

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO AREA

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**RECORD PACKET COPY**

April 14, 1998

**TO: COMMISSIONERS AND INTERESTED PERSONS**

**FROM: CHUCK DAMM, SENIOR DEPUTY DIRECTOR  
DEBORAH LEE, SOUTH COAST DEPUTY DIRECTOR  
LAURINDA OWENS, COASTAL PLANNER, SAN DIEGO DISTRICT**

**SUBJECT: STAFF RECOMMENDATION ON MAJOR AMENDMENT 1-97C TO  
THE CITY OF IMPERIAL BEACH'S LOCAL COASTAL PROGRAM  
(For Public Hearing and Possible Action at the Meeting of May 12-15, 1998)**

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**SYNOPSIS****SUMMARY OF AMENDMENT REQUEST**

The City proposes to amend Chapter 19.27 entitled "Seacoast Commercial Zone" (C-2 zone) of its implementing ordinances by expanding the permitted and prohibited uses to specifically allow public parks, public parking lots, kiosks, professional offices, financial institutions, theaters and assemblies, and to prohibit pawn shops. The proposed revisions also include specific requirements for site plan review, conditional use permit review and annual monitoring of permitted professional office and financial institution uses in the C-2 zone. Generally, the amendment would conditionally allow up to 30% of the existing commercial square footage on the ground floor along Seacoast Drive and intersecting residential streets to be developed with professional office and financial institution uses.

**SUMMARY OF STAFF RECOMMENDATION**

Staff recommends that, following a public hearing, the Commission approve the proposed revisions to the City of Imperial Beach's Implementation Plan (LCPA/ZCA 97-02), as submitted. The motion and resolution for this action may be found on Page 4. The findings for certification of the revisions to the Implementation Plan begin on Page 5.

**AMENDMENT HISTORY**

The LCP amendment was originally scheduled for Commission review at its July, 1997 hearing along with two other amendment requests (LCPA Nos. 1-97A and B). As originally proposed, the amendment would have allowed professional office use and financial institutions on the ground floor in the C-2 zone as uses permitted by right. Due

to Commission staff concerns regarding visitor-serving use priorities in the Seacoast District, which incorporates a lot of the nearshore area between Palm Avenue and Imperial Beach Blvd., the City requested a postponement prior to the scheduled hearing date of July, 1997, which the Commission granted. Since that time, the City has met with staff to discuss the concerns and subsequently amended its submittal. The revised submittal basically allows professional office and financial institutional uses on any floor along the Palm Avenue and Silver Strand commercial corridors which are further removed from the shoreline. The amendment then conditionally allows those same uses on the ground floor along Seacoast Drive and intersecting streets, which are closer to the shoreline, limited to no more than 30% in the Seacoast Commercial/C-2 zoned area. Professional offices and financial institutions would continue to be allowed without restriction on upper floors in the Seacoast District.

### **BACKGROUND**

On September 15, 1981, the Commission denied the initial submittal of the City of Imperial Beach's Land Use Plan and then approved it with suggested modifications. A land use plan resubmittal was made in early 1982; and, on March 16, 1982, the Commission certified the City of Imperial Beach Land Use Plan (LUP) portion of the local coastal program. One amendment to the certified LUP (Major 1-93) was approved in 1983 prior to certification of the Implementation Plan.

The City began issuing coastal development permits pursuant to Section 30600.5 (Hannigan provisions) of the California Coastal Act on August 15, 1983. On September 26, 1984, the Commission approved the LCP Zoning/Implementation Plan as submitted. As of February 13, 1985, the City has been issuing coastal development permits under a certified local coastal program.

There have been 12 amendments to the Implementation Plan and four proposed amendments to the Land Use Plan since certification. The most recent major amendment is reviewed under the LCP History in the report.

### **ADDITIONAL INFORMATION**

Further information on the Imperial Beach LCP amendment may be obtained from **Laurinda Owens**, Coastal Planner, at (619) 521-8036.

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## **PART I. OVERVIEW**

### **A. LCP HISTORY**

On June 30, 1981, the City of Imperial Beach formally submitted its Land Use Plan (LUP) for Commission approval. The plan, as originally submitted, comprised the City's entire General Plan (10 elements and a policy plan). Since the plan contained a large volume of material that was not coastal-related and policies addressing coastal issues were found throughout many of the elements, staff summarized the coastal policies into one document. This policy summary along with the Land Use Element was submitted to the Commission as the LCP Land Use Plan.

On September 15, 1981, the Commission found substantial issue with the LUP, as submitted, denied and then conditionally approved the LUP with recommended policy changes for all policy groups. The City resubmitted the LCP Land Use Plan in early 1982, incorporating most of the Commission's suggested policy modifications. This included modification language related to the preservation and protection of Oneonta Slough/Tijuana River Estuary and South San Diego Bay, preservation and enhancement of coastal access and the provision for visitor-serving commercial uses in the Seacoast District. On March 16, 1982, the Commission certified the City of Imperial Beach LCP Land Use Plan as submitted. The land use plan was effectively certified by the Commission on November 18, 1982. In 1983, prior to certification of the Implementation Plan, the Commission approved an amendment to the LUP to correct a mapping error.

On August 15, 1983, the City began issuing coastal development permits pursuant to Section 30600.5 (Hannigan provisions) of the Coastal Act based on project compliance with its certified LUP. The City then submitted its entire Zoning Ordinance in order to implement the provisions of the certified Land Use Plan. The zoning ordinance was completely rewritten in order to implement the LUP. On September 26, 1984, the Commission approved the LCP/Implementation Plan as submitted. As of February 13, 1985, the City has been issuing coastal development permits under a certified local coastal program. Subsequent to the Commission's actions on the land use plan and implementation plan, there have been four amendments to the certified land use plan and 13 amendments to the approved implementation plan.

The most recent major amendment to the City's LCP (Major 1-97 A and B) involved revisions to its municipal code to incorporate 1) language addressing expansions of nonconforming residential structures and 2) provisions for waiver of public hearings for certain appealable minor developments.

### **B. STANDARD OF REVIEW**

Pursuant to Section 30513 of the Coastal Act, the Commission may only reject zoning ordinances or other implementing actions, as well as their amendments, on the grounds

that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. The Commission shall take action by a majority vote of the Commissioners present.

### **C. PUBLIC PARTICIPATION**

The City has held City Council meetings with regard to the subject amendment request. All of those local hearings were duly noticed to the public. Notice of the subject amendment has been distributed to all known interested parties.

## **PART II. LOCAL COASTAL PROGRAM SUBMITTAL-RESOLUTIONS**

Following a public hearing, staff recommends the Commission adopt the following resolution and findings. The appropriate motion to introduce the resolution and a staff recommendation are provided just prior to the resolution.

- A. **RESOLUTION I** (Resolution to approve certification of the City of Imperial Beach LCP Implementation Plan Amendment 1-97C (LCPA/ZCA 97-02), as submitted)

### **MOTION I**

I move that the Commission reject the City of Imperial Beach Implementation Plan Amendment #1-97C, as submitted.

### **Staff Recommendation**

Staff recommends a **NO** vote and adoption of the following resolution and findings. An affirmative vote by a majority of the Commissioners present is needed to pass the motion.

### **Resolution I**

The Commission hereby **approves certification** of the amendment request to the City of Imperial Beach Local Coastal Program on the grounds that the amendment conforms with, and is adequate to carry out, the provisions of the certified land use plan. There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impacts which the approval would have on the environment.

**PART III. FINDINGS FOR APPROVAL OF THE CITY OF IMPERIAL BEACH'S IMPLEMENTATION PLAN AMENDMENT 1-97C**

**A. AMENDMENT DESCRIPTION**

The amendment request will modify the chapter of the zoning code which addresses the Seacoast Commercial zone. Specifically, Chapter 19.27 addresses the permitted uses within the zone, any required site plan review or conditional use permit review, prohibited uses, yard setback requirements, minimum lot size, frontage, building height, parking and signage requirements. The proposed amendment will allow public parks and kiosks as permitted uses while prohibiting pawn shops. In addition, the major change is that, in the Seacoast Commercial zone, professional office uses and financial institutions will now be conditionally allowed on the ground floor whereas, currently, they are restricted to upper floors only. The proposed amendment will implement a conditional use permit process for review of such uses in the Seacoast Commercial zone including annual monitoring of the commercial uses. Finally, the amendment would also provide that public parking lots and theaters and assemblies be permitted subject to a CUP.

**B. FINDINGS FOR CERTIFICATION**

**1. Seacoast Commercial Zone/C-2 Zone (Chapter 19.27)**

a) **Purpose and Intent of the Ordinance.** The purpose and intent of the Seacoast Commercial zone is to provide land to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. The dominant type of commercial use in this zone will be visitor-serving retail leaseholds which include uses such as specialty stores, surf shops, restaurants, hotels and motels. The development standards of this zone encourage pedestrian activity through the design and siting of building frontages and parking provisions.

b) **Major Provisions of the Ordinance.** The major provisions of the ordinance establish the permitted uses within the zone, the required site plan review, uses that are prohibited, minimum lot sizes, setbacks and coverages, building height, parking and signage standards.

c) **Adequacy of the Ordinance to Implement the Certified LUP.** The land use plan contains various policies that call for promoting the pedestrian-orientation and visitor-serving uses in the Seacoast commercial district. The proposed changes to this zone consist of changes to the permitted, conditionally allowable and prohibited uses in this zone. The Seacoast commercial district generally encompasses all lots that front on Seacoast Drive, which is only one block east of the beach and is the major north/south coastal access route in the nearshore area in the City of Imperial Beach. The district also includes lots on the intersecting west/east streets which extend in depth varying from one to five lots on both the west and east sides of Seacoast Drive. The area is generally bounded by Imperial Beach Boulevard to the south and Palm Avenue to the north and

runs about ten blocks in length. The Seacoast District is implemented by the Seacoast Commercial Zone or C-2 zone in this area. The C-2 zoning also includes commercially-zoned properties fronting on Palm Avenue (west/east street) which extends one lot west of Seacoast Drive and then runs in an easterly direction to include a small area along Silver Strand Boulevard and Third Street, which is about three blocks from the beach (reference Exhibit No. 2).

Specifically, the proposed use changes will result in allowing public parks, public parking lots, kiosks, professional offices, financial institutions, theaters and assemblies, and prohibiting pawn shops. Presently, the C-2 zone requires that any building fronting on Seacoast Drive be required to have 100% of the ground floor dedicated to visitor-serving uses only. To adequately assess how the proposed changes which would allow professional office and bank uses on the ground floor may affect the visitor-serving uses in the nearshore area, the City conducted a survey of the existing ground floor commercial space in the Seacoast Commercial zone. The survey revealed that the existing ground floor commercial space in the C-2 zone is 50,363 sq.ft. Presently, 3,611 sq.ft. (7%) of that area is occupied by non-visitor-serving commercial uses. Another 13,327 sq.ft. (26%) is presently vacant.

As noted in a City staff report, one intent of the proposed changes is to promote entertainment and outdoor commercial activities that adapt to seasonal needs in a beach community. The City finds that public parking lots and real estate offices directly provide services to tourists. Private postal services, financial institutions and office uses provide indirect benefits to tourists which are also used by local businesses and residents. In addition, with a quarter of its beachfront commercial district remaining vacant, the City hopes that the changes will encourage development and attract more business, including visitor uses. The City expects that over time, the predominant use for the Seacoast Commercial zone will be tourist-related due to its close proximity to the beach.

While kiosks will be subject to site plan review, professional offices and financial institutions (on Seacoast Drive and intersecting residential streets), public parking lots, theaters and assemblies will be subject to Conditional Use Permit review. As noted above, presently, office uses and financial institutions are only permitted on the upper floor of any structure in the Seacoast Commercial zone with the ground floor being reserved for visitor-serving commercial uses. As proposed to be amended, such uses would be permitted on any floor on Palm Avenue, Silver Strand Boulevard and Third Street in the C-2 zone, as uses by right, but would be subject to a Conditional Use Permit when located along Seacoast Drive and intersecting residential streets. The CUP process will provide consideration of such uses, provided they do not exceed thirty percent (30%) of the existing commercial square footage on Seacoast Drive and intersecting residential streets. Upper floor professional offices and financial institutions will not be subject to this restriction as in the current LCP. Also, as part of the LCP amendment, the City has proposed to prepare an annual survey of uses for the commercial ground floor space on Seacoast Drive and intersecting residential streets in the C-2 zone and submit the results of that monitoring to the Commission for review. In so doing, an ongoing assessment of

the permitted offices and banks will be performed to assure that such uses do not dominate an area that is intended to satisfy visitor-serving commercial needs. In addition, by limiting such uses to no more than 30% of the C-2 zone along Seacoast Drive and intersecting residential streets, it can further be assured that Seacoast Drive remains principally reserved for visitor-serving commercial uses as opposed to professional office use or financial institutions.

A major impetus behind the City's proposed changes is to stimulate and encourage new development in the Seacoast Commercial zone which presently contains many vacant leaseholds, as cited earlier. The City has indicated that even new buildings and those which have been rehabilitated are still vacant and there is little commercial activity in this area. This has been an ongoing problem in the nearshore commercial area of the City for many years and the City has sought many innovative ways to encourage redevelopment of this area throughout the years. Some of these measures have included relaxing parking standards, etc., that have been approved by the Commission as LCP amendments in the recent past. However, to date, there still remains a lack of growth in this nearshore area.

As certified in the LUP, the land use description for the Seacoast Commercial zone states:

The Seacoast Commercial land use designation provides for land to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. It is intended that the dominant type of commercial activity in this designation will be visitor-serving retail such as specialty stores, surf shops, restaurants, hotels and motels, etc. In order to promote a more pedestrian-oriented community character as well as to reduce the high volume of vehicle trips attracted by drive-thru establishments, drive-thru services for restaurants, banks, dry cleaners and other similar auto-related business establishments shall be prohibited in this zone. Residential uses may be permitted above the first floor at a maximum density of one dwelling unit per every 1,500 square feet of land. Discretionary permit review by the City shall be required for such residential use.

In meetings between City staff and Commission staff, the City was advised that without some type of controls on the first floor for such uses, reservation of land use for visitor-serving uses, as is the intent of the zone, would likely be jeopardized. To address this concern, the City then revised its proposal to permit such office and financial uses on the ground floor, by right, in the area of the C-2 zone which is furthest from the shoreline which includes Palm Avenue, Third Street and Silver Strand Boulevard and to only allow those uses closer to the shoreline on Seacoast Drive and intersecting residential streets, subject to a CUP. The Commission finds that allowing office uses and financial institutional uses on the ground floor, by right, in the Palm Avenue and Silver Strand corridors, given their distance from the immediate shoreline, would not compromise the intent of the zone to prioritize visitor-serving uses in this area. In addition, the Commission also finds that permitting such uses in the nearshore area can be endorsed given that the City has implemented a CUP process which limits such uses and proposes

annual monitoring of commercial development in this area. As noted above, restricting the amount of such non-priority uses, as well as completing annual monitoring, will help assure that visitor-serving uses will not be usurped in this area.

It should also be noted that while up to now, the City has not attracted the type of growth it has desired, the Port District is currently making several extensive improvements in the nearshore areas including Pier Plaza, Dunes Park, etc. Once these improvements are in place, there is a strong likelihood that the development potential of this area will greatly improve in the near future. This is an important reason to perform the annual monitoring in order to assure that visitor-serving commercial uses remain the dominant use in this area and that adequate leasehold space is reserved for such uses in the future, as prescribed by the certified land use plan.

The other proposed changes to allow public parks, parking lots, theaters and assemblies, kiosks, etc. can be found acceptable. Theaters and assembly uses will include performing arts, entertainment, community forums, meetings and the like. Historically, the Commission has allowed such uses in visitor-serving areas because they are public oriented and shared by a variety of groups.

Another minor revision proposed to this chapter of the zoning code addressing permitted uses in the Seacoast Commercial zone results in striking any references to "Planning Commission" review and replacing such references with "City Council" review. The City has eliminated the Planning Commission in an effort to streamline the permit process and the City Council now functions as the Planning Commission. Aside from the above-described changes to permitted uses, the bulk of the provisions and development standards remain the same. In conclusion, since the proposed revisions conform with the certified land use plan, the proposed ordinance can be found in conformance with, and adequate to, implement the certified UP.

#### **PART IV. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Section 21080.5 of the California Environmental Quality Act (CEQA) exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its local coastal program. Instead, the CEQA responsibilities are assigned to the Coastal Commission and the Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under CEQA Section 21080.5, the Commission is relieved of the responsibility to prepare an EIR for each LCP.

Nevertheless, the Commission is required in an LCP submittal or, as in this case, an LCP amendment submittal, to find that the LCP, or LCP, as amended, does conform with CEQA provisions. In the case of the subject LCP amendment, the Commission finds that



approval of the subject LCP amendment, as submitted, would not result in significant environmental impacts under the meaning of the California Environmental Quality Act.

All portions of the proposed amendment to the City of Imperial Beach's Implementing Ordinances have been found consistent with and adequate to carry out the policies of the certified land use plan. The proposed amendment will assure that, through the Conditional Use Permit process and proposed annual monitoring, sufficient ground floor space is reserved for visitor-serving commercial uses in the nearshore area.

Any specific impacts associated with individual development projects would be assessed through the environmental review process, and, an individual project's compliance with CEQA would be assured. Therefore, the Commission finds that no significant unmitigable environmental impacts under the meaning of CEQA will result from the approval of the proposed LCP amendment.

(IB1-97C.doc)

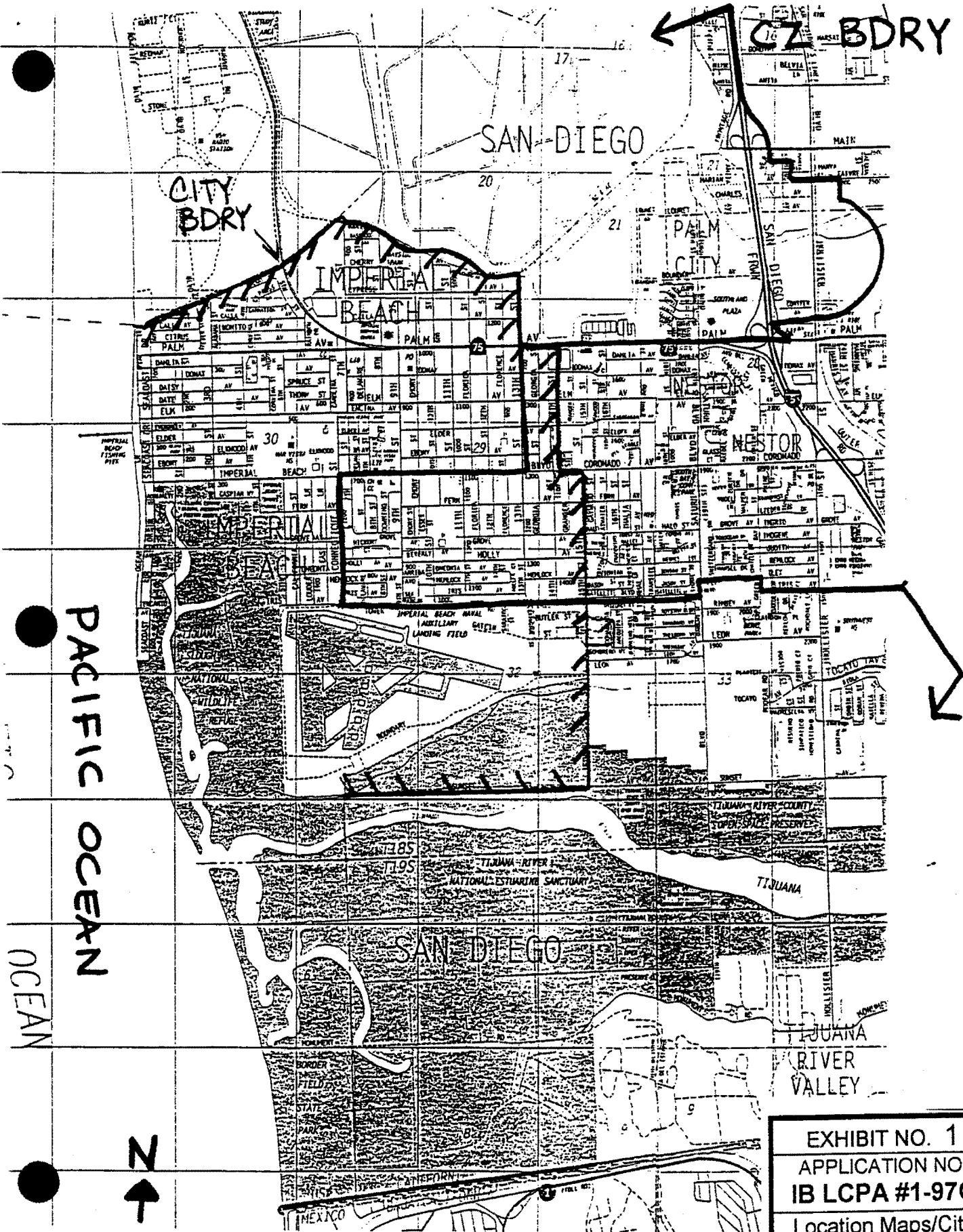
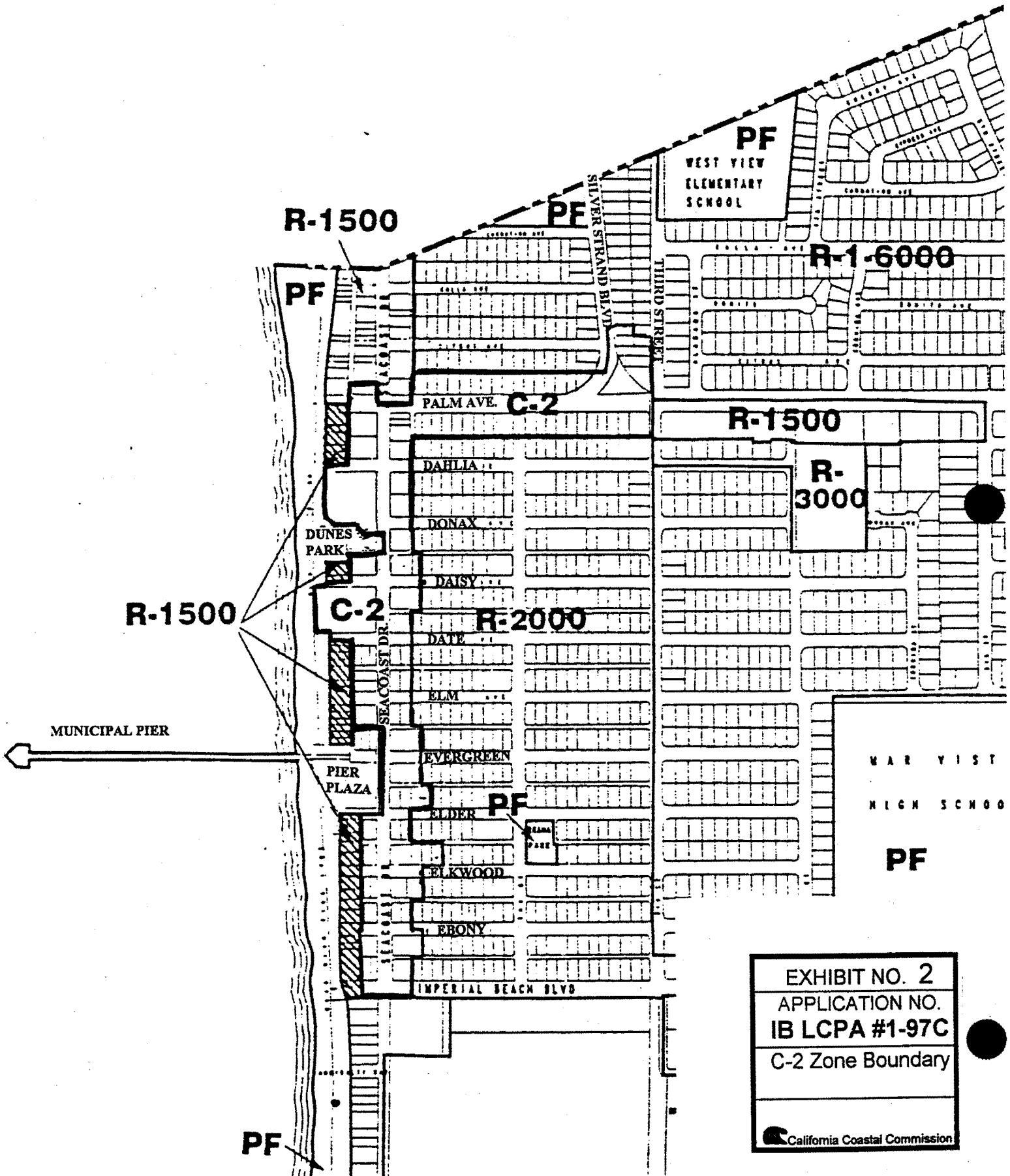


EXHIBIT NO. 1  
 APPLICATION NO.  
**IB LCPA #1-97C**  
 Location Maps/City  
 of IB/CZ Boundary



ORDINANCE NO. 98-920

RECEIVED  
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CALIFORNIA  
COASTAL COMMISSION  
SAN DIEGO COAST DISTRICT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AMENDING TITLE 19, ZONING, CHAPTER 19.27., OF THE CITY OF IMPERIAL BEACH MUNICIPAL CODE ENTITLED "SEACOAST COMMERCIAL ZONE", SECTIONS 19.27.020 AND 19.27.030., TO EXPAND THE PERMITTED AND PROHIBITED USES PURSUANT TO THESE SECTIONS, SPECIFICALLY ALLOWING PUBLIC PARKS, PARKING LOTS, KIOSKS, PROFESSIONAL OFFICES, FINANCIAL INSTITUTIONS, THEATERS AND ASSEMBLIES, AND PROHIBITING PAWN SHOPS; (M.F. 384).


(LOCAL COASTAL PLAN/ZONE CODE AMENDMENT LCPA/ZCA 97-02)

WHEREAS, on April 2, 1997, the City Council adopted Ordinance 97-910 amending Chapter 19.27., of the Zoning Ordinance entitled "Seacoast Commercial Zone", Sections 19.27.020., and 19.27.030., pertaining to permitted and prohibited uses by allowing financial institutions and professional offices on any floor, and adding public parking lots, real estate offices and private postal services as uses by right in the C-2 Zone; and,

WHEREAS, the Ordinance is an Amendment to the Local Coastal Program (LCPA/ZCA 97-02), and the Amendment request was transmitted to the California Coastal Commission for review and certification; and,

WHEREAS, additional language has been proposed by the City and the California Coastal Commission to protect the primary visitor-serving commercial purpose of the Seacoast Commercial Zone, as set forth herein; and,

WHEREAS, the proposed amendment is exempt from the California Environmental Quality Act (CEQA), Section 15061, under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. As amended, the Zoning Ordinance would primarily allow additional uses in the Seacoast Commercial Zone that are either 1) currently permitted, or 2) currently existing without expressed authority, such as public parking lots and parks. The amendment would establish Conditional Use Permit requirements for professional offices, financial institutions and public parking lots.

EXHIBIT NO. 3
APPLICATION NO.
<b>IB LCPA #1-97C</b>
Adopted Ordinance LCPA/ZCA 97-02
Page 1 of 6
 California Coastal Commission

NOW, THEREFORE, the City Council of the City of Imperial Beach does hereby ordain as follows:

SECTION 1. Chapter 19.27., of the City of Imperial Beach Municipal Code entitled "Seacoast Commercial Zone" is hereby amended, by expanding the permitted and prohibited uses pursuant to Sections 19.27.020., and 19.27.030., specifically allowing public parks, public parking lots, kiosks, professional offices, financial institutions, theaters and assemblies, and prohibiting pawn shops, as follows:

19.27.020. Permitted uses.

A. The following commercial uses shall be permitted subject to subsections B, C, and D of this section as appropriate:

1. Beach equipment rental;
2. Bed and breakfast;
3. Bookstores;
4. Boutiques;
5. Financial institutions
  - A. On first floor, subject to subsection B.
  - B. All floors when located on Palm Avenue, Silver Strand Boulevard and/or Third Street.
6. Fishing supply;
7. Hotels and motels;
8. Personal services;
9. Professional Offices
  - A. On first floor, subject to subsection B.
  - B. All floors when located on a Palm Avenue, Silver Strand Boulevard and/or Third Street.
10. Public parks;
11. Resident Inns;
12. Real Estate offices;
13. Private postal services;
14. Restaurants;
15. Retail shops;
16. Specialty shops;
17. Surf shops;
18. Any other retail business or service establishment which the City Council finds to

be consistent with the purposes of this Chapter and which will not impair the present or potential use of adjacent properties, excluding those listed under subsection B below;

19. Residential dwelling units may be permitted above the first floor at a maximum density of one unit per every 1,500 square feet of lot area, subject to approval of a CUP and subject to subsections B and C of this Section as appropriate.

20. Kiosks.

B. The uses listed below are permitted subject to the approval of a Conditional Use Permit. Conditional Use Permits for financial institutions and professional offices shall be considered, provided these uses do not exceed thirty percent (30%) of the existing commercial square footage on Seacoast drive and intersecting residential streets. Upper floor professional offices and financial institutions are not subject to this section.

1. Arcades and centers;
2. Athletic and health clubs (second floor only);
3. Bars and cocktail lounges;
4. Liquor stores;
5. Clubs and lodges;
6. Commercial recreation facilities not otherwise listed;
7. Educational institutions;
8. Timeshares; shall be prohibited on the first floor unless 25% of the units are restricted to overnight accommodation;
9. Residential dwelling units above the first floor at a maximum density of one unit per every 1,500 square feet of lot area, subject to subsections C and D of this Section as appropriate.
10. Financial Institutions:  
On first floor, subject to a Conditional Use Permit per subsection B;
11. Professional offices:  
On first floor, subject to a Conditional Use Permit per subsection B;
12. Theaters and assemblies;
13. Public parking lots.

C. Site Plan Review by the City Council will be required if any of the following applies for proposed uses located in the C-2 zone:

1. All proposed commercial developments involving new construction.
2. Any addition, construction, remodeling or alteration of existing buildings resulting in an increase of ten percent or greater of the gross floor area of a commercial

structure or in an individual commercial space within the structure or within a commercial shopping center.

3. Any proposed commercial use, residential use, or structure requiring the approval of a Conditional Use Permit.
4. Any development including residential dwelling units above the first floor.

D. Site Plan Review by the Community Development Director (administrative approval) will be required if any of the following applies for proposed uses located in the C-2 zone:

1. Any addition, construction, remodeling or alteration of existing buildings resulting in a one time increase of less than ten percent of the gross floor area of a commercial structure or in an individual commercial space within the structure or within a commercial shopping center. Multiple additions to existing commercial buildings which cumulatively result in an increase of ten percent or greater of the originally approved gross floor area of a commercial building shall require Site Plan Review by the City Council.
2. Exterior facade alterations to existing buildings located on a design review corridor as identified in Section 19.83.20.A.1.
3. The building or site or a portion of the building or site that is proposed to be occupied has been vacant for a period of two years or greater.
4. Kiosks.

19.27.030. Prohibited uses.

The following uses are prohibited in the C-2 zone:

1. Automotive repair;
2. Body shops;
3. Automobile service stations;
4. Automobile dismantling or wrecking yards;
5. Campsite;
6. Drive-thru establishments;
7. Equipment rental yards;
8. Kennels;
9. Mortuaries;
10. Post office;
11. Tattoo establishment;
12. Pawn shops.

SECTION 2. The land use description for the C-2 Seacoast Commercial designation in the Land Use Element of the General Plan shall be as follows:

The Seacoast Commercial land use designation provides for land to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. It is intended that the dominant type of commercial activity in this designation will be visitor-serving retail such as specialty stores, surf shops, restaurants, hotels and motels, etc. In order to promote a more pedestrian-oriented community character, as well as to reduce the high volume of vehicle trips attracted by drive-thru establishments, drive-thru services for restaurants, banks, dry cleaners and other similar auto related business establishments shall be prohibited in this zone. Residential uses may be permitted above the first floor at a maximum density of one dwelling unit per every 1,500 square feet of land. Discretionary permit review by the City shall be required for such residential use.

SECTION 3. The City Clerk shall change all references to the C-1 zone in Chapter 19.27 where said references should be to the C-2 zone and amend the reference to Section 19.27.040.D., as found in Section 19.27.040., to correctly refer to Section 19.27.040.C.

SECTION 4. The City shall prepare an annual survey of uses within existing commercial floor space on Seacoast Drive and intersecting residential streets in the C-2 Zone and transmit the results to the California Coastal Commission for review.

SECTION 5. This Ordinance shall be codified.

SECTION 6. The City Clerk of the City of Imperial Beach shall certify the adoption of this Ordinance and cause the same to be published in a manner required by law.

SECTION 7. This modification constitutes an Amendment to the Zoning Code of the City of Imperial Beach, a component of the Local Coastal Program and requires certification by the California Coastal Commission. Therefore, the City Clerk is hereby directed to transmit the ordinance to the California Coastal Commission for certification.

SECTION 8. This Ordinance shall take effect thirty (30) days after its passage, or until certification by the California Coastal Commission, whichever comes later.



INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Imperial Beach, California, held the 4th day of February, 1998; and thereafter PASSED AND ADOPTED at a regular meeting of said City Council held this 18th day of February, 1998, by the following roll call vote:

AYES:	COUNCILMEMBERS:	BIXLER, ROSE, WINTER, BENDA, HALL
NOES:	COUNCILMEMBERS:	NONE
ABSENT:	COUNCILMEMBERS:	NONE

Michael B. Bixler  
MICHAEL B. BIXLER, MAYOR

ATTEST

Linda A. Trovan  
LINDA TROYAN, CITY CLERK

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and exact copy of Ordinance No. 98-920, an Ordinance amending Chapter 19.27 of the City of Imperial Beach Municipal Code entitled "Seacoast Commercial Zone", to expand the permitted and prohibited uses pursuant to Sections 19.27.020., and 19.27.030., specifically allowing public parks, kiosks, professional offices, financial institutions, residential units, theaters and assemblies, and prohibiting pawn shops (LCPA/ZCA 97-02).

  
CITY CLERK

3/12/98  
DATE