of a site and design review plan.
2. Views of parking facilities shall be buffered with elements such as landscaping or street walls. Parking structures shall be designed with articulation and attractive façade treatment in order to be compatible with the character of a small town commercial tourist district.
3. Where appropriate, reverse angle/back-in parking is permitted in order to accommodate for bicycle safety.
4. Bicycle parking shall be provided pursuant to Section 5.106.4 of the CALGreen Code.



The façade of any proposed parking structure shall be articulated to be compatible with the surrounding development.

I. Building Façade provisions:

1. Blank/sterile unarticulated street/building walls are not allowed.
2. Building openings (in the form of windows, doors etc.) shall be provided along street frontages. Openings shall not span vertically more than one story.
3. Permitted building materials include: brick and tile masonry, stucco (cementitious finish), native stone, pre-cast masonry (for trim and cornice elements), gypsum reinforced fiber concrete (for trim elements), metal (for beams, lintel, trim and ornamental elements), split-faced block (for piers and foundation walls), wood lap and Hardie-plank siding.
4. For new development, roof lines shall be varied to create architectural interest. Variations in pitch shall be symmetrical and eaves shall overhang 24 inches.
5. For new development, flat and parapet roofs shall be articulated with cornices or coping elements that project out 24 inches.



An example of roof articulation.



6. Green roof, skylights, roof vents, wind turbines, roof drains, and solar panels shall be integrated into the architectural style of the building.
7. Roof materials permitted include: clay and concrete tile, slate, standing seam metal, and dimensional asphalt shingles.

19.25.070. Signage provisions.

1. Proposed signage shall be consistent with Chapter 19.52.
2. The character of the sign, which shall be at pedestrian scale, and its illumination shall be consistent with that of the building and not consist of more than three colors.



Examples of pedestrian-scale signage.

19.25.080. Public Realm/Street Furniture provisions.

1. Street lighting shall be mission-style or of another historical theme and located 16 feet above grade with a maximum average spacing of 60 feet on center.
2. Acceptable sidewalk materials include: brick, masonry, tile, permeable and landscape pavers, and stamped Portland cement concrete.
3. Seat walls and seating for outdoor dining may be permitted within the right-of-way with the approval of a site and design plan and an encroachment permit or license agreement.
4. Sufficient right of way dedication shall be provided to accommodate at least 10 feet of walkway and landscape improvements along public streets.
5. Public trash and recycling receptacles shall be attractively designed and placed in strategic locations so that they are convenient but do not obstruct pedestrian travel.
6. Utility meters, utility pedestals, and back-flow preventers shall be located or buffered such that they are not visible from public venues.



Examples of street furniture and public improvements, including public art, that are design-sensitive and pedestrian-scale.

19.25.090. Miscellaneous Provisions.

- A. **Custom/Incidental Manufacturing** refers to the small scale on-site production of goods by hand which involves only the use of hand tools or domestic mechanical equipment that do not exceed five horse power or a single kiln not exceeding 8 cubic feet and that such use is restricted as a secondary use to the primary retail or service use where such products are sold directly to consumers. Typical uses include ceramic studios, candle making shops or custom jewelry crafts stores.

- B. **Conditional Use Permit.** Conditions for any conditional use permit may include, but shall not be limited to requirements for special yards, open spaces, buffers, fences, walls, and screening; requirements for installation and maintenance of landscaping and erosion control measures; requirements for street improvements and dedications, regulations of vehicular ingress and egress and traffic circulation; regulations of signs; regulations of hours of operation; establishment of development schedules or time limits for performance or completion; requirements for periodic review; and such other conditions as may be deemed necessary to ensure compatibility with existing surrounding uses, and to preserve the public health, safety and welfare.



- C. **Refuse and Recycling Containers.** Private refuse and recycling containers in conformance with Section 19.74.090 shall be buffered from public venues with landscaping and/or screen walls.
- D. **Coastal Development Permit.** If the project site proposed for recreational and ecotourism development is located in the original coastal development permit (CDP) jurisdiction of the California Coastal Commission, applicants shall proceed with other required discretionary permits through the city prior to filing for a CDP application with the Commission.

- E. **"Boutique hotel"** (hotel H-6) means a small elegant lodging facility that is unique and is characterized by personalized service.



- F. **"Ecotourism"** means responsible travel to natural areas that conserves the environment and sustains the well-being of local people.
- G. **"Hostel"** means a place where travelers may stay for a limited duration at low cost in a facility that is appropriately recognized by a state, national or international hostel organization and that may include dormitory-like sleeping accommodations.
- H. **"Inn"** (hotel H-5) means a commercial establishment that affords public lodging on a less than monthly basis and may include meals and other services to travelers.

Boutique hotel example