Exhibit D: Proposed LUP and IP with Suggested Modifications Incorporated

SECTION I CHAPTER 1

Purpose

This document establishes the Land Use Plan (LUP) for the City of Seaside's Local Coastal Program (LCP), prepared in accordance with the California Coastal Act of 1976. The LUP provides the specific goals, policies, and proposed implementation actions that govern land and water use within Seaside's coastal zone. The goals set forth in this LUP are, by design, intended to protect and enhance the resources of the coastal zone consistent with the goals of the Coastal Act as well as the expressed goals of the citizenry.

This LUP document updates and replaces the 1983 LUP for the LCP of the City of Seaside (certified by the California Coastal Commission on October 12, 1983).

Legislative Mandate

The California Coastal Act of 1976 requires local jurisdictions along the California coast to prepare an LCP. The LUP is a key element of the LCP, but constitutes only half of the document as defined by the California Coastal Act.

After certification of an LUP by the Coastal Commission, an Implementation Plan consisting of the land use controls (zoning ordinances, zoning district maps, and other legal instruments) necessary to carry out the Land Use Plan must be prepared. The Coastal Commission-certified Implementation Plan, when combined with the certified LUP, represents the LCP.

Coastal cities and counties must incorporate the following policies into their individual LCPs, as applicable:

The California Coastal Act defines a **Local Coastal Program** as:

... a local government's land use plans, zoning ordinances, zoning district maps, and, within sensitive coastal resources areas, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of [the Coastal Act] at the local level.

The California Coastal Act defines a **Land Use Plan** 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.

(PRC Section 30108.5)

INTRODUCTION

- Protection and expansion of public access to the shoreline and recreational opportunities and resources, including commercial visitor-serving facilities;
- Protection, enhancement, and restoration of environmentally sensitive habitats, including intertidal and nearshore waters, wetlands, bays and estuaries, riparian habitat, certain wood and grasslands, streams, lakes, and habitat for rare or endangered plants or animals;
- Protection of productive agricultural lands, commercial fisheries, and archeological resources;
- Protection of scenic coastal landscapes and seascapes;
- The establishment, to the extent possible, of urban-rural boundaries and directing new housing and other development into areas with adequate services to avoid wasteful urban sprawl and leapfrog development;
- Provision for the expansion, in an environmentally sound manner, of existing industrial ports and electricitygenerating power plants, as well as for the siting of coastal-dependent industrial uses;
- Protection against loss of life and property from coastal hazards.

With the certified LCP, the City of Seaside assumes the responsibility for issuing coastal development permits (CDPs). Consistent with the provisions of the Coastal Act, the Coastal Commission will retain original permit jurisdiction over certain specified lands, such as any submerged lands, tidelands, and public trust land. The Commission will also retain the authority to hear appeals of the City's CDP decisions, review and approve any amendments to the certified LCP, and review the LCP at least every five years to ensure proper implementation and continued compliance with the Coastal Act.

In authorizing CDPs, the City must make a finding that the proposed development conforms to the certified LCP.

SECTION I CHAPTER 1

The California Coastal Act

In October 1972, the United States Congress passed Title 16 U.S.C. 1451–1464, which established a federal coastal zone management policy and created a federal coastal zone. By that legislation, the Congress declared a national interest in the effective management, beneficial use, protection, and development of the coastal zone in order to balance the nation's natural, environmental, and aesthetic resource needs with commercial-economic growth.

The Congress found and declared that it was a national policy "to encourage and assist the states to exercise effectively their responsibilities in the coastal zone through the development and implementation of management programs to achieve wise use of the land and water resources of the coastal zone giving full consideration to ecological, cultural, historic, and aesthetic values as well as to the need for economic development" (16 U.S.C. 1452b). As a result of that federal enactment, coastal states were provided a policy and source of funding for the implementation of federal goals.

The California Coastal Act of 1976 is the permanent enacting law approved by the state legislature. The Coastal Act provides for the transfer of permitting authority, with certain limitations reserved for the State, to local governments through adoption and certification of LCPs by the Coastal Commission.

According to Section 30001.5 of the Coastal Act, the basic goals of the State for the coastal zones are to:

- Protect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.
- Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
- Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.
- Assure priority for coastal-dependent and coastal-related development over other development on the coast.

The coastal zone generally extends inland 1,000 yards from the mean high tide of the line of the sea. In significant coastal estuarine, habitat, and recreational areas it extends inland to the first major ridgeline paralleling the sea or five miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone generally extends inland less than 1,000 yards. The coastal zone does not include the area of jurisdiction of the San Francisco Bay Conservation and **Development** Commission.

California Coastal Act PRC Section 30103

INTRODUCTION

 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.

City of Seaside LUP History (1983 LUP)

The 1983 LUP was the result of a land use planning effort that began in 1977. The key elements of the process included an inventory of existing conditions, an evaluation of policy alternatives, three draft LUP documents, and numerous public workshops and public hearings. At the beginning of the LCP planning process, there was an expressed desired direction for the LCP as summarized in the following general goals:

- To encourage public access to the lake and beach shorelines, while minimizing adverse impact on dune and marsh habitats, and ensuring public safety from water run-up hazards.
- To maximize, to the extent feasible, the recreational potential of Laguna Grande, Roberts Lake, and the beach while, at the same time, preventing damage to or minimizing the loss of major natural habitat areas.
- To preserve and encourage low- and moderate-income housing opportunities where feasible, safe, and healthy.
- To minimize safety hazards and impacts from natural and man-induced hazards.
- To preserve and enhance coastal vistas, views, and view corridors while recognizing the rights of private property owners and the demands for visitor-serving facilities.
- To minimize dredging and filling unrelated to water quality considerations, while recognizing the recreational needs for open space.
- To provide coastal access, visitor-serving facilities, and public improvements within the funding constraints of the public sector.
- To allow each property owner an economic return on land owned.
- To allow land uses which respond to the institutional and natural constraints of the land, and which minimize disturbance of the surrounding land area.

SECTION I CHAPTER 1

- To preserve and enhance the natural resources, environmental quality, and community character of the coastal zone.
- To enhance the long-term fiscal returns to local governments yielded by properties within the coastal zone.
- To promote the development of run-off control measures capable of minimizing the further siltation of Laguna Grande.

The more specific 1983 LUP policies were developed in response to these general goals, while still remaining consistent with Coastal Act policies.

The 1983 version of the LUP included portions of the coastal zones of both the City of Seaside and the City of Monterey (collectively referred to as the Laguna Grande coastal zone) and identified four subareas: Laguna Grande, Roberts Lake, Beach and Roberts Avenue.

The 1983 LUP Boundary and the defined subareas are illustrated in **Figure 1-1**. The jurisdictional boundaries of the cities of Seaside and Monterey represent an artificial separation of the estuarine complex, composed of Laguna Grande and Roberts Lake, formerly a single lagoon with an outlet to the ocean. Since the cities' coastal zones are contiguous at Laguna Grande and Roberts Lake, and recognizing the interrelationship of the lakes, the cities agreed to study and plan for this segment of the coastal zone jointly. This decision was formalized in a Joint Powers Agreement (JPA) adopted by the City Councils of both cities in November 1977.

The joint study area comprises the Laguna Grande and Roberts Lake subareas shown in **Figure 1-1**. The Beach Subarea and the Del Monte Subarea, also shown in **Figure 1-1**, are entirely in the City of Seaside. Therefore, while the 1983 LUP addressed each of the four subareas identified above, the Laguna Grande and Roberts Lake subareas were addressed jointly by the City of Seaside and the City of Monterey. The other two subareas, the Beach and Del Monte subareas, were addressed separately by the City of Seaside.

Exhibit D: Proposed LUP and IP with Suggested Modifications Incorporated **SECTION I** INTRODUCTION CHAPTER 1 DEL MONTE BEACH HOLIDAY INN FIGURE 2 COASTAL ZONE SUBAREAS COASTAL ZONE BOUNDARY SUBAREA BOUNDARY LAGUNA GRANDE LAGUNA GRANDE LOCAL COASTAL PROGRAM



Figure 1-1
1983 Land Use Plan Boundary and Subareas



e: 1983 City of Seaside Land Use Plan for the Local Coastal Program

SECTION I CHAPTER 1

On October 12, 1983, the Coastal Commission certified the City of Seaside LUP for its entire coastal zone including the Laguna Grande, Roberts Lake, Beach, and Del Monte subareas; however, the LCP has not been certified. A chronology of events leading up to the certification of the 1983 LCP is provided as **Chapter 1** of **Section II – Background Report**.

LUP Update Preparation (2009–2012 LUP)

Although the general goals identified in the 1983 LUP remain current, the document itself is outdated and no longer reflects expectations for coastal protection or the current regulatory framework. With the intention of updating the LUP, as well as other City policy documents and programs, the City of Seaside City Council has been using a strategic planning process to set goals and identify the actions needed to accomplish those goals.

In 2002, the City Council adopted a strategic plan in order to focus resources toward the accomplishment of the City's key goals. The City Council continuously reviews and updates the Strategic Plan on a six months basis to reflect current circumstances. The current three-year goals (2011–2014) are the following:

- Create and maintain a diverse, stable and sustainable economic base.
- Improve Public Safety and the City's appearance.
- Lead the implementation of the water solution.
- Achieve fiscal wellness.
- Enhance engagement with the public.

The Council also works with City staff to identify specific steps to be taken to move the City closer to its ultimate goals. The City's goals reflect the Council's commitment to fulfilling the City's mission and vision in a way that is consistent with its values.

The materials describing existing conditions, general goals, land use designations and policies, and land use intensity criteria found in the text of the LUP are the result of a land use planning effort which began in Summer 2008. The key elements of this planning effort included: an inventory of existing conditions; field reconnaissance and mapping; creation of base maps using Geographic Information System (GIS); preparation of a Biological Inventory Report (Appendix A); meeting with Commission Planning Staff; an evaluation of policy alternatives; and consolidation, formatting and updating policies.

INTRODUCTION

The intent of the LUP Update is to:

- Maintain the intent of relevent general goals as put forward in the 1983 LUP, while remaining consistent with Coastal Act policies.
- Individualize the City's LUP (rather than having a joint document with the City of Monterey).
- Update policies to be consistent with the City's 2004 General Plan.
- For the Del Monte Subarea of the Coastal Zone, to support the goals established by the West Broadway Urban Village Specific Plan (WBUVSP).
- Identify and discard policies that are outdated or do not make sense based on the current setting.
- Eliminate redundancy and maintain consistency.
- Add to or expand policies and programs in response to changing community needs and issues.
- Organize coastal zone policies by geographic subarea so they are easier to find and implement.
- Incorporate relevant and timely policies necessary to sustainably guide planning in the City's Coastal Zone.

New coastal policies and strategies have been included to address gaps in the current LUP, emerging issues and challenges and new (or anticipated) State requirements including those addressing climate change and sea level rise. The Seaside LUP Update applies to the Seaside Coastal Zone Area and including the four subareas illustrated in **Figure 1-2** as well as the Highway 1 corridor within the City limits .

RELATIONSHIP OF THE LUP TO EXISTING PLANS

The LUP establishes land use designations, general development criteria, and policies that regulate development in the coastal zone. The City's General Plan and the General Plan's Land Use Element in particular may contain more precise development limits for specific properties. Should a conflict exist between the General Plan and the LUP, the LUP's provisions shall take precedence. If a conflict arises between LUP provisions internally, the provisions that are the most consistent with the Coastal Act and the most protective of coastal resources shall take precedence. However, in no case shall the policies of the LUP be interpreted to allow a development to exceed a development limit established by the

SECTION I CHAPTER 1

General Plan or its implementing ordinances. Development Standards and Design Guidelines established by the West Broadway Urban Village Specific Plan (WBUVSP), included in Appendix C, apply to portions of the Del Monte Subarea of the coastal zone. Management measures established by the Wetlands Management / Enhancement and Restoration Program included in Appendix B (and approved by the Coastal Commission as coastal permit number 3-86-129) apply to portions of Laguna Grande within Seaside's city limits. The LUP does not preclude other more detailed plans, such as a park master plan, from being developed and adopted separately in the future, provided that if they affect any provision of this LUP, they do not go into effect until the LUP has been correspondingly amended.

Suggested Modifications to Figure 1-2

Modify Coastal Zone Boundary along Del Monte to reflect changes in Mello Bill

Add area of coastal zone north of Fremont Street to Figure 1-2: Seaside Coastal Zone Area and Subareas

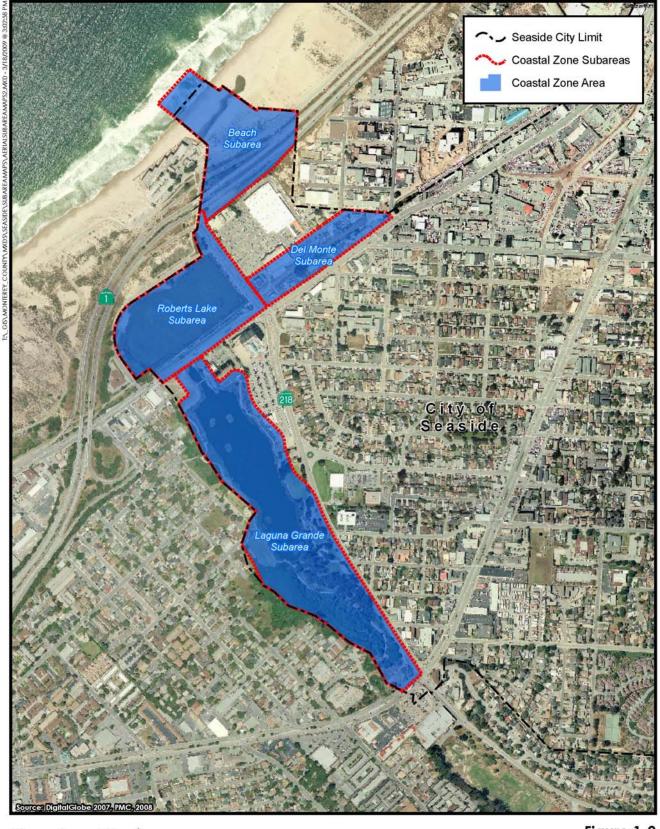




Figure 1-2 Seaside Coastal Zone Area and Subareas



SECTION I CHAPTER 1

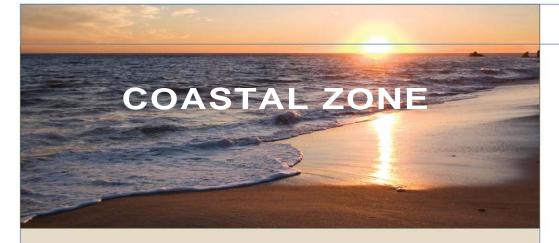
Organization of this LUP

The LUP has two primary components: **Section I – LUP Policy** chapters and **Section II – Background Report** chapters. Chapters within Section I and Section II are organized by area including a chapter for the overall City of Seaside coastal zone and a chapter dedicated to each of the four Seaside coastal zone subareas (**Figure 1-2**). Information in the Coastal Zone chapter applies to the entire Seaside coastal zone. Information within each of the subarea chapters applies to the specified subarea only.

Each topic chapter in **Section I** follows the same outline: a statement of purpose, a brief introduction, policies, and a summary of proposed implementation actions. Policies within each chapter are organized into the following three major topic areas:

- Natural Coastal Resources (Natural Habitat Areas, Visual Resources, Water Resources, Water Quality, and Natural Hazards)
- Public Access and Recreation
- Land Use and Development (Land Use Designations and Definitions, Land Use and Development Requirements, General Permit Considerations)

Policies are not listed in order of priority unless so stated. The user is referred to the **User Guide** provided at the beginning of this document for specific guidance in using this LUP.



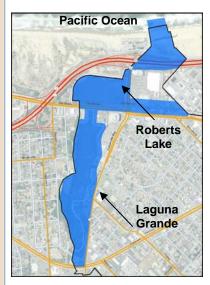
Purpose

The intent of this chapter is to provide policies applicable to all areas within the Seaside coastal zone. Please refer to the appropriate subarea chapter for additional policies applicable to each specific subarea.

Introduction

The Seaside coastal zone encompasses approximately 90 acres of land that extend from the Pacific Ocean to the terminus of the Canyon Del Rey Creek on the southeastern portion of Laguna Grande. The coastal zone is completely bound on the southwest by the City of Monterey. To the northwest is the Pacific Ocean. Sand City and Canyon Del Rey Boulevard border most of the south and east portion of the coastal zone.

The Seaside coastal zone contains approximately 500 feet of beach frontage along the Pacific Ocean. A former estuarine complex, composed of Roberts Lake at the center and Laguna Grande to the south, makes up the vast portion of the City's coastal zone area. Highway 1 separates the beach from Roberts Lake, although they are connected by an outfall located at the foot of Humboldt Street and in the seawall adjacent to the Monterey Beach Hotel. Del Monte Boulevard and the abandoned Southern Pacific Railroad right-of-way separate Roberts Lake from Laguna Grande. The Seaside portion of the Monterey Bay Coastal Recreational Trail runs along a portion of the railroad right-of-way, around Roberts Lake, and along the coastline through the Beach Subarea. This section is part of an 18-mile coastal rail-trail that extends from Pacific Grove to Castroville. Several commercial businesses are located along the northeastern portion of Del Monte Boulevard.



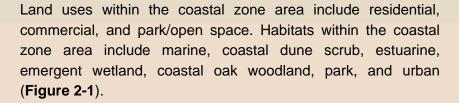
Seaside Coastal Zone Area shown as the blue shaded area

COASTAL ZONE

Sustainable development

is . . . development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

1987 Brundtland Report of the World Commission on Environment and Development



The intent of the following policies is to protect, maintain, and, where feasible, enhance and restore the valued qualities of Seaside's entire coastal zone area including its natural resources, scenic qualities, recreational and educational opportunities, and public access to coastal areas.

Policies

Policies for the coastal zone are presented below in three main subsections: Natural Coastal Resources, Public Access and Recreation, and Land Use Development (which provides more specific policies regarding development in the coastal zone).



Natural Coastal Resources

1. Natural Habitat Areas



Policy NCR-CZ 1.1.A – Promote Sustainable Development

New development shall promote environmental sustainability which is essential to reducing impacts to natural resources, habitat loss, and air and water resources.



Policy NCR-CZ 1.1.B – Promote Sustainability of Biological Productivity

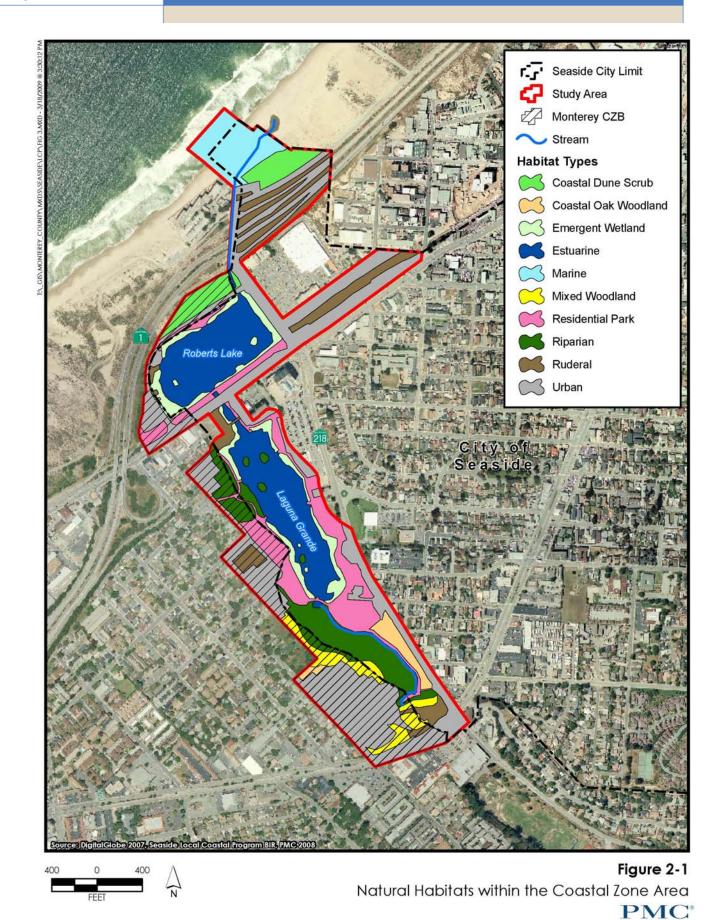
The City shall identify and pursue appropriate methods of native enhancement and restoration that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

"Cumulatively" or

"cumulative effect" means
the incremental effects of an
individual project shall be
reviewed in connection with
the effects of past projects,
the effects of other current
projects, and the effects of
probable future projects.

SECTION I COASTAL ZONE CHAPTER 2 Policy NCR-CZ 1.1.C - Minimize Adverse Effects to **Natural Coastal Resources.** New development shall be located in areas where it will not have significant adverse effects either individually or cumulatively on natural coastal resources and public access and recreation. LAND USE PLAN

Page 14 of 201



SECTION I CHAPTER 2



Policy NCR-CZ 1.2.A – Designation of ESHA

Areas of particular habitat value and fragility consistent with Policy LUD-CZ 1.3.B are considered Environmentally Sensitive Habitat Areas (ESHA). **Figure 2-2** represents a preliminary mapping of lands containing potential ESHA. Actual determination of ESHA boundaries shall be based on facts on the ground at the time development is considered.



Policy NCR-CZ 1.2.B - Protection of ESHA

- i. ESHAs shall be protected against significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.
- ii. Development in areas adjacent to ESHAs shall be sited and designed to prevent impacts which would significantly degrade those areas and shall be compatible with the continuance of those habitat areas.
- iii. Site-specific surveys to confirm the presence and extent of identifiable plant and animal life or habitats shall be required for all new development in, and adjacent to, ESHA.
- iv. Site-specific surveys shall be prepared by a qualified biologist and shall include recommended mitigation measures to avoid, and where avoidance is not possible, minimize sensitive habitat impacts.



Policy NCR-CZ 1.3.A – Designation of Wetlands

Areas periodically or permanently covered with water, that meet the definition of wetland in Coastal Act Section 30121, are considered to be wetlands. The presence of either hydrology, soils, or vegetation must be evidenced for an area to qualify as a wetland. The wetlands identified on Figure 2-3 shall represent a preliminary mapping of lands containing potential wetlands. Actual determination of wetland boundaries shall be based on facts on the ground at the time development is considered.

Any area within Seaside's coastal zone in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments is defined to be an Environmentally Sensitive Habitat Area or ESHA, consistent with Coastal Act

Any area within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens is considered to be a wetland consistent with Coastal Act Section 30121.



Canyon Del Rey Watershed-Wetland near State Route 68 (February 2009)

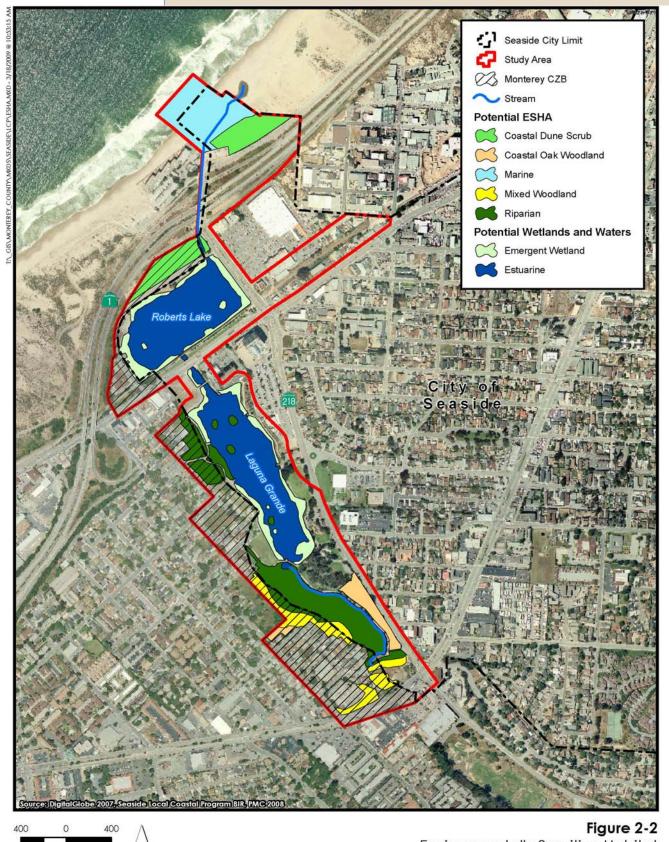


Figure 2-2
Environmentally Sensitive Habitat
Area (ESHA) within the Coastal Zone



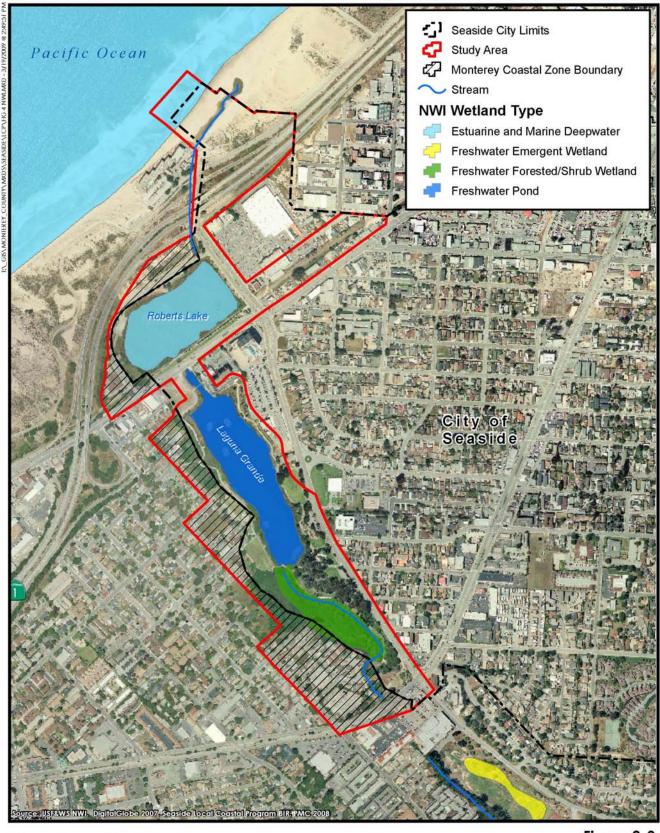


Figure 2-3
Potential Wetlands within the Coastal Zone Area

PMC*

COASTAL ZONE



Policy NCR-CZ 1.3.B - Protection of Wetlands

- i. The biological health and productivity of wetland areas shall be maintained, and where feasible, restored.
- ii. Development that may have an adverse effect on a wetland shall not be allowed.
- iii. The biological productivity of coastal waters, streams, wetlands, estuaries, and lakes, shall be maintained and restored, where feasible, to maintain optimum populations of marine organisms and to protect human health where applicable. Maintenance and restoration efforts shall support biological productivity by minimizing adverse effects of wastewater discharges and entrainment; controlling runoff, preventing substantial interference with surface water flow, and minimizing alteration of natural streams; preventing depletion of groundwater supplies; encouraging wastewater reclamation; and maintaining natural vegetation buffer areas that protect riparian habitats.



Policy NCR-CZ 1.4.A – Designation of Marine Resources

All significant bodies of water including the Monterey Bay, Laguna Grande Lake, and Roberts Lake are recognized as marine resources.



Policy NCR-CZ 1.4.B – Protection of Marine Resources

- i. Marine resources shall be maintained, enhanced, and, to the extent feasible, restored. Uses of the marine environment shall be carried out in a manner that will improve habitat quality and will sustain the biological productivity of coastal waters.
- ii. In addition to the policies identified in Policies NCR-CZ 1.3.B and 1.5.C, methods for maintenance and enhancement of marine resources include, but are not limited to, trash removal, sediment removal, nonnative vegetation removal and native re-vegetation, and any other feasible methods to improve water quality (refer to Policies NCR-CZ 1.3.B, 1.5.C, 1.5.D and 4.1.A).

The term Marine Resource. as it is used in this LUP, is a broad, encompassing term that incorporates all marine life and marine habitats, including the flora and fauna of the Monterey Bay Marine Sanctuary and all water bodies within the coastal zone that, due to their aesthetics, function, or contribution to the social and environmental ecosystem, are considered to have exceptional value and public importance. .

SECTION I CHAPTER 2

- iii. The City shall seek opportunities to consolidate and/or eliminate reliance on storm water outfalls which daylight onto the beach and convey storm water into Monterey Bay. Improve water quality by reducing sources of and/or treating pollution before it enters the storm drain system (e.g., pursue opportunities to route urban runoff from Highway One and other inland areas to detention basins).
- iv. All development shall adequately collect, filter, and treat its associated runoff. Low Impact Development concepts (e.g., limiting impervious surfaces, use of vegetated areas for runoff treatment, etc.) shall be encouraged.



Policy NCR-CZ 1.4.C – Diking, Filling, Dredging of Marine Resources

Diking, filling, or dredging activities may be allowed only if such activities are: a) the least environmentally damaging feasible alternative, b), are accompanied by adequate mitigation measures to minimize adverse environmental effects, and c) limited to the following:

- Placement of structural pilings for public recreational piers that provide public access and recreation;
- Incidental public services (i.e., maintenance of existing outfalls);
- Mineral extraction, including for restoring beaches, except in environmentally sensitive habitat areas;
- Restoration purposes;
- Nature study, aquaculture, or similar resource dependent activities

Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment shall be transported for such purposes to appropriate beaches or into suitable long shore current systems.

In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary.

COASTAL ZONE



Policy NCR-CZ 1.5.A – Designation of the Canyon Del Rey Creek Watershed

The Canyon Del Rey Watershed includes lands from multiple jurisdictions. Lands contained within these jurisdictions have been designated as follows:

- 2010 General Plan of Monterey County: Rural Density/Permanent Grazing
- 2004 General Plan of City of Seaside: Parks and Open Space
- 2004 General Plan of the City of Monterey: Industrial/Park and Open Space
- 1997 Zoning Ordinance of Del Rey Oaks: Residential/Commercial/Park and Open Space



Policy NCR-CZ 1.5.B – Evaluation of the Canyon Del Rey Creek Watershed

Support ongoing efforts to prepare the Canyon del Rey Watershed Master Drainage Plan Update as part of the update to the Monterey Peninsula, Carmel Bay, and South Monterey Bay Integrated Regional Water Management Plan. Incorporate the Master Drainage Plan results, goals, policies, and objectives into the codes and programs of the City's Municipal Code and General Plan, where applicable.



Policy NCR-CZ 1.5.C – Protection of the Canyon Del Rey Creek Watershed

- The City shall continue to implement the following erosion control and sedimentation mitigation measures:
 - Continue enforcement of the Urban Storm Water Quality Management and Discharge Control ordinance, as amended, (Chapter 18.46 of the Seaside Municipal Code) for all future construction in the watershed.
 - Design of street drainage to maximize retention and minimize impervious surface area and street flooding.
 - Regulate construction activities on unstable slopes that are susceptible to erosion.

For the purpose of this document, the Canyon Del Rey Watershed, defined as the area beginning near the intersection of Quail Ridge Lane and State Route 68, continuing along State Route 68 toward the City of Monterey until the intersection of Canyon Del Rey Boulevard and State Route 68, and extending along Canyon Del Rey Boulevard until the terminus of Canyon Del Rey Creek at the southeastern end of Laguna Grande, has been determined to have exceptional value and public importance.

SECTION I CHAPTER 2

- Prevent additional gullying of alluvial terraces by maintaining riparian vegetation.
- ii. The City shall continue to implement, monitor, comply with and update (as needed) the Monterey Regional Storm Water Management Plan (SWMP) as a participating entity in order to be in compliance with Final Phase II National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004 adopted by the State Water Resources Control Board on April 30, 2003.
- iii. The City shall implement and comply with the final "Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region" (adopted September 6, 2012); and update appropriate City policies, programs and documents as needed.



Policy NCR-CZ 1.5.D – Management of the Canyon Del Rey Creek Watershed – Update of the Seaside Wetland Management /Enhancement and Restoration Program

The functioning of the Canyon Del Rey Creek Watershed has potential implications for the entire Seaside coastal zone (potential flooding, erosion, water quality etc.). As such, the City of Seaside shall update the Wetlands Management/Enhancement and Restoration Program for the Laguna Grande/Roberts Lake LCP (1983; Appendix B) to incorporate the findings of the Canyon Del Rey Creek Watershed Master Drainage Plan Update upon completion (identified in Policy NCR-CZ 1.15.B). The updated Wetlands Management / Enhancement Restoration Program for the Laguna Grande/Roberts Lake subareas shall be incorporated into the LCP through an LCP amendment and certification by the Coastal Commission. In addition to incorporating the findings of the Canyon del Rey Creek Watershed Master Drainage Plan Update, the Wetlands Management / Enhancement and Restoration Program update shall include the following elements (at minimum):

COASTAL ZONE

- A clear statement of the goals of the native restoration and enhancement of habitat types and water quality within the Canyon Del Rey Creek Watershed that will sustain biological productivity, including a description of the existing habitat types and quality to provide a benchmark for developing performance criteria.
- Guidelines, programs, and funding sources for water quality improvements that are consistent with maintenance, reestablishment, and enhancement of existing wetland habitats and water quality improvement objectives.
- Guidelines, in consultation with the appropriate state and federal resource agencies, for the preservation and/or reestablishment of equivalent (size and biological value) areas of riparian and marsh vegetation.
- Guidelines which identify the appropriate method(s) of resource restoration and enhancement that will sustain the biological productivity of coastal waters (which may include dredging and filling if identified to be for the exclusive purpose of resource restoration or habitat enhancement only).
- Guidelines for the maintenance and management of all resource areas in the watershed after restoration or enhancement.
- Guidelines for design of recreational improvements and maintenance of all shoreline improvements in both Laguna Grande and Roberts Lake.
- A timeline of near-, mid-, and long-term restoration opportunities.
- An identification of technical, planning, and design assistance needed to foster plan development.
- A Vegetation Management Plan that includes the following:
 - Identification of vegetation and habitat types within the Seaside coastal zone.

COASTAL ZONE SECTION I CHAPTER 2

- Guidelines for improvement, maintenance, and management of all identified resource areas including a Weed Eradication Plan, Planting Plan, Maintenance Plan, and Monitoring Plan, as appropriate.
- Guidelines for stabilization of the dune areas including the area adjacent to Roberts Lake utilizing best available methods such as planting and maintaining native vegetation.
- Identification of vegetative shoreline improvements that will encourage use by native, non-invasive, and non-nuisance wildlife.
- Identification of areas appropriate for use as a community garden.
- Identification of appropriate responsible parties for improvement, maintenance, and management of all resources.
- A summary of relative cost and funding responsibilities.
- ii. Until the update to the Wetlands Management / Enhancement and Restoration Program for the Local Coastal Program Land Use Plan including the Laguna Grande and Roberts Lake Subarea Chapters is completed, the City shall continue to implement and promote management / enhancement and restoration measures that meet the following objectives:
 - Stabilize the water surface area and depth of Laguna Grande and Roberts Lake by removing accumulated sediment and controlling the influx of new sediment.
 - Improve water quality to a degree sufficient to support a recreational fishery, provide enhanced aesthetic qualities and permit recreational boating;
 - Provide shoreline improvements that enhance public opportunities for observation and enjoyment of the natural habitat areas, that complement the natural character of the wetlands and riparian areas and are consistent with the

COASTAL ZONE

protection of these areas, and that are compatible with existing recreational facilities and with the use of the adjoining private properties.



Policy NCR-CZ 1.6.A – Control of Canada Goose Population

The City, in coordination with the Monterey Peninsula Regional Park District, shall explore and implement humane methods of controlling goose populations.

2. Visual Resources



Policy NCR-CZ 2.1.A – Designation of Visual Resources

The scenic and visual qualities of lakes and coastal areas, including Roberts Lake, Laguna Grande, the coastal sand dunes, and Monterey Bay/Pacific Ocean, including from State Highway 1, shall be considered visual resources of public importance. Scenic resources identified on **Figure 2-4** shall represent a preliminary mapping of visually sensitive areas. Other scenic resource areas may be identified at the time of development consideration.



Policy NCR-CZ 2.1.B – Protection of Visual Resources

- i. Coastal visual resources shall be protected as a resource of public importance.
- ii. Visual resources and important view corridors shall be preserved. **Figure 2-4** shall be used to assist the City in identifying significant public views of visual resources, view corridors, viewshed enhancement areas, and visually sensitive areas where height and bulk limits shall be required to preserve visibility.
- iii. Development determined to have a significant adverse effect on a visual resource or substantially limit visibility of visual resource shall not be allowed.
- iv. Public trails, recreation areas, and public viewing areas shall be developed adjacent and/or accessible to scenic view corridors, where feasible.
- v. New development shall be sited and designed to protect visual resources, minimize the alteration of natural land forms, preserve view corridors, be visually compatible with the character of surrounding

The scenic and visual qualities of lakes and coastal areas shall be considered a visual resource and shall be protected as a resource of public importance (i.e. public views to Roberts Lake, Laguna Grande, coastal sand dunes, Monterey Bay, and the Pacific Ocean).

Viewshed enhancement areas are those areas that can be restored or enhanced to improve visual quality of degraded conditions.

Visually sensitive areas are those areas that require height and bulk development restrictions to preserve the public's ability to view visual resources.

SECTION I CHAPTER 2

- areas, and, where feasible, restore and enhance visual quality in visually degraded areas.
- vi. Views of the Seaside coastal zone from State Highway 1 shall be protected and enhanced through regulation of siting, design, and landscaping of all new development.
- vii. New structures shall be sited and designed to harmonize with the natural setting and not be visually intrusive. Structures, including fences, shall be subordinate to and blended into the environment, which may be accomplished through the use of appropriate materials that will achieve that effect. Where necessary, modifications shall be required for siting, structural design, shape, lighting, color, texture, building materials, access, and screening to protect public views. In scenic areas, structures shall utilize non-invasive native vegetation and topography to provide screening and visual compatibility..

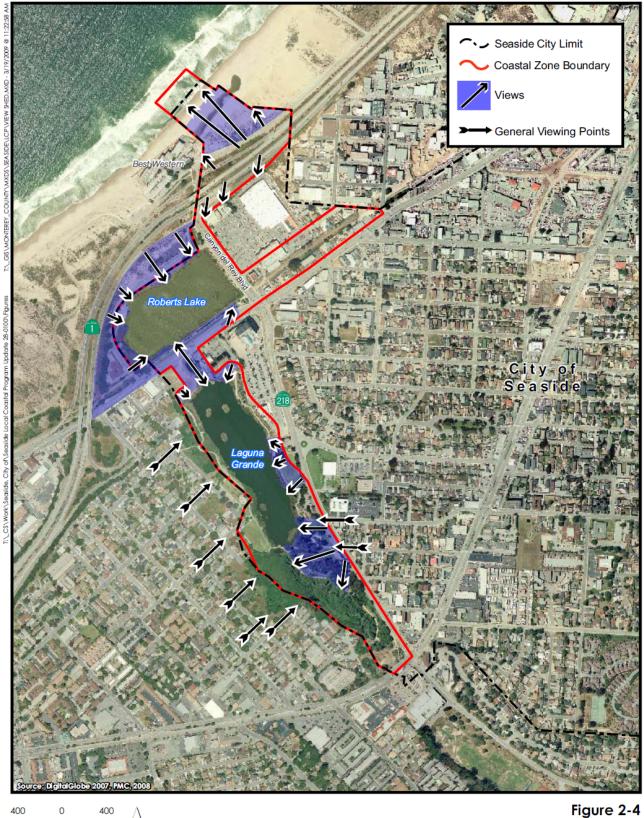
3. Water Resources



Policy NCR-CZ 3.1.A – Provision for Potable Water Supply

- The City shall participate in local and regional efforts to secure a safe and adequate/sustainable supply of water.
- ii. New development shall be sited in areas with adequate public utility services (i.e., water treatment and delivery) and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.
 - Where existing public utility services, including water, can accommodate only a limited amount of new development, priority uses including essential public services, public recreation, and visitor-serving commercial land uses shall have priority over other development/uses.

An adverse effect on a visual resource shall be defined as development that impacts views to and along the ocean and scenic coastal areas, alters natural land forms, conflicts with the character of surrounding areas, and/or, does little to restore and enhance the visual quality within visually degraded areas.



Views and Viewsheds to Visual Resources



SECTION I CHAPTER 2



Policy NCR-CZ 3.1.B – Protection of Potable Water Supply – Water Conservation

The City shall require that all new development, changes of ownership, and changes or expansions of use within the Coastal Zone meet or exceed Monterey Peninsula Water District's Water Efficiency Standards.



Policy NCR-CZ 3.1.C – Management of Potable Water Supply

Monitor water use in the City to ensure the availability of water to fulfill the goals of the LUP.



Policy NCR-CZ 3.1.D - Adequate Water

Development shall only be approved if it is demonstrated to have a safe, adequate, and sustainable water supply.



Policy NCR-CZ 3.2.A - Water Reserves

The City shall continue to support regional efforts to develop an alternative water supply for the City of Seaside.

4. Water Quality



Policy NCR-CZ 4.1.A – Water Quality

- i. The City shall actively pursue methods of improving water quality of lakes, streams, and other waterways throughout the LCP area by improving the quality of dry-weather and stormwater runoff flows through the adoption of adequate stormwater pollution prevention and Low Impact Development strategies.
- ii. The biological productivity and quality of coastal waters, streams, wetlands, and lakes shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of wastewater discharges and entrainment, controlling runoff, encouraging wastewater reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

COASTAL ZONE

5. Natural Hazards



Policy NCR-CZ 5.1.A – Designation of Natural Hazard Areas

The hazard areas identified on **Figures 2-5**, **2-6**, and **2-7** shall represent a preliminary mapping of potential hazards within the LCP area. Actual determination of hazard areas shall be based on facts on the ground at the time development is considered.

For the purposes of this Land Use Plan, a natural hazard is defined as threat of an atmospheric, earth, or water-related occurrence that will have a negative effect on life, property, or the environment. Natural hazards within Seaside's coastal zone include the following:

- Seismic
- Fire
- Flood
- Sea level rise
- High wave event storms, surges, and tsunamis

SECTION I CHAPTER 2

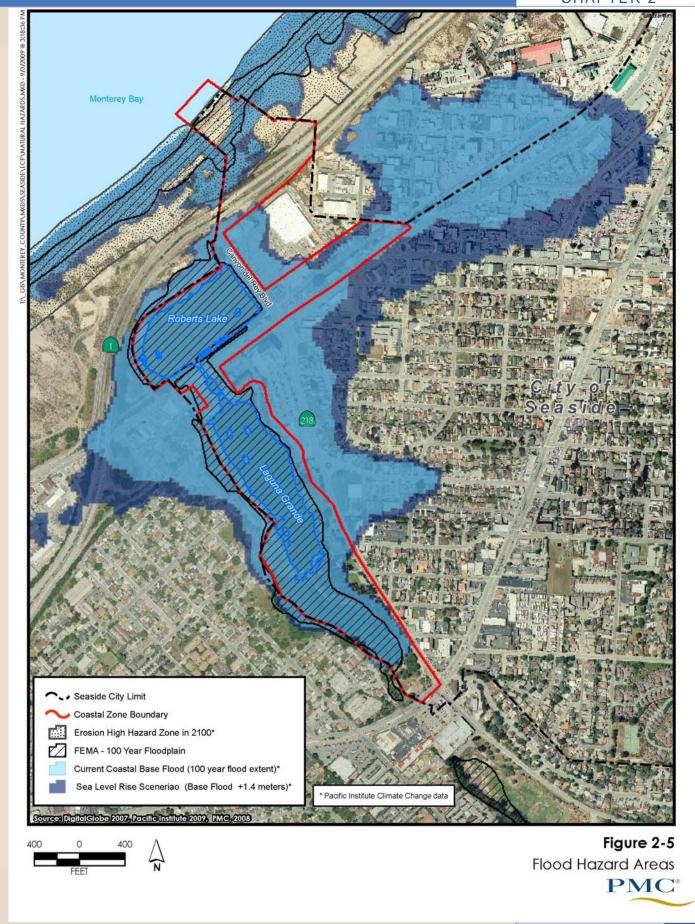
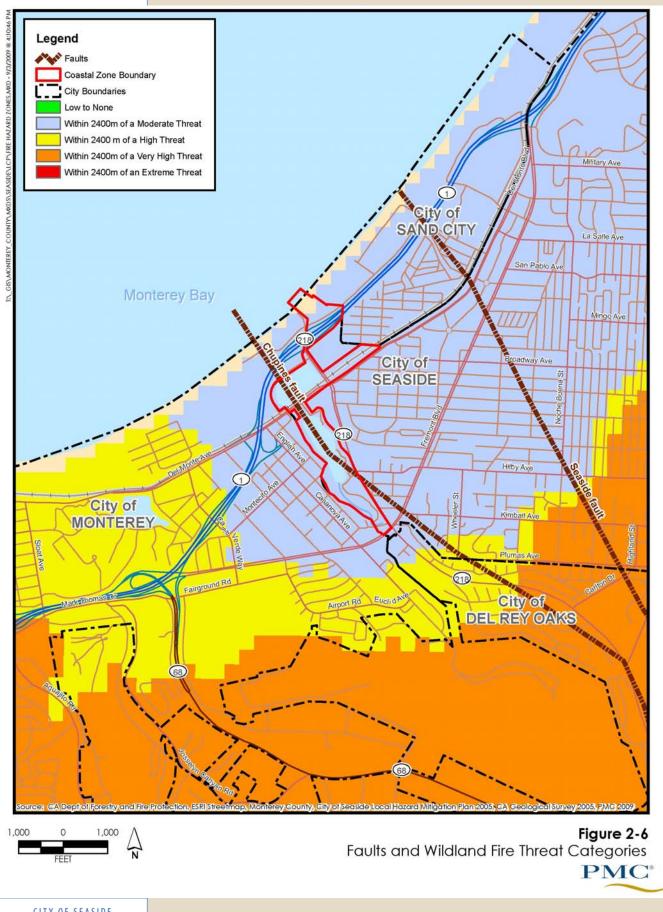
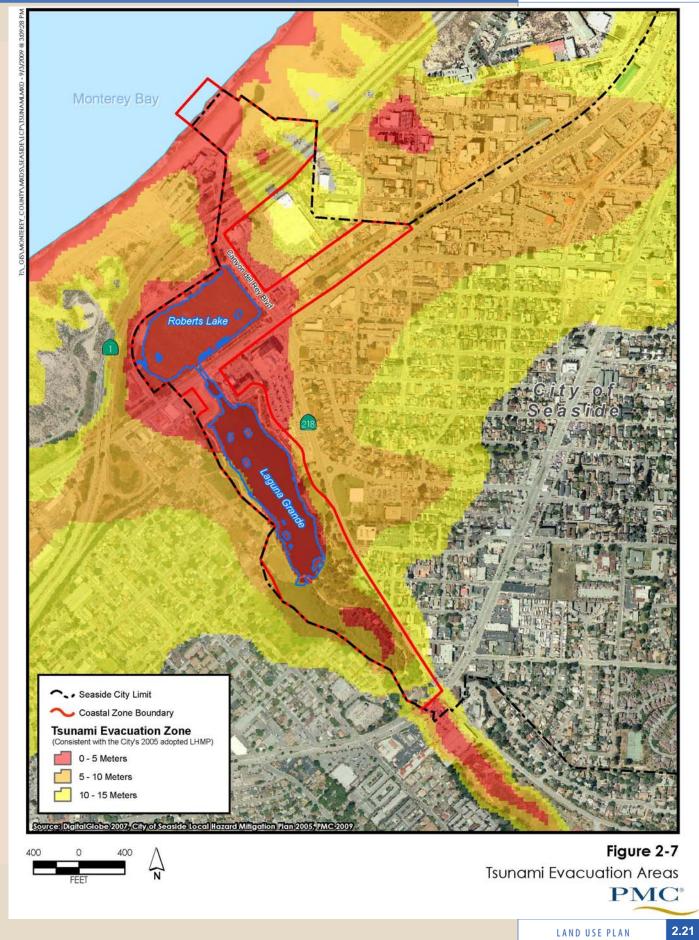


Exhibit D: Proposed LUP and IP with Suggested Modifications Incorporated

COASTAL ZONE



SECTION I CHAPTER 2





Policy NCR-CZ 5.1.B - Protection from Natural Hazards

- i. All new development in areas of natural hazards, including geologic, flood, tsunami, sea level rise, ocean storm and surge, and fire hazard, shall be sited, designed, and sized to minimize risk to life, property, and the environment from natural disaster.
- ii. Applications for new development redevelopment in natural hazard areas shall include an Adaptive Management Plan that identifies the expected lifetime of the proposed development and strategies to decommission the development once it has been determined that the development's lifetime has been reached due to hazards. Strategies identified in the Adaptive Management Plan may include, but are not limited to, removing the development and restoring the site to predevelopment conditions; managed retreat; and/or abatement other hazard strategies. development shall only be approved if the approval includes an Adaptive Management Plan with enforceable provisions for both determining when a development's lifetime has been reached due to hazards, and for implementing the required abatement strategy at that time.
- iii. New development shall assure structural stability over the lifetime of the project as determined by the Adaptive Management Plan.
- iv. Proposed development shall be consistent with the following applicable goals and actions of the City of Seaside Local Hazard Mitigation Plan (LHMP), as modified to protect coastal resources:
 - Goal 1: Minimize loss of life and property from hazard events.
 - **Goal 2:** Improve safety for residents, business owners, and property in the City of Seaside.
 - Goal 3: Mitigate for disasters.
 - Action 3.09: Continue to actively implement existing state law that requires the City to maintain lists of addresses of unreinforced

COASTAL ZONE

masonry buildings and inform property owners that they own this type of hazardous structure.

- Action 3.10: Ensure that all new construction is completed using the latest earthquakeresistant design techniques that will limit damage caused by earthquakes.
- Action 3.11: Identify mitigation measures for areas that flood annually.
- ♦ Action 3.12: Ensure that all new construction that is now, or as modified by rising sea level will be, within the 100-year flood zone is sited to avoid flood hazards to the maximum extent possible and otherwise constructed using design techniques that will limit damage caused by floods consistent with policies NCR-CZ 5.2.A, NCR-CZ 5.2.B and NCR-CZ 5.2.C, andby using the latest edition of the California Building Code.
- Action 3.15: Ensure that new development pays its fair share of improvements to the storm drainage system necessary to accommodate increased flows from the development.
- ♦ Action 3.16: Ensure that new developments are designed to reduce or eliminate flood damage by requiring lots and rights-of-way are laid out for the provision of approved sewer and drainage facilities, providing onsite detention facilities whenever practical.
- Action 3.17: Encourage homeowners in flood-prone areas to participate in home elevation programs and other methods to adapt to sea level rise.
- ♦ Action 3.22: Ensure that all new construction in areas susceptible to fires is completed using fire-resistant design techniques that will limit damage caused by wildfires. For example, require Class A roofing materials for all homes in areas susceptible to fires.

COASTAL ZONE

- Action 3.27: Adopt a City ordinance that requires the following measures to reduce fire ignition due to earthquakes: bracing of gasfired appliances and equipment; flexible couplings on gas appliances and equipment; and the bolting of homes to their foundations and strengthening of cripple walls.
- Action 3.33: Provide assistance to homeowners whose homes were damaged by natural hazards tin order to site and design residences to better avoid future hazards . Allow a streamlined permitting process for the rebuilding after a disaster.
- Action 3.34: Encourage the retrofitting of unreinforced masonry structures that have not been retrofitted.
- Action 3.37: Pass a City ordinance that will limit building in high-risk areas.
- Goal 4: Increase public education and awareness of hazards so that City residents can better anticipate and prepare for them.
 - Action 4.15: Educate property owners on the affordable, individual mitigation and preparedness measures that can be taken before the next hazard event through appropriate City public education outlets.
- Goal 6: Assure that continuity of local government operations will not be significantly disrupted by disasters.
 - Action 6.10: Participate in the Office of Emergency Services Safety Assessment Program (SAP) which formalizes arrangements with engineers, building officials, and other qualified people to report to the City, assess damage, and determine if buildings can be reoccupied after a disaster.
- **Goal 7:** Ensure the continuous function of utilities and critical transportation facilities.
 - Action 7.10: Encourage replacing aboveground utility lines with underground facilities.

COASTAL ZONE

- Action 7.11: Assure that utility lines are installed underground for new development.
- ♦ Action 7.22: Ensure that utility systems in new developments are constructed in ways that reduce or eliminate flood damage.
- Goal 8: Assure that the economic vitality of the community will not be threatened by future hazards.
 - ♦ Action 8.01: Encourage business owners to participate in a program similar to San Francisco's Building Occupancy Resumption Program (BORP). This program permits owners of buildings to hire qualified structural engineers (California licensed structural engineers with relevant experience) to create facility-specific post-disaster inspection plans and allows these engineers to become automatically deputized as City inspectors for these buildings in the event of a disaster. This program allows rapid reoccupancy of the buildings.
 - Action 8.02: Provide assistance to businesses damaged by hazards to site and design development to better avoid future hazards. Allow a streamlined permitting process for the rebuilding of businesses after a disaster.



Policy NCR-CZ 5.2.A – Designation of Sea Level Rise Hazards

The City shall collaborate with local jurisdictions and identify properties and stakeholders most likely affected by rising sea levels. Collaboration between these agencies would be beneficial to the citizens of the Monterey Bay area. Adaptation to the effects of sea level rise by the local jurisdictions and agencies is necessary to reduce the potential negative impacts sea level rise may have upon the economy and infrastructure of the Monterey Bay area.



Policy NCR-CZ 5.2.B – Protection from Sea Level Rise Hazards

2.25

COASTAL ZONE

- Sea level rise is commonly defined as the anticipated sea level changes due to the greenhouse effect and associated global warming and climate changes.
- i. Collaboration between jurisdictions and agencies could lead to the development and successful implementation of adaptation measures to the threat of sea level rise. Other jurisdictions that may be affected by sea level rise within the Monterey Bay area include:
 - California State Parks,
 - California Department of Transportation,
 - Cities of Monterey, Marina, Del Rey Oaks, Sand City, Pacific Grove, and Carmel-by-the-Sea,
 - Monterey County,
 - Monterey Regional Water Pollution Control District,
 - Association of Monterey Bay Area Governments,
 - Transportation Agency for Monterey County,
 - Monterey Peninsula Regional Park District,
 - Monterey Peninsula Waste Management District, and
 - California Coastal Commission.
 - ii. Organize educational workshops for local citizens to inform them of the concerns and potential impacts of sea level rise in the Monterey Bay area.
 - Seek partnerships with educational and institutional organizations to assist with the facilitation of educational workshops.
 - Support ongoing efforts to develop and implement practical, science-based, long-term solutions and adaptation strategies for minimizing potential adverse impacts of sea level rise.



Policy NCR-CZ 5.2.C – Management of Sea Level Rise Hazards

- i. The City shall prepare periodic updates to the Local Hazard Mitigation Plan (2005) to address the potential impacts sea level rise will have on the City of Seaside. The plan update process shall include input of local citizens, businesses, educational institutions, and neighboring jurisdictions and the following components:
 - a. A Vulnerability Assessment that identifies and analyzes areas within the city that are most at risk to the impacts of sea level rise. The Vulnerability Assessment will establish how far and how high

- Sea levels have risen by as much as 7 inches along the California Coast over the last century.
- Sea level rise is expected to be 12–18 inches by 2050; 21–55 inches by 2100.

California Natural Resources Agency "2009 California Climate Adaptation Strategy Discussion Draft"

SECTION I CHAPTER 2

coastal storms and ocean levels would inundate the city, including consideration of erosion and sedimentation factors.

- b. A Beachfront Area Plan that addresses the impacts sea level rise will have on the Beach Subarea. The Area Plan shall propose methods to eliminate or minimize, to the maximum extent feasible, hazards associated with anticipated sea level rise over a minimum of 100 years. The Area Plan shall also include a wave uprush and impact report and contain an analysis prepared by a licensed engineer with expertise in coastal engineering that addresses and demonstrates the effects of sea level rise in relation to the following:
 - Beach profile
 - Impacts to beach public access and recreation opportunities
 - Areas most affected by wave uprush
 - Evaluation of shoreline protection alternatives
 - Protection alternatives for freshwater table
 - Future projections of regional sea level rise
 - Location changes of potential mean high tide lines
- c. An identification of resources (including, but not limited to, visual resources, lakes, wetlands, parks, wildlife, and habitat), infrastructure improvements, public beach access and public trails (i.e., California Coastal Trail and Monterey Bay Recreation Trail), and properties that are potentially at risk to inundation or damage, and guidance for their protection.
- d. Evaluation of potential salinity changes and water level rise impacts to wetlands, Laguna Grande, and Roberts Lake.
- e. An identification of City policies that must change and recommendations for necessary policy changes that will make future development and area conservation projects more responsive and adaptive to sea level rise, including LCP policies through LCP amendment.

SECTION	1
CHAPTER	2

- f. An assessment of impacts to the city's local economy and recommendations for maintaining the economic viability of vulnerable areas.
- g. Mitigation and adaptation measures that can be implemented, as well as an analysis of the potential impacts of the measures.
- h. A framework for future revisions to the plan and a proposed method for disseminating information to the public.

Policy NCR-CZ 5.3.A Protection from Tsunami Hazards

All development located within the tsunami inundation zone shown on Figure 2-7 (and as updated by the most recent state or local California Emergency Management Agency maps), shall be designed and sited to minimize and mitigate flood hazards to the maximum extent possible including by designing all habitable space above the maximum flood elevation as defined by a qualified coastal geologist with experience in tsunami.

Policy NCR-CZ 5.3.B Management of Tsunami Hazards

The City of Seaside shall prepare a Tsunami Preparedness Plan for mitigating the hazards associated with tsunamis, and which includes the following elements:

- Review local and distant tsunami inundation maps for Seaside and the southern Monterey Bay as they are developed to identify susceptible areas and plan evacuation routes.
- Periodically review and update tsunami preparation and response policies/practices to reflect current inundation maps and design standards.
- Participate in any regional effort to develop and implement workable response plans that the City's emergency services can adopt immediately for evacuation in the case of a tsunami warning.
- Prepare and deploy a system of tsunami detection and early warning systems.
- Include tsunami evacuation route information as part of any overall evacuation route sign program implemented in the City. Evacuation routes away from low-lying areas around Roberts Lake and Laguna Grande should be clearly posted. An evacuation route traffic monitoring system that provides real-time information on the traffic flow at critical roadways should be considered.
- Develop and implement a tsunami educational program for residents, visitors, and people who work in the susceptible areas.

SECTION I CHAPTER 2

- Require overnight visitor-serving facilities in susceptible areas to provide tsunami information and evacuation plans.
- Encourage the Monterey County Office of Education to include in their earthquake-preparedness curriculum information specifically related to the natural hazards that Seaside and Monterey citizens could face, and what to do about them.
- Support tsunami research in the Southern Monterey Bay areas.

Public Access and Recreation &

1. Public Access and Recreation

Policy PAR-CZ 1.1.A – Designation of Public Access and Recreational Opportunities

The public access areas identified on **Figure 2-8** shall represent a preliminary generalized mapping of access points and passages to significant coastal features and recreational opportunities. Actual determination of public access areas shall be based on facts on the ground at the time development is considered.

Policy PAR-CZ 1.1.B – Protection of Public Access and Recreational Opportunities

Maximize and protect public access including pedestrian and bicycle connectivity and recreational opportunities in the coastal zone consistent with resource conservation principles, public safety, public rights, and the rights of private property owners.

Policy PAR-CZ 1.1.C – Management of Public Access and Recreational Opportunities

- i. The City shall develop and implement a coastal access/directional sign program for all access points, including those shown on Figure 2-8. The sign program shall include informational signs identifying the location of the Monterey Bay and California Coastal Trail alignments within Seaside.
- ii. The City shall maximize opportunities for environmental education opportunities within the coastal zone through methods such as interpretive signage, outreach programs, on-site programs, guided walks along access and park trails, nature



For the purposes of the LUP, public access is defined as the ability of residents and visitors to use and enjoy areas within the coastal zone for recreational uses such as hiking, bicycling, and picnicking. Public access includes the provision of open access way to coastal features and connectivity to other existing coastal features and inland trail networks such as walkways and bicycle paths.

SECTION	
CHAPTER	2

- walks, publications, newsletters, brochures, exhibits/displays, and websites.
- iii. The City shall explore development of a Peninsula Visitors Center at a location within, or at a compatible location adjacent to, the coastal zone, provided the site has ample access to the lakes, parks, and beach to serve visitors to Seaside and the Monterey Bay area.
- iv. Ensure the ability of the California Coastal Trail and Monterey Bay Recreation Trail to adapt to changes in sea level rise.

Policy PAR-CZ 1.1.D – Provision of Recreational Facilities

Lower cost visitor serving and public recreational facilities shall be protected, encouraged, and where feasible, provided.

Policy PAR-CZ 1.2.A – Designation of Parking for Public Access and Recreational Opportunities

- i. The City shall provide free and unrestricted parking at all public access and public parking areas within the coastal zone during daylight hours (i.e., from one hour before sunrise to one hour after sunset), including those identified in **Figures 2-8** and **2-9**.
- ii. Explore expanding public access parking opportunities at the Embassy Suites Hotel parking lot.

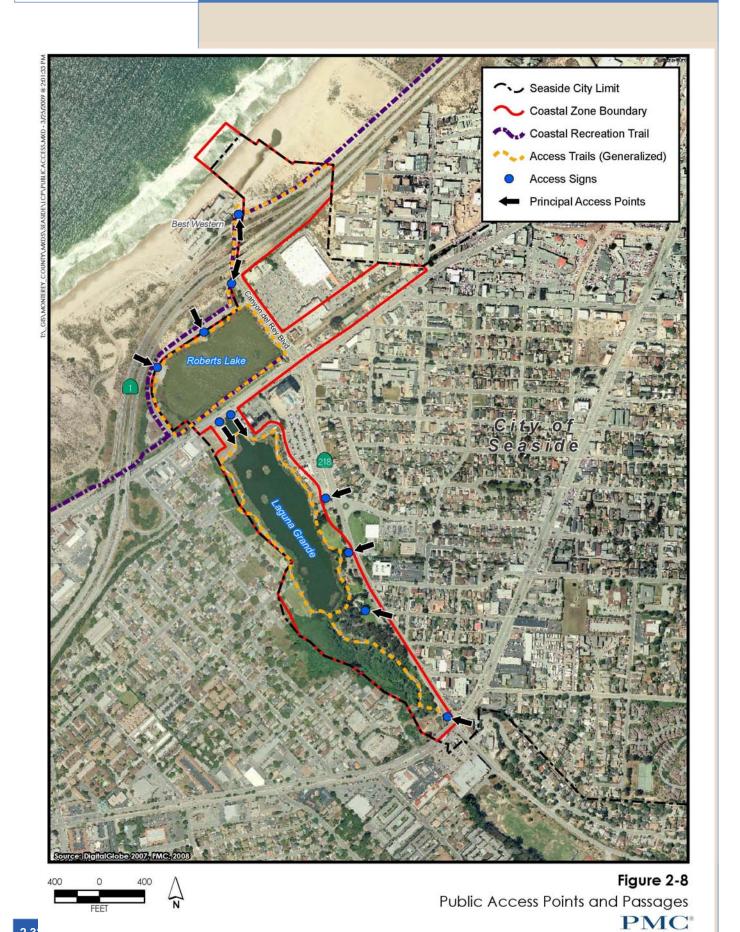
M Policy PAR-CZ 1.3.A – Designation of Trails

The City shall establish, designate, and maintain a system of trails and an inter-connected trail / park network as components of the California Coastal Trail and Monterey Bay recreational trail alignments.

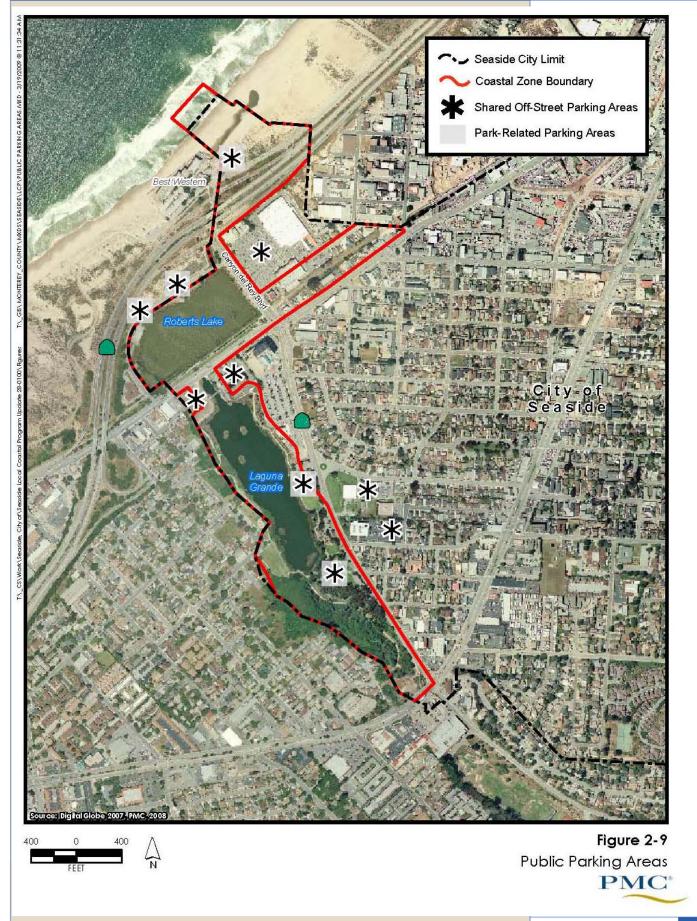
Policy PAR-CZ 1.4.A -Public Access Improvements

Improve water quality and the recreational experience of southern Monterey Bay area beaches, by properly using and_maintaining the storm drain system for the discharge of unpolluted stormwater. Regularly maintain the_outfall in the seawall adjacent to the Monterey Beach Hotel and reduce sources of and/or treat pollution before it enters

SECTION I **COASTAL ZONE** CHAPTER 2 the storm drain system (e.g., pursue opportunities to route urban runoff from Highway One and other inland areas to detention basins). 2.31 LAND USE PLAN



SECTION I CHAPTER 2





Floor Area Ratio:

Land Use and Development

1. Land Use Designations and Definitions



Policy LUD-CZ 1.1.A –Land Use Designations Within the Coastal Zone

- i. The following land use designations establish the type, density, and intensity of land use within the coastal zone. The described densities represent a maximum. As required by the applicable policies of the LCP, the permitted development intensities shall be limited to those which adequately address constraints including but not limited to public access and recreation needs, natural coastal resources and their appropriate buffers, natural hazards, and scenic visual resources.
 - Coastal Parks and Open Space (CPOS): This designation is appropriate in areas where the City wants to protect and preserve natural resources and habitat, views, and other visual amenities and protect people and property from natural and man-made hazards. This designation also identifies existing or planned parkland. Public use areas include the sandy beach, access ways, parks, trails, walkways, and other recreational amenities that are publicly owned or over which easements or similar instruments are required as a condition of development. The maximum floor area ratio (FAR) within this designation is 0.01:1.
 - <u>Coastal Visitor-Serving Commercial (CVSC)</u>:
 Principal permitted visitor-serving commercial uses include hotels/motels, food service, retail establishments, visitor/traveler support services (such as visitor information centers), and recreational-related commercial uses. The maximum floor area ratio (FAR) is 1.0:1, except that hotels are allowed a maximum FAR of 1.5:1.
 - Coastal Visitor-Serving Recreation (CVSR):
 Principal permitted visitor-serving recreation uses include recreational equipment rental centers









Floor area ratio (FAR) expresses the intensity of use on a lot. The FAR represents the ratio between the total gross floor area of all buildings on a lot and the total land area of that lot. For example, a 20,000 square foot building on a 40,000 square foot lot yields a FAR of 0.50:1. A 0.50:1 FAR describes a single-story building that covers half of the lot, or a two-story building covering approximately onequarter of the lot.

SECTION I CHAPTER 2

(such as bicycle, boat, and other recreational equipment) and visitor-serving support services (such as visitor information centers). Commercial uses such as hotels/motels, restaurants, and retail establishments are not allowed. However, counter food service (such as a snack bar), which is ancillary to a primary permitted use, is permissible. The maximum floor area ratio (FAR) is 0.5:1.

- Coastal Regional Commercial (CCRG): Regional commercial uses are defined as large scale commercial development with retail, entertainment, and/or service uses of a scale and function to serve a regional market. These uses are allowed where existing regional commercial uses are developed within the coastal zone. Permitted regional commercial uses include general, grocery, and outdoor retail; shopping center: health and fitness facilities; restaurants with table service. The maximum FAR is 1.0:1.
- Coastal Heavy Commercial (CCH): Heavy Commercial uses are intended for subregional commercial activities such as auto and truck repair, contractor yards, warehousing, and light manufacturing. These uses are permitted where existing heavy commercial uses are developed within the coastal zone (i.e. near railroad right-ofway adjacent to Sand City boundary). The maximum FAR is 0.5:1.
- Coastal Mixed Use/West Broadway Urban Village Specific Plan (CMX/WBUVSP): Seaside has developed a Mixed Use designation as a way to promote pedestrian- and transit-oriented activity centers that have a mixture of residential, commercial, office, and civic uses. This designation is appropriate in the Del Monte Subarea to be consistent and compatible with the West Broadway Urban Village Specific Plan. The applicable Development Standards and Design Guidelines have been included in Appendix C of the CIP.

COASTAL ZONE

Coastal Transportation Corridor (CTC): The State Highway One right-of-way and the former Southern Pacific Railroad right-of-way are essential public transportation corridors. Principal permitted uses of the corridors are for motorized and non-motorized forms of transportation. The former Southern Pacific Railroad right-of-way shall be reserved for possible light rail, bus rapid transit route, or other non-motorized forms of transportation including pedestrian and/or bicycle paths.



LUD-CZ 1.1.B Definitions

Development

"Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

Canyon Del Rey Watershed

"Canyon Del Rey Watershed" is the area beginning near the intersection of Quail Ridge Lane and State Route 68, continuing along State Route 68 toward the City of Monterey until the intersection of Canyon Del Rey

SECTION I CHAPTER 2

Boulevard and State Route 68, and extending along Canyon Del Rey Boulevard until the terminus of Canyon Del Rey Creek at the southeastern end of Laguna Grande, has been determined to have exceptional value and public importance.

Adverse Effect on Visual Resources

An adverse effect on a visual resource shall be defined as development that impacts views to and along the ocean and scenic coastal areas, alters natural land forms, conflicts with the character of surrounding areas, and/or, does little to restore and enhance the visual quality within visually degraded areas.

Feasible

"Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Environmentally Sensitive Area

"Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Cumulatively

"Cumulatively" or "cumulative effect" means the incremental effects of an individual project shall be reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

Floor Area Ratio

"Floor area ratio" (FAR) expresses the intensity of use on a lot. The FAR represents the ratio between the total gross floor area of all buildings on a lot and the total land area of that lot.

Fremont Corridor

The "Fremont Corridor" is an area encompassing 19 acres of land located on the east side of Fremont

COASTAL ZONE

Boulevard between La Salle Avenue and Olympia Avenue within the Laguna Grande Subarea.

Marine Resource

"Marine Resource" is a broad, encompassing term that incorporates all marine life and marine habitats, including the flora and fauna of the Monterey Bay Marine Sanctuary and all water bodies within the coastal zone that, due to their aesthetics, function, or contribution to the social and environmental ecosystem, are considered to have exceptional value and public importance.

Mitigation / Restoration and Monitoring Program

A "Mitigation/Restoration and Monitoring Program," prepared pursuant to Section 15097 of the CEQA Guidelines, describes the processes for implementing identified mitigation measures and/or restoration measures and the persons responsible for implementing and/or overseeing those mitigations.

Natural Hazard

"Natural Hazard" is defined as threat of an atmospheric, earth, or water-related occurrence that will have a negative effect on life, property, or the environment. Natural hazards within Seaside's coastal zone include the following: Seismic; Fire; Flood; Sea level rise; High wave event storms; surges; and tsunamis.

Public Access

"Public Access" is defined as the ability of residents and visitors to use and enjoy areas within the coastal zone for recreational uses such as hiking, bicycling, and picnicking. Public access includes the provision of open access way to coastal features and connectivity to other existing coastal features and inland trail networks such as walkways and bicycle paths.

Sea Level Rise

"Sea level rise" is defined as the anticipated sea level changes due to the greenhouse effect and associated global warming and climate changes.

Sustainable Development

SECTION I CHAPTER 2

"Sustainable development" is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Viewshed Enhancement Area

"Viewshed enhancement areas" are those areas that can be restored or enhanced to improve visual quality of degraded conditions.

Visually Sensitive Area

"Visually sensitive areas" are those areas shown on Figure 2-4 that require height and bulk restrictions and other development standards / mitigation measures to preserve and enhance these important scenic resources.

Wetland

"Wetland" is any area which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

2. Development and Land Use Requirements



Policy LUD-CZ 2.1.A – Designation of Land Uses Within the Coastal Zone

Land use designations for the Local Coastal Plan area are shown on **Figure 2-10 and 2-10b**.



Policy LUD-CZ 2.1.B – Compliance with Land Use Plan Policies

New development shall be required to demonstrate compliance with the Land Use Plan policies applicable to the particular project under consideration.



Policy LUD-CZ 2.1.C – Land Use Densities Within the Coastal Zone

The densities described in **LUD-CZ 1.1.A** represent a maximum. As required by the applicable policies of the LUP, permitted development intensities shall be limited to those which adequately address constraints including, but not limited to, public access and recreation needs, coastal hazards, natural habitats (i.e. sand dunes, wetlands, riparian, ESHA, and marine resources, etc.)

and their appropriate buffers, natural landforms and scenic views.



Policy LUD-CZ 2.1.D - Coastal Development Permit Required.

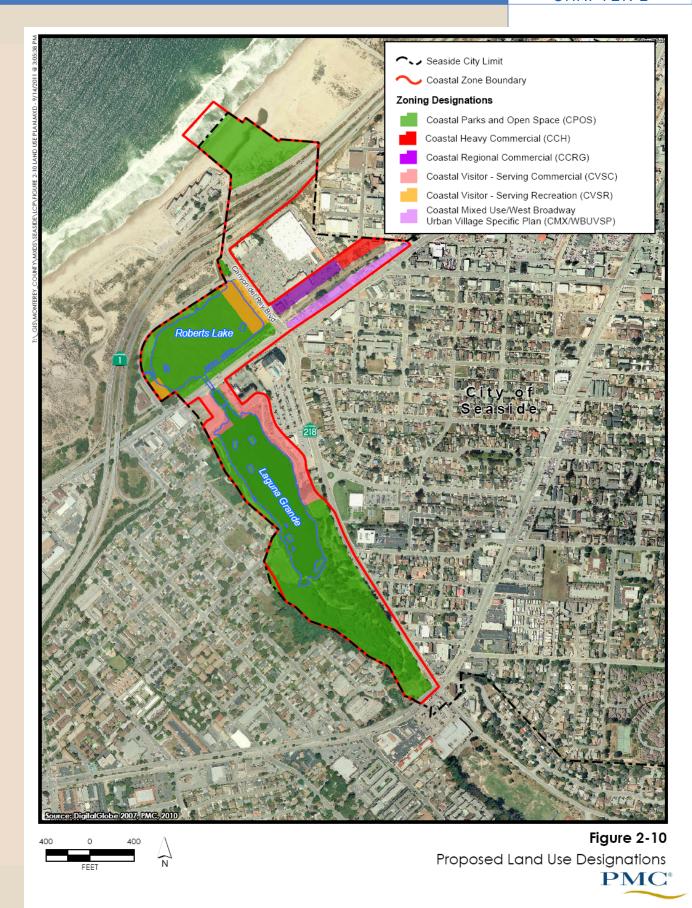
A Coastal Development Permit shall be required for all development within the Coastal Zone.

Policy LUD-CZ 2.1E

New development shall be located in areas where it will not have significant adverse effects either individually or cumulatively on natural coastal resources and public access and recreation.

Suggested Modifications to Figure 2.10

- Delete the word "Proposed" from Figure 2.10 Title
- Designate Hwy 1 and SPRR corridor as "CTC" (need designation in legend and reflected on map)
- Add and Illustrate coastal zone area north of Fremont Street Interchange; designate Hwy 1 r-o-w as CTC
- Modify Coastal Zone Boundary along Del Monte to reflect changes in Mello Bill
- Delete Roberts Lake CVSR designation along Canyon Del Rey; Replace with CPOS
- All land use changes required to Figure 2-10 shall be carried forward to the land use diagrams in the individual chapters.
- Modify Figure 1.10 map legend to refer to "Land Use Designations" as opposed to zoning designations.



3. General Permit Considerations



Policy LUD-CZ 3.1.A – Considerations for Natural Habitat Areas - ESHA

- Proposed development in areas adjacent to an ESHA (as identified earlier by Policies NCR-CZ 1.2.A and 1.3.A), shall be required to demonstrate that it is sited and designed to be compatible with the protection of these resources.
- ii. Proposed development in areas adjacent to an ESHA (including wetlands) shall be required to provide a site-specific resource report prepared by a qualified biologist. The report shall include, at a minimum, the following:
 - a. A site-specific survey evaluating existing known resources at the time of proposed development.
 - b. A map identifying existing known resources within the project's identified area of potential impact at the time of proposed development.
 - c. An evaluation of necessary buffers and/or setbacks required around any identified ESHA, wetland or riparian vegetation to ensure the longterm biological integrity of the resource. All identified necessary buffers and/or setbacks required to ensure the biological integrity of the resource shall be mapped.
 - Buffers or setbacks are required around Natural Habitat Areas including ESHA, riparian vegetation, and wetlands of a sufficient size to ensure the biological integrity of the resource, inlcuding under changing sea level conditions.
 - A minimum buffer of 50 feet as measured from the extent of identified habitat type shall be required, unless a biological assessment results in information indicating that expanded or reduced setback/buffer would ensure the biological integrity of the resource. Smaller setbacks or buffers may be allowed only if it can be demonstrated that: (1) the required

SECTION I CHAPTER 2

minimum 50-foot buffer would render the site unusable for its designated use; and (2) the buffer has been adjusted downward only to a point where the designated use can be accommodated. Under no circumstances shall the buffer be reduced to less than 25-feet. If the buffer/setback is adjusted downward, additional mitigation measures developed in consultation with the Department of Fish & Game shall be implemented.

- No permanent structures shall be permitted within the required buffer/setback area except for structures of a minor nature that do not lead to significant degradation of the resource such as fences or at grade improvements for public access and/or recreation purposes (i.e. paths, trails, platforms, parking).
 - d. Identification of all biological impacts of proposed development.
 - e. Alternatives and/or mitigation for avoiding and/or reducing any identified impacts to a less than a significant level.
 - f. Mitigation/Restoration and Monitoring Program for any mitigation required, including identification of appropriate acre replacement / restoration ratios for any unavoidable impacts.

Policy LUD-CZ 3.1.B – Considerations for Natural Habitat Areas – Wetland Vegetation Management

- i. For proposed development within the coastal zone, a Vegetation Management Report prepared by a qualified biologist shall be required. The report shall consist, at a minimum, of the following:
 - a. A site-specific survey of the vegetation and habitat types at the time of proposed development.
 - b. A map identifying existing vegetation and habitat types relative to the identified project area, and identification of all potential impacts associated with the proposed development.

A Mitigation/Restoration and Monitoring Program, prepared pursuant to Section 15097 of the CEQA Guidelines, describes the processes for implementing identified mitigation measures and/or restoration measures and the persons responsible for implementing and/or overseeing those mitigations.

SECTION	
CHAPTER	2

- c. Identification of appropriate native plant species for use in restoration activities .
- d. Identification of appropriate buffers, or setbacks, necessary to protect identified vegetation.
- e. Alternatives and/or mitigation for avoiding and/or minimizing identified impacts. Mitigation shall include procedures and planting/maintenance plans that will encourage, enhance, or reestablish desirable plant communities.
- ii. The Vegetation Management Report shall be consistent with the most current version of the Wetland Management/Enhancement and Restoration Program (refer to Policy NCR-CZ 1.5.D).



Policy LUD-CZ 3.1.C – Considerations for Natural Habitat Areas - Wetlands and Marine Resources

- i. Applicants for new development within the coastal zone located within, adjacent to, or that has watershed connection to a marine resource shall be required to submit a site-specific Wetland Management / Enhancement and Restoration Plan (refer to Policy NCR-CZ 1.5.D) including, at a minimum, the following elements:
 - A wetland delineation prepared by a qualified biologist with expertise in identifying wetlands and wetland indicators (i.e. soils, hydrology or vegetation).
 - Identification of the current conditions of the site including flooding potential, water quality, and natural systems.
 - Identification of all habitat types and known water quality concerns within the project area.
 - Guidelines for water quality management and/or improvement that is consistent with maintenance, reestablishment, and enhancement of existing wetland habitats and water quality.
 - An identification of appropriate methods of native enhancement and restoration that will sustain the biological productivity of existing wetland habitats.
 - An identification of structural and nonstructural best management practices that will:

Exhibit D: Proposed LUP and IP with Suggested Modifications Incorporated SECTION I COASTAL ZONE CHAPTER 2 Maintain, and as feasible enhance, habitat and support natural systems of Laguna Grande and Roberts Lake, and Monterey Bay Maintain, and as feasible improve, water quality, Control erosion and sedimentation deposit, and Provide flood protection. Guidelines, after consultation with the appropriate state and federal resource agencies, for the preservation and/or reestablishment of equivalent (size and biological value) areas of riparian and marsh vegetation (if appropriate) including implementation and maintenance. Identification of technical, planning, and design mechanisms for plan implementation and maintenance.

COASTAL ZONE

Policy LUD-CZ 3.1.D – Considerations for Natural Habitat Areas - Watershed/Water Quality Design and manage development to eliminate or minimize dryweather flows to Roberts Lake, Laguna Grande, and Monterey Bay in order to protect and enhance the biological productivity and diversity of fresh, intertidal, and marine organisms.

- i. All development shall prepare a Storm Water Pollution Prevention Plan (SWPPP) that includes, construction, and maintenance of erosion control, and water quality (BMPs) that will be implemented during construction to prevent any construction related runoff and/or sediment from discharging to coastal watersincluding Roberts Lake, Laguna Grande, and the Beach Subarea.
- ii. All development shall include a post-construction drainage plan that identifies the appropriate types of BMPs that will be used at the site, implementation and maintenance scheduling, monitoring requirements, and responsibilities:
- iii. All Development shall include site design and planning, Pollution Prevention, Source Control, and Treatment Control strategies that:
 - minimize impervious surface, reduce the volume of runoff, and maximize infiltration of runoff.
 - Incorporate Pollution Prevention and Source Control BMPs / techniques that eliminate or minimize sources of pollution generated on the site.
 - Incorporate Low Impact Development (LID)
 design techniques (also known as Integrated
 Management Practices (IMPs)) that minimize and
 disconnect impervious surfaces and are
 integrated into the landscape design and
 distributed throughout the site.
 - Incorporate Source Control and Treatment Control BMPs that capture and treat polluted runoff prior to entering the municipal storm drainage system or receiving waters. Treatment Control BMPs shall be consistent with Seaside Municipal Code Chapter 18.46, Urban Storm

SECTION I CHAPTER 2

Water Quality Management and Discharge Control, the Monterey Regional Storm Water Management Plan (SWMP), the Central Coast Regional Water Quality Control Board post-construction requirements, and the regional NPDES Permit requirements.

- All development shall include in construction documents operational and maintenance provisions to ensure ongoing effectiveness of BMPs.
- All development shall be conditioned to require ongoing maintenance that is necessary for effective operation of all required water quality structural and non-structural BMPs for the life of the project.

iv. Consolidate and/or eliminate storm drain outfalls where feasible. Emphasis shall be placed on eliminating / redirecting dry weather and storm water flows away from the Bay Street and former Fort Ord storm water outfalls.



Policy LUD-CZ 3.2.A – Considerations for Visual Resources

- i. Proposals for new development shall include a map and visual analysis prepared by a qualified professional identifying the development's visual impacts, including potential impacts on scenic views and viewsheds including, but not limited to, those identified on **Figure 2-4**.
- ii. Development shall be sited and designed to protect, and where feasible enhance, public views to Roberts Lake, Laguna Grande, Monterey Bay, and the Pacific Ocean, including from Highway 1; to minimize the alteration of the natural land forms; and to be visually compatible with the character of the surrounding areas.
 - Where feasible, development shall restore and enhance visual quality in visually degraded areas.
- iii. Landscaping shall be sited and installed to screen parking and utility areas from public view (including views from the water and other recreation areas),

COASTAL ZONE

- provided such landscaping itself also protects and does not degrade views.
- iv. Outdoor lighting and signs shall be designed to protect sensitive habitats, public recreation areas, public views, and night sky from intrusion, including by prohibiting signs with moving parts or flashing lights, minimizing glare, and shielding and directing lighting within the development areas.



Policy LUD-CZ 3.3.A – Considerations for Water Resources/Utilities

- i. Installation of new water utility infrastructure shall be provided in a manner which allows development at densities and locations consistent with the land use designations defined in LUP Policy LUD-CZ 1.1.A and taking into account the natural resource protection policies of this plan.
- ii. Prior to the approval of any development within the coastal zone, adequate water capacity shall be demonstrated consistent with the provisions and requirements of the Monterey Peninsula Water Management District.
- iii. Capacity for additional water service shall be reserved according to the following ranking of priorities: (a) essential public services; (b) new and existing recreational or open space uses within the coastal zone; and (c) visitor-serving commercial uses.
- iv. New development shall be located within, contiguous with, or in close proximity to existing developed areas or other areas with adequate public services and where it will not have significant adverse individual or cumulative effects on coastal resources.
- v. All applications for proposed development shall demonstrate an adequate, long-term sustainable, public water supply to support the development.



Policy LUD-CZ 3.3.B – Considerations for Water Resources-Water Supply/Conservation

 All new development, changes of ownership, and changes or expansions of use within the Coastal Zone receiving a water permit on or after January 1,

SECTION I CHAPTER 2

2010 shall meet or exceed the following Water Efficiency Standards (**Policy NCR-CZ 3.1.B**):

- Ultra-Low Flush Toilets shall be installed;
- Urinals installed in residential uses shall be designed to flush with one (1) gallon of water.
 Urinals installed in non-residential uses shall be pint urinals or zero water consumption urinals and shall be clearly specified on the final construction drawings. Zero water consumption urinals shall be encouraged in settings where there is a regular maintenance staff;
- Showerheads, Rain Bars, or Body Spray Nozzles shall be installed that were designed to emit a maximum of 2.0 gallons per minute of water. All shower fixtures should be equipped with scald protection valves rated for 2.0 gallons per minute showerheads. Installation of multiple Showerheads in one stall shall require timers for each Showerhead, Rain Bar, or Body Spray Nozzle. No timer shall operate with greater than a three (3) minute operating increment;
- Residential lavatory sink faucets shall emit a
 maximum of 2.2 gallons of water per minute at 60
 psi and residential kitchen sink faucets shall emit
 a maximum of 2.2 gallons of water per minute at
 60 psi; 8. Public lavatory faucets shall emit a
 maximum of 0.5 gallon of water per minute at 60
 psi and public lavatory sinks equipped with
 automatic shut off devices or sensor faucets shall
 operate with a maximum flow of 0.25 gallons per
 cycle;
- High efficiency clothes washers shall be installed when a clothes washer is installed in a new structure;
- High efficiency dishwashers or high efficiency commercial dishwashers shall be installed and maintained on the site when a dishwasher is installed in a new structure permitted by a Water Permit;
- Instant-access hot water system(s) shall be installed for hot water access points to ensure that hot water is available within ten (10) seconds

COASTAL ZONE

- All hot water pipes shall be insulated;
- Sodium chloride (salt) water softeners shall be discouraged in New Construction. Alternate technologies such as potassium chloride shall be recommended. When a sodium chloride water softener is to be installed, the unit shall use demand-initiated regeneration which senses when the resin must be recharged, either electronically or with a meter that measures and calculates usage. This requirement shall be specified on the Construction Drawings;
- Water Efficient Pre-Rinse Spray Valves shall be utilized when a pre-rinse spray valve is installed;
- There shall be no single-pass water use systems in ice machines, hydraulic equipment, refrigeration condensers, X-ray processing equipment, air compressors, vacuum pumps, etc. Air-cooled or better technology shall be installed;
- Water cooled refrigeration equipment shall be prohibited when there is alternative cooling technology available;
- Cooling Towers shall be equipped with conductivity controllers that are used to increase the number of cycles that can be achieved;
- Boilerless steamers or connectionless steamers shall be installed in place of boiler-based steamers when a steamer is installed in new construction;
- All landscape shall comply and identify on the landscape plan the following requirements:
 - Group planting by hydrozones (water requirements).
 - o Irrigation systems shall include the installation, use and maintenance of Weather-Based Irrigation System Controllers (e.g. Smart Controllers). Weather-Based Irrigation System Controllers shall include functioning Soil Moisture Sensors and a Rain Sensor as components of the system.
 - Drip Irrigation shall be utilized for watering all non-turf irrigated plantings.

COASTAL ZONE SECTION I CHAPTER 2

- Rotating Sprinkler Nozzles shall be utilized for turf irrigation.
- Overhead spray irrigation shall not be used to water non-turf landscaping, including trees and shrubs.
- Irrigation systems shall operate with at least
 70 percent efficiency.
- Rainwater and graywater collection/irrigation systems are encouraged to supplement irrigation for new landscaping. New structures shall be encouraged to include one or more rainwater cisterns and a system to provide at least 75 percent of exterior irrigation during normal rainfall years. Systems must be compliant with local catchment system standards. including Monterey County Department of Environmental Health. All sites utilizing a graywater reuse system shall install and maintain a backflow prevention device as required by the water distribution system operator that supplies water to the site.



Policy LUD-CZ 3.4.A – Considerations for Water Quality/Wastewater

- i. Prior to the approval of any new development within the coastal zone, adequate sewage treatment facility capacity shall be demonstrated consistent with the provisions and requirements of the California Regional Water Quality Control Board.
- ii. Capacity for additional wastewater collection, conveyance and treatment shall be verified.
- iii. Alternatives for demonstrating additional wastewater treatment capacity for permitted development may be considered, including but not limited to, (a) construction of a package treatment plant at the Seaside treatment facility to handle all projected sewage for the City's LUP land use designations; or (b) the construction of a new sewer line to the Monterey treatment facility to handle the same sewage capacities.



Policy LUD-CZ 3.5.A – Considerations for Natural Hazards

- i. Applications for new development shall include an analysis of all potential hazards, site constraints, alternatives, and appropriate mitigation. The analysis shall also include a determination that the site is suitable for the proposed development and that it will be safe from hazards over the lifetime of the development without reliance on seawalls, deep piers, or similar engineering measures.
- ii. Proposed development shall be consistent with applicable goals and policies of the LCP.
- iii. All required geologic engineering reports shall be prepared by a qualified geotechnical engineer. Reports shall address site stability under static and pseudo-static conditions.
- iv. Geologic reports submitted to the City shall be in conformance with guidelines established for such reports by the California Division of Mines and Geology and the Uniform Building Code, including the following:
 - Geologic reports shall include information on the regional and local geologic setting, topography, significant landforms, soil types and thickness of soil or depth to bedrock, geologic hazards, soil/rock types, geologic structures, groundwater conditions, and other relevant properties, such as erosion potential and mineral economic resources.
 - The geologic report shall contain the following ten major sections:
 - Summary
 - Description of Project Alternatives
 - Impacts
 - Geology of the Project Area
 - Geologic and Seismic Impacts
 - Mitigation of Impacts
 - Coordination with Other Agencies, Groups, or Consultants
 - Conclusions and Recommendations

SECTION I CHAPTER 2

- Report Preparer's Qualifications
- References
- v. All development proposed within an area that is subject to ocean wave, tsunami, or flooding shall prepare an analysis of wave up-rush / shoreline erosion, and be adequately set back from the area of hazard to be safe for the life of the development or a100-year period, whichever is more, without reliance on seawalls, deep piers, or similar engineering measures.

vi. Require all coastal development permit applications for all development on a beach or sand dune property subject to wave action to assess the potential for flooding or damage from waves, storm surge, or seiches, through a wave uprush and impact report prepared by a licensed civil engineer with expertise in coastal processes. The conditions that shall be considered in a wave uprush study are: a seasonally eroded beach combined with long-term (75 years) erosion; high tide conditions, combined with long-term (75 year) projections for sea level rise; storm waves from a 100-year event or a storm that compares to the 1982/83 El Niño event.



Policy LUD-CZ 3.5.B -Considerations for Sea Level Rise

- i. Geotechnical reports prepared for proposed development shall include a comprehensive evaluation of potential sea level rise impacts. This evaluation shall include the following:
 - A Vulnerability Assessment that identifies and analyzes areas within the city that are most at risk to the impacts of sea level rise. The Vulnerability Assessment shall establish how far and how high coastal storms and ocean levels would inundate the city, including consideration of erosion, inland flooding, and sedimentation factors.
 - Identification of any site-dependent infrastructure that is at risk from sea level rise.
 - Identify and prioritize mitigation and adaptation measures that can be implemented as well as an analysis of the potential impacts of the adaptation measures. Mitigation and adaptation measures shall be scaled to the local and regional hydrologic events projected. These measures

Nearly half a million
Californians; a wide range of
critical infrastructure; vast
areas of wetlands and other
natural ecosystems; and
nearly \$100 billion in
property along the California
coast are at increased risk
from flooding with the
estimated 1.4 meters (55inched) of sea level rise, if
no adaptation actions are
taken.

California Natural Resources Agency "2009 California Climate Adaptation Strategy Discussion Draft"

COASTAL ZONE

- may included but are not limited to riparian habitat restoration, living shoreline projects, management of invasive species, regional sediment management, and innovative designs.
- If the City's Local Hazard Mitigation Plan update (required by Policy NCR-CZ 5.2.C) has been prepared at the time the site-specific comprehensive evaluation of sea level rise impacts are being evaluated, then the evaluations shall be consistent with the intent of that plan update.



Policy LUD-CZ 3.6.A – Considerations for Public Access and Recreation

- Development shall not interfere with the public's right of access to the shore and significant coastal recreation features.
- ii. New development shall plan for and provide public access to coastal features.



Policy LUD-CZ 3.7.A -Considerations for Cultural Resources

- i. Identify and protect archaeological resources within Seaside.
- ii. Require a Phase I Archaeological Study performed by a Registered Professional Archaeologist to determine whether significant archaeological resources may be present when excavation activities are proposed.
- iii. Mitigations are to be required as a condition of development where it would adversely impact any archaeological or paleontological resources, including but not limited to those qualified individuals as identified by the State Historic Preservation Officer.

Policy LUD-CZ 3.8.A --Considerations for Transportation and Circulation

- Development shall be approved only where adequate circulation and parking have been provided.
- ii. Retain the former Southern Pacific Railroad right-ofway as a transportation corridor. Prohibit development that would interfere with future uses of the corridor identified in LUP Policy LUD-CZ 1.1.A.

SECTION I CHAPTER 2

- iii. Encourage non-motorized and other alternative forms of transportation in all new development.
- iv. Maintenance of the existing highway, landscaping, and drainage facilities within the Highway 1 corridor may be permitted with a coastal development permit. Activities that involve an expansion of capacity or widening or realigning of the highway pavement or route shall require an amendment to the Local Coastal Program.

Proposed Implementation Actions

- Support efforts to prepare the Canyon del Rey Watershed Master Drainage Plan Update (Policy NCR-CZ 1.5.B)
- Implement erosion control and sedimentation mitigation measures (Policy NCR-CZ 1.5.C.i)
- Implement, monitor, comply and update (as needed) the Monterey Regional Storm Water Management Plan (SWMP) as a participating entity (Policy NCR-CZ 1.5.C.ii).
- The City shall implement and comply with the final "Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region" (adopted September 6, 2012); and update appropriate City policies, programs and documents as needed.
- Update the Wetland Management/Enhancement and Restoration Program (1983) based on the Canyon del Rey Watershed Master Drainage Plan Update (Policy NCR-CZ 1.5.D.i).
- Implement and promote management/enhancement and restoration measures that meet the objectives of the current of Wetland Management/Enhancement and Restoration Program (Policy NCR-CZ 1.5.D.ii).
- Explore and implement humane methods of controlling goose population (Policy NCR-CZ 1.6.A)
- Participate in local and regional efforts to secure a safe and adequate/sustainable supply of water (Policy NCR-CZ 3.1.A.i).
- Require new development, changes of owernship, and changes or expansions of use to meet or exceed

SECTION	
CHAPTER	2

- Monterey Peninsula Water Managment District's water efficiency standards (**Policy NCR-CZ 3.1.B.i**).
- Monitor water use within the City (Policy NCR-CZ 3.1.C).
- Support regional efforts to develop an alternative water supply (Policy NCR-CZ 3.2.A).
- Actively pursue methods of improving water quality of lakes, streams, and other waterways throughout the coastal zone (Policy NCR-CZ 4.1.A.i)
- Collaborate with local jurisdictions and identify properties and stakeholders most likely affected by rising sea levels (Policy NCR CZ 5.2.A).
- Organize educational workshops to inform public of the concerns and potential impacts of se level rise (Policy NCR-CZ 5.2.B.ii).
- Update Local Hazard Mitigation Plan to address potential impacts of sea level rise (Policy NCR-CZ 5.2.C).
- Develop and implement a coastal access/directional sign program (Policy PAR-CZ 1.1.C.i).
- Maximize opportunities for environmental education within the coastal zone (Policy PAR-CZ 1.1.C.ii).
- Explore development of a Visitors Center (Policy PAR-CZ 1.1.C.iii).
- Provide free unrestricted parking at all public access and public parking areas (Policy PAR-CZ 1.2.A.i).
- Explore expanding public access parking at the existing Embassy Suites Hotel parking lot (Policy PAR-CZ 1.2.A.ii).
- Establish and maintain a system of trails that provides future connectivity to various California Coastal Trail and recreational alignments (Policy PAR-CZ 1.3.A).
- Participate in the regional planning efforts to restore light rail service along the Monterey peninsula and through Seaside.

Exhibit D: Proposed LUP and IP with Suggested Modifications Incorporated



Purpose

The City of Seaside recognizes that the Laguna Grande Subarea contains resources that are unique to the Seaside coastal zone and require special considerations for environmental issues such as public parks, sensitive habitats, and flood hazards. As such, the intent of this chapter is to provide policies specific to the Laguna Grande Subarea. Please refer to **Chapter 2 – Coastal Zone** for additional policies that apply to this subarea, as well as to all areas within the Seaside coastal zone.

Introduction

The Laguna Grande Subarea comprises approximately 42 acres of land which extends from Del Monte Boulevard to Fremont Avenue on the southeastern portion of Laguna Grande. Laguna Grande is located directly across from Seaside City Hall and is bordered on the northwest by the Embassy Suites and Holiday Inn Express, by a mixture of commercial businesses on the northeastern corner, on the southwest by Monterey's city boundary, and on the southeast by Fremont Boulevard.

Laguna Grande consists largely as emergent wetland containing bulrush and common cattails as well as the invasive giant European reed along the shoreline. Throughout the subarea, there exists a system of trails for the public to use and enjoy. Laguna Grande is also the receiver of sediment that has been collected by Canyon Del Rey Creek, which travels through portions of Monterey County, City of Del Rey Oaks, City of Monterey, and various private properties. Canyon Del Rey Creek enters Laguna Grande on the southeast side of the subarea, which is mostly undeveloped parkland.

The Laguna Grande Subarea's primary land uses are as a city park as well as a regional park for the Monterey Peninsula. Two hotels and a restaurant are located on relatively small portions of



Laguna Grande Subarea
As shown in blue

LAGUNA GRANDE SUBAREA

the subarea, southwest of Del Monte Boulevard and along Canyon Del Rey Boulevard. Saint Seraphim's parish, of the Russian Orthodox Church Outside of Russia, is located at the intersection of Canyon Del Rey Boulevard and Francis Avenue. Further description of the Laguna Grande Subarea setting can be found in **Chapter 3** of **Section II – Background** of this Land Use Plan (LUP).

The intent of the following policies is to protect, maintain, enhance, and, as applicable, restore the unique and valued qualities of the Laguna Grande Subarea, including Laguna Grande itself, Laguna Grande Park, the areas scenic qualities, and recreational as well as educational opportunities, while allowing for development of existing unimproved parcels consistent with the underlying land use designations.



Policies

Natural Coastal Resources





Policy NCR-LG 1.1.A – Vegetation Management

The City of Seaside shall work cooperatively with the City of Monterey, State Parks, and Regional Parks to stabilize area adjacent to Laguna Grande utilizing methods identified in the Vegetation Management Plan for the Seaside Coastal Zone (identified in **Policy NCR-CZ 1.5.D.i**), or if the plan is not complete, utilizing best available methods such as exotic and invasive plant removal, and planting and maintaining native vegetation.

2. Visual Resources



Policy NCR-LG 2.1.A – Protection of Visual Resources

Development within the Laguna Grande Subarea shall limit building height and bulk in order to minimize adverse impacts on public views of the lake and park. Maintain a 50-foot buffer around Laguna Grande Lake and the channel connecting Laguna Grande Lake and Roberts Lake.



Policy NCR-LG 2.1.B – Management of Visual Resources

LAGUNA GRANDE SUBAREA

SECTION I CHAPTER 3

- Coordinate with the Regional Park District to provide viewshed improvements to areas identified on Figure 2-4 as a component of park improvements proposed for Laguna Grande.
- ii. The City shall develop Gateway Guidelines for the Fremont Corridor adjacent to Laguna Grande Park.

3. Water Resources



Policy NCR-LG 3.1.A – Protection of Potable Water Supply

The City shall protect potable water supply within the Laguna Grande Subarea by utilizing methods identified in **Policy NCR-CZ 3.1.B,** as well as by using non-potable water supplies (e.g., from Laguna Grande) for non-potable uses such as park landscaping or as recharge if such use would not have a significant adverse effect on the lake or associated habitat.

4. Water Quality



Policy NCR-LG 4.1.A – Management of Water Quality

Improve the water quality of Laguna Grande, thus improving the recreational opportunities and preserving and enhancing the habitat value of Laguna Grande by carrying out the recommendations of the updated *Wetland Management/Enhancement and Restoration Program* (identified as **Policy NCR-CZ 1.5.D.i**), enforcing the Urban Storm Water Quality Management and Discharge Ordinance (**Policy NCR-CZ 1.5.C.i**; **Chapter 18.46**), continued implementation of the Monterey Regional Storm Water Management Plan (**Policy NCR-CZ 1.5.C.ii**), and following the recommendations from the Canyon Del Rey Creek Watershed Master Drainage Plan Update (**Policy NCR-CZ 1.5.B**).

Policy NCR-LG 4.2.A Water Quality Enhancement.

Investigate opportunities for habitat enhancement, impervious site coverage reduction, and restoration of previously disturbed areas.

The Fremont Corridor consists of 19 acres of land located on the east side of Fremont Blvd. between La Salle and Olympia avenues.



Currently, a mix of commercial development is located along Fremont, including University Plaza between Echo and Phoenix avenues. A variety of residential units are located behind (i.e., east of) these businesses.

LAGUNA GRANDE SUBAREA

5. Natural Hazards



Policy NCR-LG 5.1.A – Management of Sea Level Rise Hazards

The City shall protect and maintain the functionality of Laguna Grande and the adjacent park lands from impacts associated with sea level rise.



Policy NCR-LG 5.2.A – Management of Flooding Hazards

In order to maintain stormwater flows and prevent flooding that could otherwise result in hazardous conditions and property damage, the City shall maintain the outfall at Laguna Grande under Fremont Street. A coastal development permit shall be required for maintenance activities including periodic cleaning and removal of sand and debris to facilitate stormwater flows.

Policy NCR-LG 5.2.B

The City shall plan for flooding impacts by increasing buffer areas around Laguna Grande Lake and investigating opportunities for increasing lake capacity via sediment and fill removal.



Public Access and Recreation &

Policy PAR-LG 1.1.A – Protection of Public Access and Recreational Opportunities

The City shall maintain and enhance pedestrian and bicycle connectivity within the Laguna Grande Subarea, and to Roberts Lake, and the beach to maximize public access and recreation opportunities to these coastal resources.

Policy PAR-LG 1.1.B – Management of Public Access and Recreational Opportunities

- i. The City shall develop interpretive signage along access trails around Laguna Grande as part of ongoing park improvements and maintenance efforts.
- ii. The City shall maintain the portion of Laguna Grande Park and facilities that are within the city, including restrooms, for the recreation purposes of its citizens and visitors.

LAGUNA GRANDE SUBAREA

SECTION I CHAPTER 3

iii. The City shall maintain and seek to enhance the developed pedestrian walkway/bikeway, including potential additions to it. The walkway/bikeway shall be maintained at a minimum width of 10 feet and so as to have a minimum impact on the wetland.

Policy PAR-LG 1.1.C – Provisions for Public Access and Recreational Opportunities

- i. Develop pedestrian access along lands adjoining Laguna Grande. Where passing through or near the wildlife habitat area in Laguna Grande, this access is to be designed so as to protect wetland areas (e.g., a required setback from the inland extent of emergent wetland vegetation, overpass, etc.).
- ii. New development shall be required to provide public access easements and access improvements, consistent with habitat protection, from public rights-ofway to the access trail.
- iii. Upon the significant improvement in water quality of Laguna Grande (consistent with objectives presented in **Policy NCR-LG 4.1.A**), the City shall coordinate with the Monterey Peninsula Regional Park District to explore additional recreational water uses within Laguna Grande such as a fishing/fly-casting pier or paddle boat concession.
- iv. The City shall coordinate with the Monterey Peninsula Regional Park District to provide additional active and passive recreational opportunities in and around Laguna Grande (such as a fishing pier, par course, Frisbee golf).
- v. The City shall coordinate with the Monterey Peninsula Regional Park District for provision of additional programs and/or facilities for use by senior citizens and community groups (such as community garden, outdoor class area, horseshoe pit, bocce ball area, wildlife viewing station).



Land Use and Development @

1. Land Use Designations and Definitions



Policy LUD-LG 1.1.A -Land Use Designations Within the Laguna Grande Subarea

LAGUNA GRANDE SUBAREA

The land use designation establishes the type, density, and intensity of land uses allowed. The Coastal Implementation Plan provides further guidance regarding the density and intensity of development allowed within each land use designation. Land within the Laguna Grande Subarea is designated as Coastal Parks and Open Space (CPOS) and Coastal Visitor-Serving Commercial (CVSC), which are defined as follows:

- Coastal Parks and Open Space (CPOS): This designation is appropriate in areas where the City wants to protect and preserve natural resources and habitat, views, and other visual amenities and protect people and property from natural and man-made hazards. This designation also identifies existing or planned parkland. Public use areas include the sandy beach, access ways, parks, trails, walkways, and other recreational amenities that are publicly owned or over which easements are required as a condition of development (IV.A.3.e). The maximum floor area ratio (FAR) within this designation is 0.01:1.
- Coastal Visitor-Serving Commercial (CVSC): Principal permitted visitor-serving commercial uses include hotels/motels, food service, retail establishments, visitor/traveler support services (such as visitor information centers), and recreational-related commercial uses. The maximum floor area ratio (FAR) is 1.0:1, except that hotels are allowed a maximum FAR of 1.5:1.





Policy LUD-LG 2.1.A – Designation of Land Uses Within the Laguna Grande Subarea

Land use designations in the Laguna Grande Subarea are shown earlier in **Figure 2-10** of this plan.

3. General Permit Considerations



Policy LUD-LG 3.1.A – Considerations for Visual Resources

i. Permitted development shall be sited and designed to protect public views to Laguna Grande and be compatible with the regional park. Consideration of public views of the lake and park must be carefully



Laguna Grande Subarea land use designations

LAGUNA GRANDE SUBAREA

SECTION I CHAPTER 3

- considered as a component of the visual analysis required by **Policy LUD-CZ 3.2.A**.
- ii. To protect views of Laguna Grande, proposed development should avoid placing structures within 50feet of the channel. Low-profile, non-structural development including recreational amenities (such as formalized viewing areas, parking, and improved trailways) are preferred.



Policy LUD-LG 3.2.A – Considerations for Public Access

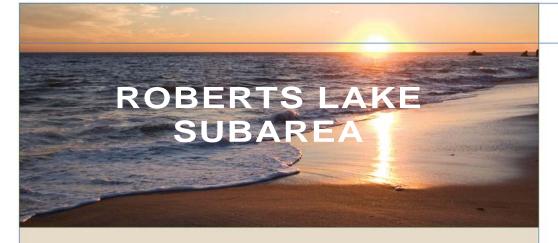
- i. All relevant access improvements outlined in the Public Access section of this chapter are to be carried out as a condition of development.
- ii. Proposed development in the Laguna Grande Subarea shall be required to provide public access easements and access improvements, consistent with habitat protection, to the access trail from public rights-of-way to the access trail.
- iii. Proposed development will maintain and seek to enhance the developed pedestrian walkway/bikeway, including potential additions to it, as applicable. The walkway/bikeway shall be maintained at a minimum width of 10 feet and so as to have a minimum impact on the wetland.
- iv. Proposed development within the Laguna Grande Subarea will be required to provide additional/enhanced public access through means such as directional/interpretive signage, public parking, and additional access points to coastal resources from Del Monte Boulevard or Canyon Del Rey Boulevard.

Proposed Implementation Actions

- Stabilize the areas adjacent to Laguna Grande utilizing methods identified in the Vegetation Management Plan for the Seaside Coastal Zone or, if the plan is not complete, utilizing best available methods (Policy NCR-LG 1.1.A).
- Coordinate with the Regional Park District to provide viewshed improvements as a component of park improvements proposed for Laguna Grande (Policy NCR-LG 3.1.A).
- Develop Gateway Guidelines for the Fremont Corridor (Policy NCR-LG 2.1.B.ii).

LAGUNA GRANDE SUBAREA

- Improve water quality of Laguna Grande through implementation of the current water quality policies and programs, and the current Wetland Management / Enhancement and Restoration Program (Policy NCR-LG 4.1.A).
- Improve water quality and the recreational experience of southern Monterey Bay area beaches, including by properly maintaining the outfall at Laguna Grande under Fremont Street and by pursuing opportunities to consolidate and/or eliminate reliance on storm water outfalls which convey storm water directly to the beach. Such storm water shall be filtered and treated prior to discharge (Policy NCR-LG 5.2.A).
- Maintain, and where necessary improve, pedestrian and bicycle connectivity within the Laguna Grande Subarea (Policy PAR-LG 1.1.A).
- Develop interpretive signage along access trails around Laguna Grande (Policy PAR-LG 1.1.B.i).
- Maintain the portion of Laguna Grande Park and facilities that are within the city (**Policy PAR-LG 1.1.B.ii**).
- Maintain the developed pedestrian walkway/bikeway (Policy PAR-LG 1.1.B.iii).
- Expand recreational water uses within Laguna Grande (Policy PAR-LG 1.1.C.iii).
- Coordinate with the Monterey Peninsula Regional Park
 District to provide additional active recreational
 opportunities around Laguna Grande (Policy PAR-LG
 1.1.C.iv).
- The City shall coordinate with the Monterey Peninsula Regional Park District for provision of additional programs and/or facilities for the use by senior citizens and community groups (Policy PAR-LG 1.1.C.v).



Purpose

The City of Seaside recognizes that the Roberts Lake Subarea contains resources that are unique to the Seaside coastal zone and require special considerations for issues such as recreational uses of the lake, the Boathouse on Roberts Lake, trail connectivity (including Monterey Bay Coastal Recreational Trail), dune vegetation, water salinity, sensitive habitats, and flood hazards. As such, the intent of this chapter is to provide policies specific to the Roberts Lake Subarea. Please refer to the **Chapter 2 – Coastal Zone** for additional policies that apply to this subarea, as well as to all areas within the Seaside coastal zone.

Introduction

The Roberts Lake Subarea is an approximately 21-acre area located in the central portion of Seaside's coastal zone. The subarea is bordered on the southeast by Del Monte Boulevard, on the northeast by Canyon Del Rey Boulevard, on the northwest by Highway 1, and on the southwest by the La Quinta Inn on Roberts Avenue.

Roberts Lake is located in the central portion of Seaside's coastal zone area across from the Embassy Suite and Holiday Inn Express hotels. The lake's primary uses are as an open space for bird watching as well as a connection to the Monterey Bay Coastal Recreational Trail (Monterey Bay Coastal Trail).

The area north of Roberts Lake along the south and east of Highway 1 consists of coastal dune scrub habitat. This area is predominantly vegetated by African ice plant, and bordering the visitor parking lot is the emergent wetland that is Roberts Lake. The majority of the park area of the Roberts Lake Subarea is paved visitor parking. A trail system that connects to the Monterey Bay Coastal Trail system makes up the perimeter of the Roberts Lake Subarea. Historic public use of Roberts Lake includes model



Roberts Lake Subarea
As shown in blue

ROBERTS LAKE SUBAREA

boat racing, bird watching, and recreational fishing. Further description of the Roberts Lake Subarea setting can be found in **Chapter 4** of **Section II – Background Report** located at the end of this Land Use Plan (LUP).

The intent of the following policies is to protect, maintain, enhance, and, as applicable, restore the unique and valued qualities of the Roberts Lake Subarea including Roberts Lake, the Roberts Lake park area, scenic qualities, and recreational as well as educational opportunities.



Policies

Natural Coastal Resources

1. Natural Habitat Areas

There are no natural habitat policies specific to the Roberts Lake Subarea. Please refer to **Chapter 2 – Coastal Zone** for policies that apply to all areas within the Seaside coastal zone.

2. Visual Resources



Policy NCR-RL 2.1.A – Protection of Visual Resources

Development within the Roberts Lake Subarea shall limit building height and bulk in order to maximize public views of Roberts Lake.



Policy NCR-RL 2.1.B – Management of Visual Resources

The City shall coordinate with the Monterey Bay Regional Park District to provide viewshed improvements to areas identified on **Figure 2-4** as development is proposed within Roberts Lake subarea.

3. Water Resources

There are no water resources policies specific to this subarea. Please refer to **Chapter 2 – Coastal Zone** for applicable policies for all areas within the coastal zone.

4. Water Quality



Policy NCR-RL 4.1.A – Management of Water Quality

Improve the water quality of Roberts Lake, thus improving the recreational opportunities and preserving and

ROBERTS LAKE SUBAREA

enhancing the habitat value of the lake by implementing recommendations of the *Wetland Management / Enhancement and Restoration Program* (identified as **Policy NCR-CZ 1.5.D**), enforcing the Urban Storm Water Quality Management and Discharge Ordinance (**Policy NCR-CZ 1.5.C.i**; **Chapter 18.46**), continued implementation of the Monterey Regional Storm Water Management Plan (**Policy NCR-CZ 1.5.C.ii**), and following the recommendations from the Canyon Del Rey Creek Watershed Master Drainage Plan Update (**Policy NCR-CZ 1.5.B**)..

Policy NCR-RL 4.2.A Water Quality Enhancement.

Investigate opportunities for habitat enhancement, impervious site coverage reduction, and restoration of previously disturbed areas.

Policy NCR-RL 4.3.A Filter and Treat Storm Water.

Improve water quality and the recreational experience of southern Monterey Bay area beaches, including by pursuing opportunities to consolidate and/or eliminate reliance on storm water outfalls that convey storm water directly to the beach. Such storm water shall be filtered and treated prior to discharge

5. Natural Hazards



Policy NCR-RL 5.1.A – Management of Sea Level Rise Hazards

The City shall protect and maintain Roberts Lake and associated recreational functionality from impacts associated with sea level rise.



Policy NCR-RL 5.1.B – Management of Flooding Hazards

In order to maintain stormwater flows and to prevent flooding that could otherwise result in hazardous conditions and property damage, the City shall maintain the outfalls at Roberts Lake (the foot of Humboldt Street and in the seawall adjacent to the Monterey Beach Hotel). A coastal development permit shall be required for maintenance activities including periodic cleaning and

ROBERTS LAKE SUBAREA

removal of sand and debris from the outfall. and occasional breaching of the sand berm to facilitate stormwater flows. The City shall investigate alternatives to mechanical breaching of the sand berm including via expanding lake capacity, hand-trenching, and future restoration of natural tidal flow under Highway 1.

Policy NCR-RL 5.1.C

The City shall plan for flooding impacts by increasing buffer areas around Roberts Lake and investigating opportunities for increasing lake capacity via sediment and fill removal.

Public Access and Recreation &

Policy PAR-RL 1.1.A – Protection of Public Access and Recreational Opportunities

The City shall maintain and enhance pedestrian and bicycle connectivity within the Roberts Lake Subarea, and to Laguna Grande, and to the beach to maximize public access and recreation opportunities to these coastal resources.

Policy PAR-RL 1.1.B – Management of Public Access and Recreational Opportunities

- i. The City of Seaside shall provide and maintain restrooms and maintain the established picnic areas on the City-owned land.
- ii. Existing float line at Roberts Lake shall be replaced by a permanent and more effective means of restricting the area of recreational use of the lake (such as model boat operation) in order to protect the use of the lake by wildlife.
- iii. Public use of City facilities shall be limited to daylight hours (i.e., from one hour before sunrise to one hour after sunset).
- iv. Overnight activity and camping is prohibited.

Policy PAR-RL 1.1.C – Provision for Public Access

i. Require improvements to and a public access easement (a minimum width of 10 feet) along private

ROBERTS LAKE SUBAREA

lands adjoining the shoreline as a condition of new development. Where passing through or near the wildlife habitat area associated with Roberts Lake, this access is to be designed so as to protect the habitat area.

- ii. For the City-owned parcels around Roberts Lake, develop pedestrian access (a minimum width of 10 feet) along lands adjoining the shoreline. Where passing through or near the wildlife habitat area associated with Roberts Lake, this lateral access is to be designed so as to protect the habitat area.
- iii. The City shall develop interpretive signage along access trails around Roberts Lake.

Policy PAR-RL 1.2.A – Designation of Parking for Public Access and Recreation

The City shall coordinate with State Parks and the City of Monterey, as appropriate, for the consideration and implementation of expanded public parking to accommodate beach visitors. Potential expansion for beach access may include development of additional parking areas at Roberts Lake. This effort should be coordinated with additional efforts to expand parking for beach access in the Beach Subarea as identified by **Policy PAR-B 1.2.A**.

Land Use and Development

1. Land Use Designations and Definitions



Policy LUD-RL 1.1.A -Land Use Designations Within the Roberts Lake Subarea

The land use designation establishes the type, density, and intensity of land uses allowed. The Coastal Implementation Plan provides further guidance regarding the density and intensity of development allowed within each land use designation. Lands within the Roberts Lake Subarea are designated as Coastal Parks and Open Space (CPOS), Coastal Transportation Corridor (CTC), and Coastal Visitor-Serving Recreation (CVSR), which are defined as follows:



ROBERTS LAKE SUBAREA



Roberts Lake Subarea land use designations

- Coastal Parks and Open Space (CPOS): This designation is appropriate in areas where the City wants to protect and preserve natural resources and habitat, views, and other visual amenities and protect people and property from natural and man-made hazards. This designation also identifies existing or planned parkland. Public use areas include the sandy beach, access ways, parks, trails, walkways, and other recreational amenities that are publicly owned or over which easements are required as a condition of development. The maximum floor area ratio (FAR) within this designation is 0.01:1.
- Coastal Visitor-Serving Recreation (CVSR): Principal permitted visitor-serving recreation uses include recreational equipment rental centers (such as bicycle, boat, and other recreational equipment) and visitor-serving support services (such as visitor information centers). Commercial uses such as hotels/motels, restaurants, and retail establishments are not allowed. However, counter food service (such as a snack bar), which is ancillary to a primary permitted use, is permissible. The maximum floor area ratio (FAR) is 0.5:1.
- Coastal Transportation Corridor (CTC): The City of Seaside shall maintain the State Highway 1 right-of-way and the former Southern Pacific Railroad right-of-way as essential public transportation corridors. Principal permitted uses of the corridors are for motorized and non-motorized forms of transportation. The former Southern Pacific Railroad right-of-way shall be reserved for possible light rail, bus rapid transit route, or other non-motorized forms of transportation including pedestrian and/or bicycle paths.

2. Development and Land Use Requirements



Policy LUD-RL 2.1.A – Designation of Land Uses Within the Roberts Lake Subarea

Land use designations for the Roberts Lake Subarea are shown earlier in **Figure 2-10** of this plan.

3. General Permit Considerations



Policy LUD-RL 3.1.A – Considerations for Visual Resources

Permitted development shall be sited and designed to protect public views to Roberts Lake, the Pacific Ocean, recreation areas, and dune areas. Consideration of public views of these resources specific to the Roberts Lake Subarea must be carefully considered as a component of the visual analysis required by **Policy LUD-CZ 3.2.A**.



Policy LUD-RL 3.1.B – Considerations for Public Access

- All relevant access improvements outlined in the Public Access and Recreation section of this chapter are to be carried out as a condition of development.
- ii. Permitted development within the Roberts Lake Subarea will be required to provide a public access easement (a minimum width of 10 feet) along private lands adjoining the shoreline as a condition of new development. Where passing through or near the wildlife habitat area to be established in Roberts Lake, this access is to be designed so as to protect the habitat area.

Proposed Implementation Actions

- Coordinate with the Regional Park District to provide viewshed improvements as a component of recreational improvements proposed for Roberts Lake (Policy NCR-RL 2.1.B).
- Improve water quality of Roberts Lake through implementation of the current water quality policies and programs, and the current Wetland Management Enhancement and Restoration Program (Policy NCR-RL 4.1.A).
- Maintain the outfalls at Roberts Lake (Policy NCR-RL 5.1.B).
- The City shall maintain, and where necessary improve, pedestrian and bicycle connectivity within the Roberts Lake Subarea to Laguna Grande and the beach (Policy PAR-RL 1.1.A).

ROBERTS LAKE SUBAREA

- Develop interpretive signage along access trails around Roberts Lake (Policy PAR-RL 1.1.C.iii).
- Coordinate with State Parks and the City of Monterey, as appropriate, to expand public parking to accommodate beach visitors. Potential expansion for beach access may include development of additional parking areas at Roberts Lake (Policy PAR-RL 1.2.A). This effort should be coordinated with additional efforts to expand parking for beach access in the Beach Subarea as identified by Policy PAR-B 1.1.C.
- Provide and maintain restrooms and maintain established picnic areas on the City-owned land (Policy PAR-RL 1.1.B.i).
- Replace float line at Roberts Lake (Policy PAR-RL 1.1.B.ii).



Purpose

Although the Beach Subarea is a relatively small portion of Seaside's coastal zone area, visitors and residents alike recognize it as a primary public accessway to the Pacific Ocean and Monterey Bay's miles of coastal beaches. The area is also valued for its habitat and scenic qualities, and because it includes Highway 1 within it. The intent of this chapter is to provide policies specific to preserving and protecting the unique resources of the Beach Subarea. Please refer to **Chapter 2 – Coastal Zone** for additional policies that apply to this subarea, as well as to all areas within the Seaside coastal zone.

Introduction

The Beach Subarea consists of approximately 500 feet of beach frontage along the Pacific Ocean. The Beach Subarea is bordered by the Pacific Ocean to the north and west and four paved areas to the south and east: the beach visitor parking lot, the Monterey Bay Trail system, Sand Dunes Drive, and Highway 1.

African ice plant dominates the areas in between the visitor parking lot, the Monterey Bay Coastal Recreation Trail, and Sand Dunes Drive which run parallel to Highway 1 and other dune scrub habitat adjacent to the Beach Subarea. Within the Beach Subarea, the degradation of the sand dune environment from recreational use has resulted in the loss of dune vegetation and movement of the dunes by the wind, which has caused increased sedimentation and water quality problems in Roberts Lake and Laguna Grande. However, there is an effort to balance recreational uses of the beach with preservation of fragile habitat. On the northeastern portion of the dune area connecting to State Parks land, designated trails have been identified and revegetation efforts are under way.



Beach Subarea
As shown in blue

BEACH SUBAREA



The primary use of the Beach Subarea is as an open space and recreational resource for the City of Seaside, and for the Highway 1 corridor. The area provides expansive views of Monterey Bay and is an ideal location to watch the sun set over the Pacific Ocean. The beach is well used by surfers, picnickers, joggers, beachcombers, and nature enthusiasts year-round. The area also offers a respite for travelers along the Recreation Trail. Further description of the Beach Subarea setting can be found in **Chapter 5** of **Section II – Background Report** located at the end of this Land Use Plan (LUP).

The intent of the following policies is to protect, maintain, enhance, and restore, as possible, the unique and valued qualities of the Beach Subarea including sensitive dune habitat, the magnificent views of the Monterey Bay and the California Coast, including from the Highway 1 corridor, recreational uses of the beach and waters, and its proximity to the Monterey Bay Coastal Trail.

Policies







Policy NCR-B 1.1.A – Protection of Dune/Beach Areas

- i. In order to preserve and protect the natural resources of the Beach Subarea, no structural development shall be permitted to occur on land within the Beach Subarea with the exception of resource-dependent structures and structures to maintain or improve access or enjoyment of the beach (such as educational signage and permanent restrooms) and transportation related development within the developed roadway prism of Highway 1.
- ii. The City shall protect, maintain, and, where feasible, restore dune habitat within the Beach Subarea.



Policy NCR-B 1.1.B – Management of Dune/Beach Areas

Within the Beach Subarea, the City shall work cooperatively with State Parks to develop a Dune Management Plan. The plan shall include at a minimum:



BEACH SUBAREA

SECTION I CHAPTER 5

- Guidelines for managing public access in order to stabilize the dunes and protect native dune habitat and its inhabitants.
- Guidelines for improving the drainage outlet (from the culvert) from Roberts Lake.
- Guidelines for maintaining the outfall with minimal impact on the beach, public access and recreation, and surrounding dune area.
- Guidelines for habitat enhancement and dune stabilization via revegetation with native dune plant species.
- Guidelines for design of recreational improvements and maintenance of all shoreline improvements.
- Guidelines for maintenance and management of all resource areas, including identification of appropriate responsible parties.
- Guidelines for development of interpretive signage.

2. Visual Resources



Policy NCR-B 2.1.A - Protection of Visual Resources

Permitted development shall be sited, designed, and constructed in such a way that they do not interfere with visual resources within the Beach Subarea (for example, by using setbacks, screening techniques, and design that blends in with the coastal dune character of the Beach Subarea).

3. Water Resources



Policy NCR-B 3.1.A – Management of Water Resources

Permitted restrooms shall have waterless toilets and employ strict water conservation measures for sinks, rinse areas, etc.

4. Water Quality



Policy NCR-B 4.1.A – Management of Flooding Hazards and Water Quality

I In order to maintain stormwater flows and to prevent flooding that could otherwise result in hazardous conditions and property damage, the City shall maintain



BEACH SUBAREA

the outfall in the seawall adjacent to the Monterey Beach Hotel. A coastal development permit shall be required for for maintenance activities including periodic cleaning and removal of sand and debris from the outfall and occasional breaching of the sand berm to facilitate stormwater flows. The City shall investigate alternatives to mechanical breaching of the sand berm including via expanding lake capacity, hand-trenching, and future expansion/restoration of natural tidal flow under Highway 1.

ii. Improve water quality for all surface flows into the beach area by enforcing the Urban Storm Water Quality Management and Discharge Ordinance (Policy NCR-CZ 1.5.C.i; Chapter 18.46), and continued implementation of the Monterey Regional Storm Water Management Plan (Policy NCR-CZ 1.5.C.ii),

5. Natural Hazards

There are no natural hazard policies specific to the Beach Subarea. Please refer to **Chapter 2 – Coastal Zone** for applicable policies for all areas within the coastal zone.

Public Access and Recreation &



The City shall maintain and enhance pedestrian and bicycle connectivity within the Beach Subarea, and to Laguna Grande, and Roberts Lake to maximize public access and recreation opportunities to these coastal resources.

Policy PAR-B 1.1.B – Management of Public Access and Recreational Opportunities

To maximize public access to, and enjoyment of, the beach area, coordinate with State Parks and the City of Monterey, as appropriate, for the consideration and implementation of the following beach improvements:

- Development/improvement of public walkway easements,
- Development of public viewing areas (such as platforms or benches),



BEACH SUBAREA

SECTION I CHAPTER 5

- Maintenance of public parking,
- Development of permanent public restrooms, and
- Development of handicap access.

Policy PAR-B 1.2.A – Designation of Parking for Public Access and Recreation

The City shall coordinate with State Parks and the City of Monterey, as appropriate, for the consideration and of expanded implementation public parking accommodate beach visitors. Potential expansion for beach access may include development of additional parking areas at Roberts Lake, designated parking in the lot west of the existing hotel (currently the Best Western Beach Hotel), and on-street parking along the western portion of Sand Dune Drive. Said parking shall be clearly signed "Visitor Beach Parking" and adequate signage shall be provided along walkways/trails guiding visitors to the beach.

Policy PAR-B 1.3.A Designation of Public Beach Parking

Maintain free and unrestricted public parking at Seaside Beach (Monterey State Beach) parking lot at Humboldt Street.

Policy PAR-B 1.4.A Identification and Designation of California Coastal Trail

The California Coastal Trail transects the Beach Subarea. As development occurs, the City shall develop and implement a coastal access/directional sign program (Policy PAR-CZ 1.1.C), which will include informational signs identifying the location of the Monterey Bay and California Coastal Trail alignments within the Beach Subarea. In addition, the City shall establish, designate, and maintain a system of trails and an inter-connected trail / park network as components of the California Coastal Trail and Monterey Bay recreational trail alignments (Policy PAR-CZ 1.3.A).

BEACH SUBAREA

Land Use and Development







Policy LUD-B 1.1.A -Land Use Designations Within the **Beach Subarea**

The land use designation establishes the type, density, and intensity of land uses allowed. The Coastal Implementation Plan provides further guidance regarding the density and intensity of development allowed within each land use designation. Land within the Beach Subarea is designated as Coastal Parks and Open Space (CPOS) and Coastal Transportation Corridor (CTC), which are defined as follows:

- Coastal Parks and Open Space (CPOS): This designation is appropriate in areas where the City wants to protect and preserve natural resources and habitat, views, and other visual amenities and protect people and property from natural and man-made hazards. This designation also identifies existing or planned parkland. Public use areas include the sandy beach, access ways, parks, trails, walkways, and other recreational amenities that are publicly owned or over which easements are required as a condition of development. The maximum floor area ratio (FAR) within this designation is 0.01:1.
- Coastal Transportation Corridor (CTC): The State Highway 1 right-of-way and the former Southern Pacific Railroad right-of-way are essential public transporation corridors. Principal permitted uses of the corridors are for motorized and non-motorized forms of transportation. The former Southern Pacific Railroad right-of-way shall be reserved for possible light rail, bus rapid transit route, or other nonmotorized forms of transportation including pedestrian and/or bicycle paths.





Policy LUD-B 2.1.A – Designation of Land Uses Within the Beach Subarea

Land use designations for the Beach Subarea are shown in Figure 2-10 of this plan.





BEACH SUBAREA

SECTION I CHAPTER 5

3. General Permit Considerations



Policy LUD-B 3.1.A –Considerations for Dune Management Plan

Permitted development within the Beach Subarea must demonstrate compliance with an adopted Dune Management Plan (as directed by **Policy NCR-B 1.2**), or if prior to completion of the plan, the applicant shall submit a Dune Management Plan consistent with State and City guidelines.



Policy LUD-B 3.1.B – Considerations for Visual Resources

Permitted development in the Beach Subarea must comply with the State Highway 1 Design Corridor Design Guidelines, as applicable. Currently these guidelines include, but are not limited to, the following:

- Vegetative and architectural screening techniques should be incorporated into projects to sustain or enhance scenic vistas.
- A minimum 100-foot setback from the west edge of the Caltrans right-of-way and screening techniques should be included to enhance views.
- Permitted structures and signage will be designed to blend with the coastal dune character (for example, by using earth-tone colors: tan, brown, forest green, gray, or dark blue).
- Sign support structures for all freestanding signs located within the design corridor cannot be located within 100 feet of the Caltrans right-of-way.
- Views of the sky, ocean, dunes, and ridgelines shall be preserved. Signs and their support structures shall not block views of the sky, ocean, or dunes.

Proposed Implementation Actions

- Coordinate with State Parks to develop a Dune Management Plan (refer to Policy NCR-B 1.1.B).
- Improve water quality and the recreational experience of southern Monterey Bay area beaches, including by properly maintaining the outfall in the seawall adjacent to

SECTION	I
CHAPTER	5

BEACH SUBAREA

the Monterey Beach Hotel (refer to **Policy NCR-B 4.1.A**) and by pursuing opportunities to consolidate and/or eliminate reliance on storm water outfalls which convey storm water directly to the beach. Such storm water shall be filtered and treated prior to discharge.

- Maintain, and where necessary improve, pedestrian and bicycle connectivity (refer to Policy PAR-B 1.1.A).
- Coordinate with State Parks and the City of Monterey, as appropriate, of the following beach improvements:
 - Development/improvement of public walkway easements,
 - Development of public viewing areas (such as platforms or benches),
 - ♦ Maintenance of public parking,
 - Development of permanent public restrooms, and
 - Development of handicap access (refer to Policy PAR-B 1.1.B).
- Coordinate with State Parks and the City of Monterey, as appropriate, for expanded public parking to accommodate beach visitors (refer to Policy PAR-B 1.2.A).



Purpose

The unique and valued qualities of the Del Monte Subarea include its central location to the downtown area of the City of Seaside as well as its proximity to coastal resources. As such, the intent of this chapter is to provide policies specific to the Del Monte Subarea. Please refer to **Chapter 2 – Coastal Zone** for additional policies that apply to this subarea, as well as to all areas within the Seaside coastal zone.

Introduction

The Del Monte Subarea encompasses roughly 9 acres of urban area along Del Monte Boulevard from its intersection with Canyon Del Rey Boulevard (Highway 218) to its intersection with West Broadway Avenue to the northeast. The Roberts Lake and Laguna Grande subareas are to the southwest, and the Beach Subarea is to the northeast on the opposite side of Highway 1 and the Monterey Bay Coastal Recreational Trail.

The Del Monte Subarea includes the Southern Pacific Railroad right-of-way, which is to become the future location of a multimodal transit hub. In 2010, the West Broadway Urban Village Specific Plan (WBUVSP) was adopted which is partially located within the Del Monte Subarea. The goal of the Specific Plan is to revitalize and enhance the Del Monte Boulevard and West Broadway Avenue urban area through creation of a pedestrian-friendly urban village. The Specific Plan envisions the area between the railroad right-of-way and Del Monte Boulevard to be an active mixed-use commercial corridor that promotes connectivity and provides supporting uses to the future multimodal transit station and the existing and planned hotels on Canyon Del Rey Boulevard.



Del Monte Subarea As shown in blue

DEL MONTE SUBAREA

Current land uses in the Del Monte Subarea include commercial and light industrial uses. Further description of the Del Monte Subarea setting can be found in Chapter 6 of Section II -Background Report at the end of this Land Use Plan (LUP). The intent of the following policies is to protect the valued qualities of the Del Monte Subarea and to support the goals established by the WBUVSP.



Policies

Natural Coastal Resources



1. Natural Habitat Areas

There are no natural habitat policies specific to the Del Monte Subarea. Please refer to **Chapter 2 – Coastal Zone** for applicable policies for all areas within the coastal zone.

2. Visual Resources

There are no visual resource policies specific to the Del Monte Subarea. Please refer to **Chapter 2 – Coastal Zone** for applicable policies for all areas within the coastal zone.

3. Water Resources

There are no water resource policies specific to the Del Monte Subarea. Please refer to **Chapter 2 – Coastal Zone** for applicable policies for all areas within the coastal zone.

4. Water Quality

Policy NCR-LG 4.1.A - Management of Water Quality

Improve the water quality of coastal waters by carrying out the recommendations of the updated Wetland Management / Enhancement and Restoration Project Program (identified as Policy NCR-CZ 1.5.D.i), enforcing the Urban Storm Water Quality Management and Discharge Ordinance (Policy NCR-CZ 1.5.C.i; Chapter 18.46), continued implementation of the Monterey Regional Storm Water Management Plan (Policy NCR-CZ 1.5.C.ii), and following the recommendations from the Canyon Del Rey Creek Watershed Master Drainage Plan Update (Policy NCR-CZ 1.5.B).

5. Natural Hazards

There are no natural hazard policies specific to the Del Monte Subarea. Please refer to **Chapter 2 – Coastal Zone** for applicable policies for all areas within the coastal zone.

Public Access and Recreation &

Policy PAR-DM 1.1.A – Protection of Public Access and Recreational Opportunities

- i. The City shall maintain and enhance pedestrian and bicycle connectivity within the Del Monte Subarea to Laguna Grande, Roberts Lake, and the beach to maximize and ensure public access and recreation opportunities to these coastal resources.
- ii. Streets shall enhance the non-vehicular environment by introducing a scale that is conducive to pedestrian and bicycle use.
- iii. Sidewalks shall be functional and maximize pedestrian access to development projects.
- iv. The City shall retain the former South Pacific Rail Road Corridor for light rail and other alternative forms of transportation (including recreational trails) in Seaside and along the Monterey peninsula.
- Policy PAR-DM 1.1.B Management of Public Access and Recreational Opportunities



DEL MONTE SUBAREA

- i. The City shall maintain and enhance the street right-ofway for bicycle and pedestrian use.
- ii. The City shall maintain (keep free of debris, trash, etc.) the portions of the Southern Pacific Railroad right-ofway transportation corridor that are within the Del Monte Subarea.

Policy PAR-DM 1.1.C – Provision for Public Access and Recreational Opportunities

- i. Coastal mixed-use development shall include pedestrian amenities.
- ii. Coastal mixed-use development shall provide bicycle parking equal to 10 percent of vehicle requirements
- iii. Coastal mixed-use development shall provide highly visible and secure bicycle parking at each entrance, and include a shelter, as feasible.
- iv. The City shall work with the Transportation Agency of Monterey County to provide directional signage at the multi-modal transit station to direct travelers to the Coastal access and the Monterey Bay Coastal Trail (see Policy PAR-CZ 1.1.c.i).

Land Use and Development

1. Land Use Designations and Definitions



The land use designation establishes the type, density, and intensity of land uses allowed The Coastal Implementation Plan provides further guidance regarding the density and intensity of development allowed within each land use designation.. Land within the Del Monte Subarea is designated as Regional Commercial, Coastal Mixed Use/West Broadway Urban Village Specific Plan, Coastal Transportation Corridor, and Heavy Commercial, which are described as follows:

 Coastal Regional Commercial (CCRG): Regional commercial uses are defined as large scale commercial development with retail, entertainment, and/or service uses of a scale and function to serve a regional market. These uses are allowed where existing regional commercial uses are developed within





Del Monte Subarea land use designation

DEL MONTE SUBAREA

the coastal zone. Permitted regional commercial uses include general, grocery, and outdoor retail; shopping center; health and fitness facilities; and restaurants with table service. The maximum FAR is 1.0:1.

- Coastal Heavy Commercial (CCH): Heavy Commercial
 uses are intended for subregional commercial activities
 such as auto and truck repair, contractor yards,
 warehousing, and light manufacturing. These uses are
 permitted where existing heavy commercial uses are
 developed within the coastal zone (i.e. near railroad
 right-of-way adjacent to Sand City boundary). The
 maximum FAR is 0.5:1.
- Coastal Mixed Use/West Broadway Urban Village Specific Plan (CMX/WBUVSP): Seaside has developed a Mixed Use category as a way to promote pedestrianand transit-oriented activity centers that have a mixture of residential, commercial, office, and civic uses. This designation is appropriate in the Del Monte Subarea to be consistent and compatible with the West Broadway Urban Village Specific Plan (WBUVSP). Applicable Development Standards and Design Guidelines from the WBUVSP have been included in Appendix C of the LCP. The City may consider identification and development of transit parking or transit-supporting uses as a component of mixed use within the coastal zone. This category is intended to accommodate a well-integrated mix of high-intensity residential, commercial, office, and civic uses. Housing densities range from 30 to 60 dwelling units per gross acre. Under this designation, residential and commercial uses may be developed on the same parcel (e.g., residential above commercial).
- Coastal Transportation Corridor (CTC): The City of Seaside shall maintain the State Highway One right-of-way and the former Southern Pacific Railroad right-of-way as essential public transporation corridors. Principal permitted uses of the corridors are for motorized and non-motorized forms of transportation. The former Southern Pacific Railroad right-of-way shall be reserved for possible light rail, bus rapid transit route, or other non-motorized forms of transportation including pedestrian and/or bicycle paths.

DEL MONTE SUBAREA

The City may consider identification and development of transit parking or transit-supporting uses as a component of regional commercial and mixed use within the coastal zone.

2. Development and Land Use Requirements



Policy LUD-DM 2.1.A – Designation of Land Uses Within the Del Monte Subarea

The land use designations for the Del Monte Subarea are shown earlier in **Figure 2-10** of this plan.



Policy LUD-DM 2.2.A – Requirements for Coastal Regional Commercial and Coastal Heavy Commercial Development within the Del Monte Subarea

Coastal Regional Commercial and Heavy Commercial development shall refer to the Coastal Implementation Plan (CIP) (Title 18.10 of the Municipal Code) for the specific development standards.



Policy LUD-DM 2.2.B – Requirements for Coastal Mixed Use Development within the Del Monte Subarea

Coastal Mixed Use development shall be subject to the applicable development standards and design guidelines provided in the West Broadway Urban Village Specific Plan, which are included in **Appendix C** of the LCP.

3. General Permit Considerations



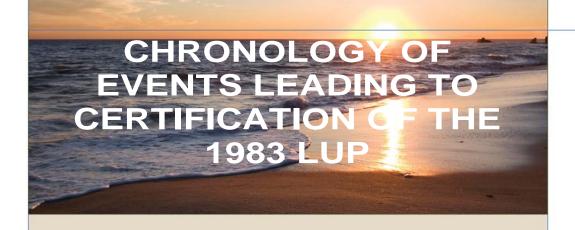
Policy LUD-DM 3.1.A – Considerations for Pedestrian and Bicycle Amenities

- i. Development shall include pedestrian amenities.
- ii. Development shall provide bicycle parking equal to 10 percent of vehicle requirements
- iii. Development shall provide highly visible and secure bicycle parking at each entrance, and include a shelter, as feasible.

Proposed Implementation Actions

- Foster connectivity to the future nearby multi-modal transit station.
- Maintain, and where necessary improve, pedestrian and bicycle connectivity within the Del Monte Subarea to

	·
DEL MONTE SUBAREA	SECTION I CHAPTER 6
Laguna Grande, Roberts Lake, and the beach to ensure public access to these coastal resources. (Policy PAR-DM 1.1.A)	
 Maintain and enhance the street right-of-way for bicycle and pedestrian use consistent with the WBUVSP (Policy PAR-DM 1.1.B.i) 	
 Maintain (keep free of debris, trash, etc.) the portions of the Southern Pacific Railroad right-of-way transportation corridor that are within the Del Monte Subarea. (Policy PAR-DM 1.1.B.ii) 	
	LAND USE PLAN 6.7



Chronology of Events Leading to Certification of the 1983 Land Use Plan (LUP)				
Date	Action	Document of Record		
March 3, 1982	The Commission certified, with suggested modifications, the LUP components for the Laguna Grande and Roberts Lake subareas and denied the component for the Beach Subarea.	Commission Staff Report of 8/97, p.41; Commission Staff Report of 8/98, p.42. Included in Appendix A.		
April 15,1982	The Seaside City Council approved several modifications to the LUP components for the Laguna Grande and Roberts Lake subareas.	Referenced in City Council Resolution #82-14		
May 20,1982	The Seaside City Council approved several modifications to the LUP components for the Beach Subarea.	Referenced in City Council Resolution #82-37		
July 1, 1982	The Seaside City Council adopted certain revisions to the LUP component for the Beach Subarea and directed their submittal to the Coastal Commission.	Referenced in City Council Resolution #82-37		
August 12, 1982	The Coastal Commission certified, with suggested modifications, the LUP component for the Beach Subarea.	Commission Staff Report of 8/97		
September 7, 1982	The Seaside City Council rejected the Coastal Commission's suggested modification and approved alternative development policies for the LUP component for the Beach Subarea.	Referenced in City Council Resolution #83-26		
January 20, 1983	The Seaside City Council adopted several of the Coastal Commission's suggested modifications to the LUP component for the Beach Subarea.	Referenced in City Council Resolution #83-1		

CHRONOLOGY OF EVENTS

Chronology of Events Leading Up to Certification of the 1983 LUP				
Date	Action	Document of Record		
May 12, 1983	The Seaside City Council adopted some of the additional Coastal Commission's suggested modifications to the LUP component for the Beach Subarea.	Referenced in City Council Resolution #83-26		
June 9, 1983	The Coastal Commission received and approved, with modifications, the City's submittal of 5/12/1983.	Referenced in City Council Resolution #83-52		
September 1, 1983	The Seaside City Council adopted the Coastal Commission's suggested modifications of the LUP component for the Beach Subarea and directed their submittal to the Commission.	Referenced in City Council Resolution #83-52		
October 12, 1983	The Coastal Commission certified the City of Seaside LUP for its entire coastal zone including the Laguna Grande, Roberts Lake, Beach, and Roberts Avenue subareas.	Referenced in Coastal Commission Staff Report of 8/97		
October 13, 1983	Mr. Michael Fisher, Executive Director, California Coastal Commission, formally notified the Mayor of the City of Seaside on the Coastal Commission's actions certifying the LUP for the City's coastal zone. In this communication, Mr. Fisher outlined all the required changes to the original LUP document and recommended that the document be reconstituted.	Coastal Commission letter dated 10/13/1983		



Introduction

The City of Seaside coastal zone encompasses approximately 90 acres of land including a small area of beachfront and two inland lakes. Historically the coastal zone has served as a recreational destination for visitors to the Monterey Peninsula and as an open space resource for residents of Seaside. The coastal zone area is divided into four subareas, each with its unique character, all oriented toward serving the citizens and visitors to the City of Seaside.

Also offered in this chapter is a supplemental resource section which provides references and Internet links to inform planners or laypersons who might be interested in learning more about the coastal zone in general, and Seaside's Coastal Zone in particular.



Existing Conditions

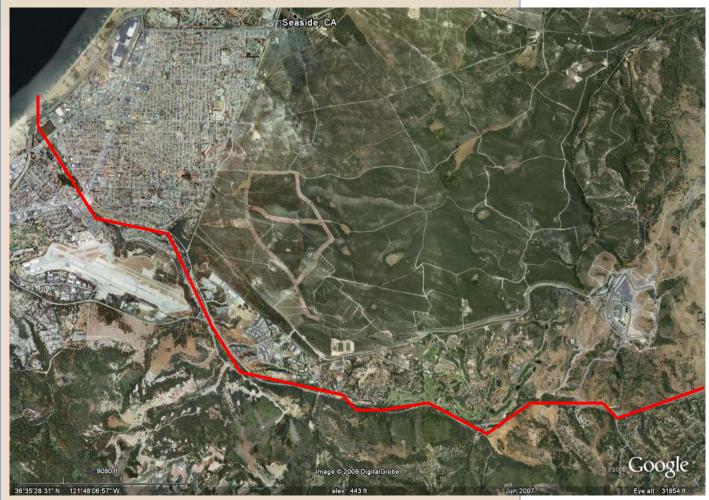
Coastal Zone Area

Land uses within the coastal zone include residential, commercial, and park/open space. Habitats within the coastal zone are diverse and include marine, coastal dune scrub, estuarine, emergent wetland, coastal oak woodland, park, urban, and ruderal habitats. Del Monte Boulevard and the abandoned Southern Pacific Railroad tracks separate the Roberts Lake Subarea from the Laguna Grande Subarea. State Highway 1 separates the Beach Subarea from the Roberts Lake Subarea and Del Monte Subarea. Canyon Del Rey Boulevard separates the Del Monte Subarea from the rest of the subareas.

Roberts Lake and Laguna Grande subareas exist because they serve as slowing down points for water flowing through the Canyon Del Rey Creek watershed as it trends seaward.

Canyon Del Rey Watershed

The Canyon Del Rey watershed begins at what is known as the "divide" which separates the Canyon Del Rey watershed from the El Toro Creek watershed. The "divide" is located near Quail Ridge Lane off of State Route 68. Canyon Del Rey Creek zigzags the entire length of State Route 68 until it reaches the intersection of Canyon Del Rey Boulevard. The creek then runs along Canyon Del Rey Boulevard and eventually flows under the Safeway supermarket at the corner of Fremont Boulevard and Canyon Del Rey Boulevard. After traveling under the Safeway supermarket through a culvert, the creek exits and flows into the Laguna Grande Subarea; the flow of the creek slows greatly and sediments that have been picked up along the way are deposited on the lake bottoms of Laguna Grande and Roberts Lake. The water within Laguna Grande and Roberts Lake is connected through a man-made canal that runs underneath Del Monte Boulevard. During tidal periods, Roberts Lake connects to the ocean via a man-made outflow canal which empties onto the Beach Subarea.



Canyon Del Rey Watershed Approximate Path

Current Issues of Canyon Del Rey Creek and Coastal **Zone**

Along the entire route of the creek are several grade control devices that are intended to control erosion along the creek's banks. Several culverts direct water flow under man-made structures and use grade control devices to slow the water's flow entering the culvert. Several of the grade control devices found along the creek's path have not been maintained properly and as a result erosion of the creek's banks has occurred. Use of culverts to channel the water through road segments has increased erosion of the creek bank. Culverts essentially act as water hoses which cause the outflow side of the culvert to erode the creek bank at a faster rate than the intake side of the culvert. At points along the path of Canyon Del Rey Creek, wetland areas exist which allow the creek flow to slow enough to deposit some of the picked up sediments. However, as the water exits these wetland

COASTAL RESOURCES

areas, the erosion process begins again through the disrepair of grade control devices and utilization of culverts to direct water flow as it makes its way toward the ocean.

Sedimentation and urban pollutants are gathered as the creek travels toward the ocean and are ultimately collected at the bottom of Laguna Grande and Roberts Lake as water flow slows. This deposition of sediment creates an anaerobic environment within the lakes. These anaerobic conditions often lead to a foul smell and allow tules to prosper at the water's edge.

Protection Of The Coastal Zone

Through the protection and revitalization of the Canyon Del Rey watershed, the Coastal Zone area, specifically the Laguna Grande and Roberts Lake subareas, can be restored and enhanced to provide a healthier park environment for the residents and visitors to the Monterey Bay.

There are several protection and revitalization measures for Canyon Del Rey Creek, the discussion of which is beyond the scope of this document. As established by the policies contained within **Section I – LUP Policies** of this document, it is recommended that a watershed assessment be conducted after the adoption of this document by the City of Seaside. A joint jurisdiction agreement should also be formed for the protection, restoration, and enhancement of Laguna Grande and Roberts Lake.

Supplemental Coastal Zone Resources and References

Park Information

- City of Seaside Recreation Services
 - http://www.ci.seaside.ca.us/index.aspx?page=61
- Monterey Peninsula Regional Park District
 - o http://www.mprpd.org/
- City of Monterey Recreation and Community Services Department
 - http://www.monterey.org/rec/

SECTION II CHAPTER 2

Water Resources/Quality

- Monterey Peninsula Water Management District
 - o http://www.mpwmd.dst.ca.us/
- Cal-AM
 - o http://www.amwater.com/caaw/
- Regional Water Quality Control Board Central Coast Region
 - o http://www.swrcb.ca.gov/rwqcb3/

Central Coast Joint Effort for LID and Hydromodification Control

- http://www.waterboards.ca.gov/rwqcb3/water_issue s/programs/stormwater/docs/lid/lid_hydromod_char ette_index.shtml
- Monterey Regional Storm Water Management Program
 - http://www.montereysea.org/
- Marina Coast Water District
 - o http://www.mcwd.org/

Highway Design

Fort Ord Reuse Authority (FORA), Highway 1 Design Corridor – Design Guidelines (rev March 2005)

http://www.fora.org/Reports/Hwy1Guidelines1.pdf

Community Groups

- Monterey Peninsula Audubon Society
 - o http://www.montereyaudubon.org/index.htm
- Save Our Shores
 - http://www.saveourshores.org/
- California State University Monterey Bay (CSUMB)
 Watershed Institute
 - o http://watershed.csumb.edu/wi/

Planning Resources

Coastal Commission
 Central Coast District Office
 725 Front Street, Suite 300

SECTION	П
CHAPTER	2

Santa Cruz, CA 95060-4508 Phone (831) 427-4863 FAX (831) 427-4877

- Coastal Act of 1976
 - http://www.coastal.ca.gov/ccatc.html
- Center for Ocean Solutions
 - http://www.centerforoceansolutions.org/
- NOAA Monterey Bay Sanctuary
 - o http://montereybay.noaa.gov/
- Governor's Office of Emergency Services
 - o http://www.oes.ca.gov/
- Hopkins Marine Station Monterey Bay
 - o http://www-marine.stanford.edu/
- Monterey Bay Aquarium Research Institute (MBARI)
 - o http://www.mbari.org/
- California Department of Fish and Game Marine Division
 - o http://www.dfg.ca.gov/marine/
- U. S. Geologic Survey Pacific Science Center
 - http://walrus.wr.usgs.gov/infobank/

City of Seaside

- Seaside General Plan 2004
 - http://www.ci.seaside.ca.us/index.aspx?page=191# General%20Plan
- Seaside Title 17 Zoning Code 2006
 - http://www.ci.seaside.ca.us/index.aspx?page=191#
 Seaside%20Zoning%20Code
- Seaside Local Coastal Program 1983
 - http://www.ci.seaside.ca.us/index.aspx?page=191# Local%20Coastal%20Program
- Seaside Online Municipal Code
 - http://municipalcodes.lexisnexis.com/codes/seaside

SECTION II CHAPTER 2

- West Broadway Urban Village SP 9 29 08 or
 - http://www.broadwayurbanvillage.org/index.php/site

Reference Documents

- City of Seaside. 2005. Parks, Recreation, and Community Services Plan. Prepared by MIG, inc. December 2005.
- City of Seaside. 1983. Wetland Management Enhancement and Restoration Project for Laguna Grande and Roberts Lake. December 1983.
- City of Seaside. 2007. Bicycle Transportation Plan.
- Seaside Parks, Rec & Community Services Plan Draft 2002
- William Farrel and Assoc. and Harvey and Stanley and Assoc. 1983. Wetlands Management – Enhancement – Restoration Program for the Laguna Grande/Roberts Lake Local Coastal Program Implementation Plan. Prepared for the City of Seaside and the City of Monterey. December 1983.
- Seaside GPU EIR Parks Comments 1994
- Laguna Grande-Roberts Lake DEIR 1986
- Laguna Grande-Roberts Lake LCP WMERP 1983
- Laguna Grande-Roberts Lake MMRP 1988



Introduction

Laguna Grande is one of four subareas contained within the coastal zone area. This chapter provides a discussion of the existing conditions, current environmental issues, and a bulleted outline of what can be done to protect, revitalize, and enhance the Laguna Grande Subarea.



Existing Conditions

Natural Habitat Resources

Laguna Grande is located directly across from Seaside's City Hall. It is bordered on the west by visitor-serving commercial and to the north by public institutional land uses (e.g., the Embassy Suites to the west and City Hall to the north). The subarea is bordered on the south by a single-family residential area and on the east side by Fremont Boulevard, a main arterial which serves the City of Monterey, City of Seaside, and City of Del Rey Oaks.

Riparian vegetation exists along the shorelines of Laguna Grande and predominantly consists of deciduous trees with a thick understory of shrubs and herbaceous growth. The shorelines of Laguna Grande are dominated by cattails and tule growth. Freshwater marsh areas cover approximately 6.8 acres in Laguna Grande. Riparian habitat is considered a high value habitat for wildlife.

Mixed woodland habitat within the Laguna Grande Subarea occurs along sloped embankments between the coastal oak woodland and riparian habitats. Coast live oak is the only species that occurs within the coastal oak woodland area.

Maintained lawns, non-native trees and shrubs, picnic tables, and playground structures occupy the interior area of the Laguna Grande Subarea. Trees have been planted along pedestrian trails to provide shade during summer use and are regularly pruned and maintained. The interior area of the subarea reflects typical residential park environments that are found in most cities across America.

The southeast side of Laguna Grande is a mixed riparian and woodland area consisting of coast live oak and dried-up tule growth and cattails along the Canyon Del Rey Creek path entering the subarea. This mixed corridor roughly continues southward along Canyon Del Rey Boulevard until its intersection with Fremont Boulevard, at which point water flow is directed underground below the Safeway supermarket directly south of the study area. Riparian woodland occurs primarily in the southern portion of the subarea, with scattered occurrences surrounding Roberts Lake and Laguna Grande.



Children's playground; an example of a park improvement located in the Laguna Grande subarea



Pedestrian trail winding along Canyon Del Rey Creek as it flows into the Laguna Grande subarea

SECTION II CHAPTER 3

Pedestrian trails bisect the subarea's habitat communities and are subjected to ongoing disturbances (e.g., trail maintenance, public usage, and groundskeeping). Park improvement areas (e.g., picnic tables, playgrounds, and restrooms) are also subject to ongoing disturbances. These trails and park improvements are considered ruderal habitat, a habitat that is constantly disturbed and supports a diverse weedy flora, primarily of nonnative herbs and grasses.

This subarea represents the first major stop on the seaward journey of Canyon Del Rey Creek. As the water from Canyon Del Rey Creek flows into Laguna Grande, it slows and allows sediments and pollutants to fall out of suspension. This process of depositing sediments into Laguna Grande has caused the lake bottom to become an anaerobic environment which hinders fish life and wildlife that depend on a healthy habitat.

Visual Resources

The City of Seaside is centrally located along the Monterey Bay. This unique location provides magnificent views of the Pacific Ocean's open water, bay beaches and coastline, coastal dunes, and the city lights of Monterey. Other significant visual features within Seaside's coastal zone include natural features such as Laguna Grande and Roberts Lake.

From Highway 1, one can view Roberts Lake and Laguna Grande to the east and the Beach Subarea and Monterey Bay to the west. Views from Highway 1 allow passersby to experience Roberts Lake, Laguna Grande, the Beach Subarea, and Monterey Bay as a unique ecological system.



View of Laguna Grande from Canyon Del Rey Boulevard

Water Resources/Quality

The water of Laguna Grande is significantly polluted for several reasons:

- Laguna Grande is significantly polluted due to sedimentation and pollutants carried to it by Canyon Del Rev Creek.
- Laguna Grande's water quality suffers from siltation, high nutrient levels, low dissolved oxygen, algae blooms, and fish kills. Major sources of pollution have been found to be originating from urban runoff, erosion in the watershed, windblown sand from unstabilized sand dunes, and nutrient input from waterfowl.
- Extensive tule growth in Laguna Grande contributes nitrogen to the water, adding to pollution problems.

Natural Hazards

Natural hazards of the surrounding area include earthquakes, flooding, and impacts from sea level rise.

- Laguna Grande lies within a flood zone. A 100-year storm could raise the water level of Laguna Grande from 8 feet to 12 feet above sea level. At that water level, most of the park would be inundated.
- The Chupines Fault runs along Canyon Del Rey Creek and continues through Laguna Grande and Roberts Lake. The Seaside Fault is located about 500 feet north of the Coastal Zone. These two faults are the closest and are classified as potentially active. However, the potential for fault rupture within the coastal zone is less than significant.

LAGUNA GRANDE SUBAREA CHAPTER 3

The expected peak horizontal acceleration generated by any of the seismic sources potentially affecting the coastal zone have been estimated by the Seaside Local Hazard Mitigation Plan to occur between 0.61 to 0.70 gravity. This level of ground shaking in the coastal zone is a potentially significant hazard.

- Coastal zone topography is very gently sloping; a slump, located at the northwest corner of the southern portion of Laguna Grande, was reported after the 1989 Loma Prieta Earthquake, which could have been caused liquefaction. Risk of lateral spreading is considered to be potentially significant.
- According to the Seaside Local Hazard Mitigation Plan, the entire coastal zone is within the Tsunami Evacuation Zone. In the event a tsunami does occur, the Laguna Grande Subarea would be inundated.
- As the effects of global warming continue to impact global climate, the Pacific Ocean is expected to rise, which would create the potential for sea level rise impacts to occur within the Laguna Grande Subarea.

Public Access

- Laguna Grande has a dedicated visitor parking lot which parallels Canyon Del Rey Boulevard.
- Trail access from Del Monte Boulevard (via the Monterey) Bay Coastal Recreational Trail) is available.
- The public may also access the subarea via Fremont Boulevard.

Recreation

Primary use of the Laguna Grande Subarea is as a park and recreation open space resource. Several park improvements have been made to further support this function.

- Laguna Grande recreational activities include walking, bird watching, and picnicking, along with a playground area for neighborhood children.
- Laguna Grande is often used as local festival grounds.

Land Use

Revisions to the coastal zone boundary have resulted in the retention of areas located within 125 feet of the

Page 112 of 201

SECTION II

LAGUNA GRANDE SUBAREA

shoreline of Laguna Grande and within 100 feet of the channel connecting Laguna Grande to Roberts Lake. Much of this land is presently vacant. City of Seaside redevelopment plans show this area to be used primarily for visitor-serving commercial uses.

Development

Development of the Laguna Grande Subarea is limited to development of parks and open space and visitor serving commercial development. The City's primary sites for new development within the Laguna Grande Subarea consist of the following:

A City owned, vacant, 0.32 acre parcel located on the south side of Canyon Del Rey Boulevard. The parcel is bordered by the parking lot for Laguna Grande Park and the existing Restaurant site (Chili's) located at 1359 Canyon Del Rey Boulevard to the north-northwest; Canyon Del Rey Boulevard and residential land uses to the north-northeast, Laguna Grande Park to east-northeast, and Laguna Grande Lake and recreation trail to the south-southeast- southwest. The parcel is relatively flat and is covered by bare ground and some ruderal vegetation. The parcel is designated for Visitor-Serving commercial land uses, which would allow the development of a new restaurant, interpretive learning center, office use, or an active recreational site for the expansion of the Laguna Grande Regional Park.

A City owned, vacant, 2.28 acre parcel located on the southeast side of Del Monte Boulevard at 1350 Del Monte Boulevard. The parcel is bordered by Laguna Grande Lake to the southeast, the channel connecting Roberts Lake with Laguna Grande Lake and an existing hotel (Holiday Inn) to the east-northeast, Del Monte Boulevard and Roberts Lake to the north-northwest, and the Seaside- Monterey city limit line, on the other side of which is a hardware store and residential neighborhoods lies to south-southwest. The proposed project site is relatively flat and is covered primarily with bare ground and ruderal vegetation that slopes gently toward Laguna Grande Lake along the east and south sides. The parcel is designated for Visitor-Serving commercial land uses and is the largest vacant developable parcel within the Laguna Grande Subarea. The project site has

SECTION II CHAPTER 3

been targeted by the City for the development of a hotel or restaurant type of land use.

Current Issues of Laguna Grande

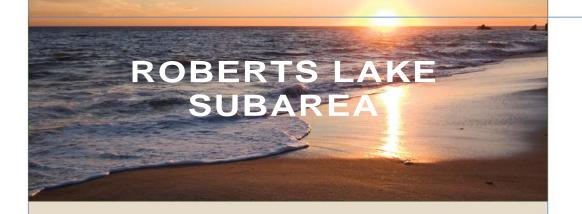
Laguna Grande is a coastal resource which possesses both habitat and recreational value of both local and statewide significance. The current environmental issues affecting the subarea are:

- Water quality of the lake
- Sedimentation control
- Pollution from urban runoff
- Tule growth
- Sea level rise

Protection, Revitalization, and Enhancement Measures for Laguna Grande

Recommendations

Please see the policies and implementation strategies contained within **Chapter 3 – Laguna Grande Subarea** of **Section I** of this document for detailed actions on protecting, revitalizing, and enhancing Laguna Grande.



Introduction

This chapter provides a discussion of the existing conditions, current environmental issues, and a bulleted outline of what can be done to protect, revitalize, and enhance the Roberts Lake Subarea.



ROBERTS LAKE SUBAREA

Existing Conditions

Natural Habitat Resources

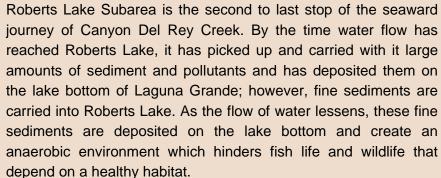


Bulrush and European reed along the shoreline

The emergent wetlands within the Roberts Lake Subarea consist of bulrush and common cattails as well as the invasive giant European reed along the shoreline. Riparian vegetation also exists along the shoreline and consists of deciduous trees with a thick understory of shrubs, herbaceous growth, and fallen tree limbs. Freshwater marsh areas cover approximately 1.5 acres of Roberts Lake. Together with the freshwater marsh of Laguna Grande, a complex wetland habitat that is rich in wildlife is formed.

Shade trees, shrubs, maintained lawns, and picnic tables line the perimeter of Roberts Lake, which mimics typical residential park environments.

The pedestrian trail system that encircles Roberts Lake and the park improvements (e.g., picnic tables and landscaping) are subjected to ongoing disturbances (e.g., trail maintenance, public usage, and groundskeeping). These trails and park improvements are considered ruderal habitat, a habitat that supports a diverse weedy flora, primarily of nonnative herbs and grasses.





View of Roberts Lake looking east

ROBERTS LAKE SUBAREA

SECTION II CHAPTER 4

Visual Resources



View of Roberts Lake from visitor parking lot

From Highway 1, visitors to Seaside can view Roberts Lake to the east as they travel to the City of Monterey. These views from Highway 1 allow visitors to the Monterey Bay area to experience Roberts Lake as an integral part of the Monterey Bay ecological system.

Water Resources/Quality

The water of Roberts Lake is significantly polluted for several reasons:

- Roberts Lake is significantly polluted due to sedimentation and pollutants carried to it by Canyon Del Rey Creek.
- Roberts Lake's water quality suffers from siltation, high nutrient level content, low dissolved oxygen, algae blooms, and fish kills. Major pollution sources have been found to be originating from urban runoff, erosion in the watershed, windblown sand from unstabilized sand dunes, and nutrient input from waterfowl.
- Extensive tule growth in Roberts Lake also contributes to nitrogen levels found in the water, further compounding pollution problems.

ROBERTS LAKE SUBAREA

Natural Hazards

Natural hazards of the surrounding area include earthquakes, impacts from sea level rise, and flooding.

- The Chupines Fault runs along Canyon Del Rey Creek through Laguna Grande and Roberts Lake. The potential for fault rupture within the coastal zone is less than significant.
- The expected peak horizontal acceleration generated by any of the seismic sources potentially affecting the coastal zone have been estimated by the 2005 Seaside Local Hazard Mitigation Plan to occur between 0.61 to 0.70 gravity. This level of ground shaking in the coastal zone is a potentially significant hazard.
- Roberts Lake lies within a flood zone. A 100-year storm could raise the water level of Roberts Lake from 8 feet to 12 feet above sea level. At that water level, most of the park would be inundated.
- The Coastal Zone topography is very gently sloping. Risk of lateral spreading within the coastal zone is considered to be potentially significant.
- According to the Seaside Local Hazard Mitigation Plan, the entire coastal zone is within the Tsunami Evacuation Zone.
 In the event a tsunami does occur, Roberts Lake would be completely inundated.
- As the effects of global warming continue to impact global climate, the Pacific Ocean is expected to rise, which would create the potential for sea level rise impacts to occur within the Roberts Lake Subarea.

Public Access

- There are two public parking areas for 14 vehicles near the northwestern shore.
- Trail access to Roberts Lake and the Beach Subarea is available from Canyon Del Rey Boulevard as well as from the Monterey Bay Coastal Recreational Trail.

Recreation

- Bird watching is a popular activity at the lake.
- Picnic tables are available to visitors.
- The Roberts Lake trail system connects to the Monterey Bay Coastal Recreational Trail system.

ROBERTS LAKE SUBAREA

SECTION II CHAPTER 4

Land Use

- Roberts Lake lies in both the City of Monterey and the City of Seaside. The parcels between Roberts Avenue and Highway 1 are in the City of Monterey and consist of dune scrub habitat. A parcel located on the southeastern shore of Roberts Lake is privately owned and currently contains a storage shed that is surrounded by a fence. The City of Seaside owns in fee title all of the area between the Southern Pacific Railroad right-of-way and Roberts Avenue.
- Revisions to the coastal zone boundary have resulted in the retention of areas located within 125 feet of the shoreline of Laguna Grande and within 100 feet of the channel connecting Laguna Grande to Roberts Lake.

Development

 At the time of this document, there were no plans for development to occur near or on Roberts Lake.

Current Issues of Roberts Lake

Roberts Lake is a coastal resource which possesses both habitat and recreational value of both local and statewide significance. Current environmental issues of Roberts Lake include:

- Water quality of the lake
- Sedimentation control
- Pollution from runoff
- Sea level rise

Protection, Revitalization, and Enhancement Measures for Roberts Lake Recommendations

Please see the policies and implementation strategies contained within **Chapter 4 – Roberts Lake Subarea** in **Section I** of this document for detailed actions on protecting, revitalizing, and enhancing Roberts Lake.

Exhibit D: Proposed LUP and IP with Suggested Modifications Incorporated

Exhibit D. 1 Toposed Eof and it with Suggested Modifications incorporated					
SECTION II CHAPTER 4	ROBERTS LAKE SUBAREA				
4.6 CITY OF SEASIDE					
	CEA 1 11 (Cassida I CD Cartification) Dags 120 of 201				



Introduction

This chapter provides a discussion of the existing conditions, current environmental issues, and a bulleted outline of what can be done to protect, revitalize, and enhance the Beach Subarea.



BEACH SUBAREA



View of Monterey Bay and the Pacific Ocean

Existing Conditions Natural Habitat Resources The predominant habitat of the Beach Subarea is coastal dune scrub which consists of the tidal zone and the sandy upland area.

scrub which consists of the tidal zone and the sandy upland area. The Beach Subarea contains numerous high dunes covered with a combination of beach grass, low shrubs, and other low-lying vegetation. The coastal dune scrub habitat occurs along ridges and hillsides and includes patchy ocean-side cover of shrubs and grassland.

Within Monterey State Beach (California State Park land), there is an area of sand dune habitat that has been restored to allow typical native sand dune species to thrive. Much of the dunes to the east of the Beach Subarea have been designated as sensitive habitat because of the likelihood that sensitive or endangered species may use this habitat as their nesting grounds.

The visitor parking lot, the Monterey Bay Coastal Recreational Trail, and Sand Dunes Drive make up what is called ruderal habitat. Ruderal habitat consists of habitat that occurs in areas of disturbance such as along roadsides, trails, and parking lots. Ruderal habitat supports a diverse array of weedy flora, primarily of nonnative herbs and grasses.



View of the City of Monterey from the Beach subarea looking south

Visual Resources

Magnificent views of the Pacific Ocean's open water, the Central Coast of California, coastal dunes, and the city lights of Monterey can be enjoyed from the Beach Subarea. The City of Seaside enjoys many coastal views throughout its coastal zone.



View of the Central Coast looking north

BEACH SUBAREA

SECTION II CHAPTER 5

From Highway 1, looking west, visitors can view the City of Monterey, the Monterey Bay, and the Pacific Ocean. Views from Highway 1 allow passersby to experience the diversity of habitat that exists on the Monterey Bay Peninsula. Roberts Lake, Laguna Grande, the Beach Subarea, and Monterey Bay can be viewed as a complete ecological system.

Natural Hazards

Natural hazards of the surrounding area include earthquakes, flooding, and impacts from sea level rise.

- The Chupines Fault runs along Canyon Del Rey Creek and continues through Laguna Grande and Roberts Lake.
 However, the potential for fault rupture within the coastal zone is less than significant.
- The expected peak horizontal acceleration generated by any of the seismic sources potentially affecting the coastal zone have been estimated by the 2005 Seaside Local Hazard Mitigation Plan to occur between 0.61 to 0.70 gravity. This level of ground shaking in the coastal zone is a potentially significant hazard.
- The Beach Subarea lies within a flood zone. A 100-year storm could inundate the subarea.
- Coastal zone topography is very gently sloping. Risk of lateral spreading and liquefaction is considered to be potentially significant.
- The Beach Subarea abuts the Pacific Ocean. According to the Seaside Local Hazard Mitigation Plan, the entire coastal zone is within the Tsunami Evacuation Zone. The Beach Subarea would be the hardest hit subarea and would be completely inundated in the event a tsunami occurs.
- As the effects of global warming continue to impact global climate, the Pacific Ocean is expected to rise, which creates the potential for sea level rise impacts to occur within the Beach Subarea.

Public Access

The Beach Subarea has a range of existing access points that provide unique opportunities for both local residents and visitors to enjoy.

BEACH SUBAREA

- Public access presently exists to and along the shoreline in the Beach Subarea. The City of Seaside owns an easement that is the extension of Canyon Del Rey Boulevard. Visitor parking exists as a dedicated parking lot abutting the entrance to the Beach Subarea at the end of Canyon Del Rey Boulevard.
- The Monterey Bay Coastal Recreational Trail passes through the Beach Subarea, providing visitors access to the entire Central Coast.
- The Beach Subarea connects to the Roberts Lake and Laguna Grande subareas via the Monterey Bay Coastal Recreational Trail, allowing visitors to experience the complete dynamic of a wetland habitat community.

Recreation

The Beach Subarea consists of a section of 500 linear feet of Del Monte Beach, which extends in its entirety approximately 3 miles from Wharf No. 2 in Monterey through Seaside and Sand City on to Fort Ord Dunes State Park.

- Recreational activities in the Beach Subarea include walking, jogging, surf fishing, and surfing.
- Local residents take advantage of the incoming sea breeze to fly their kites during the summer season.
- The Beach Subarea is an excellent spot to view the sunset along the Pacific Ocean.

Land Use

The Beach Subarea lies entirely in the City of Seaside and is somewhat isolated from the rest of Seaside by Highway 1. Land within the Beach Subarea is designated as Coastal Parks and Open Space (CPOS) and Coastal Transportation Corridor (CTC),

- Most of the Beach Subarea is owned and maintained by the State Parks.
- There are no developable private parcels located within the Beach Subarea.

Development

 There are no developable parcels located within the Beach Subarea.

BEACH SUBAREA

SECTION II CHAPTER 5

Current Issues of the Beach Subarea

The Beach Subarea is a coastal resource that possesses habitat and recreational value of both local and statewide significance. Current environmental issues include:

- Erosion control
- Pollution from urban runoff
- Sea level rise

Protection, Revitalization, and Enhancement measures for the Beach Subarea

Recommendations

Please see the policies and implementation strategies contained within **Chapter 5 – Beach Subarea** of **Section I** of this document for detailed actions on protecting, revitalizing, and enhancing the Beach Subarea.

Page 125 of 201

Exhibit D: Proposed LUP and IP with Suggested Modifications Incorporated

	 ii with Suggested Moun	
SECTION II CHAPTER 5	BEACH SUI	BAREA
5.6 CITY OF SEASIDE		
	 Casaida I CD Cartificatio	n) Dogg 126 of 201



Introduction

This chapter provides a discussion of the existing conditions and a bulleted outline of what is being done to redevelop the Del Monte Subarea.



DEL MONTE SUBAREA

Existing Conditions

Natural Habitat Resources

The Del Monte Subarea is located in the southwestern portion of the city, immediately south of the Seaside Auto Mall. Developed areas such as residences and commercial buildings are predominant within the Del Monte Subarea. There are a few vacant parcels which provide small pockets of habitat for degraded coast live oak woodland and/or ruderal grassland communities.

Most of the Del Monte Subarea is of ruderal habitat which exists along roadsides, trails, parking lots, vacant lots, etc. Much of the ruderal habitat in the Del Monte Subarea supports weeds and grasses. Many of the homes and some of the businesses have been landscaped with shrubs and trees.



- Views of the surrounding hills and of Monterey Bay can and will most likely be seen at the height limit established herein and by the West Broadway Urban Village Specific Plan.
- Views of Roberts Lake and Laguna Grande and the dunes to the south can be seen from several locations along Del Monte Boulevard and Canyon Del Rey Boulevard.

Natural Hazards

Natural hazards of the surrounding area include earthquakes, impacts from sea level rise, and flooding.

- The Chupines Fault runs along Canyon Del Rey Creek and continues through Laguna Grande and Roberts Lake. The Seaside Fault is located about 500 feet north of the Coastal Zone. These two faults are the closest and are classified as potentially active. However, the potential for fault rupture within the coastal zone is less than significant.
- The expected peak horizontal acceleration generated by any of the seismic sources potentially affecting the coastal zone have been estimated by the Seaside Local Hazard Mitigation Plan to occur between 0.61 to 0.70 gravity. This level of ground shaking in the coastal zone is a potentially significant hazard.



Intersection of Del Monte Boulevard and West Broadway Avenue

DEL MONTE SUBAREA

SECTION II CHAPTER 6

- Coastal zone topography is very gently sloping. Risk of lateral spreading or liquefaction is considered to be potentially significant.
- The coastal zone's Beach Subarea abuts the Pacific Ocean and the Del Monte Subarea is approximately 2,000 to 3,000 feet from the shoreline. According to the Seaside Local Hazard Mitigation Plan, the entire coastal zone is within the Tsunami Evacuation Zone. In the event a tsunami occurs, minimal to major damage to the commercial buildings located within the Del Monte Subarea may occur, depending on the size of the tsunami and the speed it travels.
- Laguna Grande and Roberts Lake also lie within a flood zone. A 100-year storm could raise the water level of Laguna Grande from 8 feet to 12 feet above sea level. The Del Monte Subarea is not located within a flood zone area.

Public Access

- Trail access to the Roberts Lake, Laguna Grande, and Beach subareas is available along the southern segment of Del Monte Boulevard and along the entire length of Canyon Del Rey Boulevard.
- Highway 1 separates the Del Monte Subarea from Monterey Bay.
- The Southern Pacific Railroad right-of-way is to become the future location of a multimodal transit hub which will improve connectivity between the Monterey Bay and surrounding communities.

Recreation

- Roberts Lakes and Laguna Grande are to the southwest of the Del Monte Subarea and offer picnic tables, walking, a playground for neighborhood children, and bird watching activities.
- The Monterey Bay Coastal Recreational Trail is also located to the southwest of the Del Monte Subarea and allows for cyclists and walkers to access the rest of the Monterey Bay.

Land Use

Existing land uses within the Del Monte Subarea include mixed use buildings along Del Monte Boulevard, , a regional shopping

DEL MONTE SUBAREA

center, the railroad right-of-way, and heavy commercial near the railroad right-of-way and Sand City boundary. The General Plan (including the West Broadway Urban Village Specific Plan) allows for the following land uses:

- Regional Commercial (CRG): Regional Commercial uses are defined as large scale commercial development with retail, entertainment, and/or service uses of a scale and function to serve a regional market. These uses are allowed where existing regional commercial uses are developed within the coastal zone. Permitted regional commercial uses include general, grocery, and outdoor retail; shopping center; health and fitness facilities; and restaurants with table service. The maximum FAR is 1.0:1.
- Heavy Commercial (CH): Heavy Commercial uses are intended for subregioinal commercial activities such as auto and truck repair, contractor yards, warehousing, and light manufacturing. These uses are permitted where existing heavy commercial uses are developed within the coastal zone (i.e. near railroad right-of-way adjacent to Sand City boundary).
 - Coastal Mixed Use/West Broadway Urban Village Specific Plan (CMX/WBUVSP): Seaside has developed a Mixed Use category as a way to promote pedestrianand transit-oriented activity centers that have a mixture of residential, commercial, office, and civic uses. This designation is appropriate in the Del Monte Subarea to be consistent and compatible with the West Broadway Urban Village Specific Plan (WBUVSP). Applicable Development Standards and Design Guidelines from the WBUVSP have been included in Appendix C of the LCP. The City may consider identification and development of transit parking or transit-supporting uses as a component of mixed use within the coastal zone. This category is intended to accommodate a well-integrated mix of high-intensity residential, commercial, office, and civic uses. Housing densities range from 30 to 60 dwelling units per gross acre. Under this designation, residential and commercial uses may be developed on the same parcel (e.g., residential above commercial).

DEL MONTE SUBAREA

SECTION II CHAPTER 6

• Coastal Transportation Corridor (CTC): The City of Seaside shall maintain the State Highway One right-of-way and the former Southern Pacific Railroad right-of-way as essential public transporation corridors. Principal permitted uses of the corridors are for motorized and non-motorized forms of transportation. The former Southern Pacific Railroad right-of-way shall be reserved for possible light rail, bus rapid transit route, or other non-motorized forms of transportation including pedestrian and/or bicycle paths.

Development

Development of the Del Monte Subarea is limited to redevelopment of existing regional commercial and heavy commercial uses, and the mixed use area that is subject to the West Broadway Urban Village Specific Plan. The purpose of the Specific Plan is to redevelop, revitalize, and enhance the economic, social, cultural, and recreational fabric of Del Monte Boulevard and West Broadway Avenue.

Current Issues of the Del Monte Subarea

The Del Monte Subarea does not posses any coastal resources of significance. However, this subarea provides redevelopment opportunities that may include future development of a multi-modal transit station; therefore, linkages between existing recreation trails and potential transit site are an important issue. Current environmental issues include:

- Erosion control
- Pollution from urban runoff
- Flooding
- Sea level rise

Protection, Revitalization, and Enhancement Measures for the Del Monte Subarea

Recommendations

Please see the policies and implementation strategies contained within **Chapter 6 – Del Monte Subarea** of **Section I** of this document for detailed actions on protecting, revitalizing, and enhancing the Del Monte Subarea.

Exhibit D: Proposed LUP and IP with Suggested Modifications Incorporated

	Toposed Lor and it with Suggested Modifications incorporated	
SECTION II CHAPTER 6	DEL MONTE SUBAREA	
6.6 CITY OF SEASIDE		
	CEA 1.11 (Conside I CD Cortification) Page 122 of 201	

DRAFT City of Seaside

Coastal Implementation Plan

Title 18

Zoning Ordinance for the City of Seaside (Applicable to Areas Within the Coastal Zone)

July 22, 2010

As Amended_____

City of Seaside

440 Harcourt Avenue

Seaside, CA 93955

CITY OF SEASIDE

COASTAL IMPLEMENTATION PLAN

(COASTAL ZONING ORDINANCE – TITLE 18, SECTION 18.10)

Contents

Chapter I - General Provisions

1.1	Pur	pose of the Coastal Implementation Plan	1-1
1.2	App	plicability	1-1
1.3	Add	option	1-1
1.4	Ref	ference	1-2
1.5	Res	sponsibility for Administration	1-2
1.6	Coi	nflict with Other Provisions	1-2
1.7	Sev	verability	1-2
		Chapter 2 – Coastal Zone Districts, Uses, Regulations and Requirements	
2.1	Pur	[*] pose	2-
2.2	Coi	mpliance	2-^
2.3	Est	ablishment and Designation of Coastal Zoning Districts	2-
	A.	Coastal Zoning Districts (Table 1)	2-′
	B.	Coastal Zoning Districts (Coastal Zoning Map)	2-3
2.4	Dev	velopment Requiring Coastal Development Permit	2-2
2.5	Allo	owed Land Uses and Permit Requirements for Coastal Zoning Districts	2-!
2.6	Site	e Development Standards	2-6
	A.	Parking Requirements	2-7
	В.	Landscaping Requirements	2-15
	C.	Lighting Requirements	2-19
	D.	Sign Requirements	2-19
2.7	Spe	ecial Development Standards	2-30
	A.	Purpose	2-30
	B.	Environmentally Sensitive Habitat Area (ESHA)	2-30
	C.	Marine Resource Areas	2-32
	D.	Visually Sensitive Areas	2-33
	E.	Natural Hazard Areas	2-34
	F.	Vegetation Management Report	2-36
	G.	Water Quality	2-37
	Н.	Public Access and Recreation	2-38
	I.	Additional Standards for Coastal Zone Subareas	2-38

Chapter 3 - Coastal Permits

3.1 Purpose		3-1
3.2	Coastal Permit Requirements	3-1
3.3	Exemptions	3-1
3.4	Approval Authority	3-3
3.5	Coastal Development Process	3-3
3.6	Determination of Permit Requirement	3-5
3.7	Revocation	3-5
3.8	Expiration of a Coastal Development Permit	3-6
3.9	Coastal Permit Amendments	3-6
3.10	Denial of Applications	3-6
3.11	Application Requirement and Fees	3-6
3.12	Appeals	3-7
3.13	Revocation	3-8
	Chapter 4 – Definitions	
44 D.	·	4.4
4.1 Dei	finitions	4-1
	Tables	
Table 1	Coastal Zoning Districts	2-1
Table 2	Allowed Land Uses and Permit Requirements for Coastal Zoning Districts	2-5
Table 3	Site Development Standards	2-6
Table 4	Parking Requirements by Land Use	2-8
Table 5	Minimum Parking Stall Dimensions	2-12
Table 6	Sign Standards for Commercial Uses within Coastal Zone	2-25
	Figures	
Figure 1	Ia Coastal Zoning Map	2-3
Figure 1		
Figure 2	2a Coastal Zone Subareas	2-41
Figure 2	2b Coastal Zone Subareas	2-42

CITY OF SEASIDE MUNICIPAL CODE - TITLE 18.10 - COASTAL IMPLEMENTATION PLAN

CHAPTER 1 - GENERAL PROVISIONS

1.1 Purpose of the Coastal Implementation Plan

This document establishes the City of Seaside Coastal Implementation Plan representing the Coastal Zoning Ordinance, for the City of Seaside's Local Coastal Program (LCP), prepared in accordance with the California Coastal Act (CCA) of 1976. As provided by the CCA, an LCP consists of two major components: the Land Use Plan (LUP) and the Coastal Implementation Plan (CIP). Whereas the LUP designates the kinds, location, and intensity of land and water uses and presents applicable resource protection and development policies, the CIP provides development regulations for specific coastal zone activities needed to carry out the LUP. Accordingly, the City of Seaside CIP describes the various implementation measures needed to carry out the City of Seaside LUP.

The purpose of this Title is to implement the City's LUP and to protect and promote the public health, safety, peace, comfort, convenience, and general welfare of the City. More specifically, this Title is intended:

- To encourage public access to the lake and beach shorelines, while minimizing adverse impacts on dune and
 marsh habitats and ensuring public safety from water run-up hazards.
- To maximize, to the extent feasible, the recreational potential of the Laguna Grande, Roberts Lake, Beach, and Del Monte subareas, while at the same time preventing damage to or minimizing the loss of major natural habitat areas.
- To minimize safety hazards and impacts from natural and man-induced hazards.
- To preserve and enhance coastal vistas, views, and view corridors while recognizing the rights of private property
 owners and the demands for visitor-serving facilities.
- To minimize dredging and filling unrelated to water quality considerations, while recognizing the recreational needs for open space.
- To provide coastal access, visitor-serving facilities, and public improvements within the funding constraints of the public sector.
- To allow land uses which respond to the institutional and natural constraints of the land and which minimize disturbance of the surrounding land area.
- To preserve and enhance the natural resources, environmental quality, and community character of the coastal zone.
- To promote the development of run-off control measures capable of minimizing water quality impacts, including siltation, from and to Laguna Grande and the Monterey Bay.

1.2 Applicability

This Title applies to all development within the coastal zone of the City of Seaside.

1.3 Adoption

Adoption of this Title by the City of Seaside Planning Commission is pursuant to the authority contained in Public Resources Code Sections 30000 et seq. (Coastal Act) and Title 14, Division 5.5 of the California Code of Regulations.

Upon adoption the terms, conditions, maps, and regulations of this Title shall govern, supersede, and replace the provisions included in the City's Zoning Map and Zoning Code Sections 17.24.070 - CRG Coastal Zone Standards; 17.24.080 - CA

CITY OF SEASIDE MUNICIPAL CODE - TITLE 18.10 - COASTAL IMPLEMENTATION PLAN

Zone Standards; 17.26 – Special Purposes Zones; 17.28.030 – Coastal Zone (CZ) Overlay Zone; and Section 17.52.082 – Coastal Development Permit.

1.4 Reference

This Title of the City of Seaside Municipal Code (Title 18.10) shall be known and cited as the "City of Seaside Coastal Zoning Ordinance."

1.5 Responsibility for Administration

This Title shall be administered by: the Seaside City Planning Commission, referred to as the "Commission"; the Zoning Administrator, the Deputy City Manager – Resource Management Services Department, referred to as the "Deputy City Manager"; and the Resource Management Services Department, hereafter referred to as the "Department."

1.6 Conflict with Other Provisions

If there is a conflict between a provision of this Title and a provision of the General Plan, or any other City-adopted plan, resolution, or ordinance not included in this Title, the regulations outlined in this Title shall prevail.

1.7 Severability

If any chapter, section, subsection, paragraph, sentence, clause, phrase, or other portion of this Title is for any reason held to be invalid or unenforceable by a court, such decision shall not affect the validity of the remaining portions of the Title.



CHAPTER 2 - COASTAL ZONE DISTRICTS, USES, REGULATIONS, AND REQUIREMENTS

2.1 Purpose

The purpose of this Chapter is to establish the zoning districts and related components of the implementation plan, including all zoning uses, regulations and requirements consistent with the policies and provisions in the Land Use Plan (LUP), applicable to all areas within the City of Seaside coastal zone.

2.2 Compliance

All properties within the coastal zone shall be subject to compliance with applicable regulations herein. Specifically, the following rules shall apply to property within designated Coastal Zoning Districts:

- A. No structure shall be erected and no existing structure shall be moved, altered, added to, or enlarged, nor shall any land, structure, or premises be used, designated, or intended to be used for any purpose, or in any manner other than is included among the uses hereinafter listed as permitted in the district in which such structure, land, or premises is located.
- B. No structure shall be erected, reconstructed, or structurally altered to exceed in height the limit hereinafter designated for the district in which such structure is located.
- C. No structure shall be erected, altered, enlarged, or rebuilt, except in conformity to the setback, building site area, structure location, and other applicable regulations hereinafter designated for the district in which such structure is located.
- D. No use shall be established, expanded, altered, changed, or otherwise modified except as provided for in the terms of this Title.
- 2.3 Establishment and Designation of Coastal Zoning Districts
- A. Establishment of Coastal Zoning Districts. The City of Seaside coastal zone is hereby divided into seven Coastal Zoning Districts as shown below in Table 1.

Table 1
Coastal Zoning Districts

COASTAL ZONING SYMBOL	COASTAL ZONE DISTRICT NAME	PURPOSE				
CPOS	Coastal Parks and Open Space	To protect and preserve coastal resources, including sensitive habitats, public views, and other visual amenities, and public recreational access opportunities, within the coastal zone. This zone is also applied to existing or planned coastal parkland. Public use areas include sandy beaches, access ways, parks, trails, walkways, and other recreational amenities that are publicly owned or over which easements have been established, including where they are required as a condition of development.				
CVSC	Coastal Visitor-Serving Commercial	To establish areas to service the needs of visitors to Seaside and the surrounding area.				
CVSR	Coastal Visitor-Serving Recreation	To establish areas to service the recreational needs of visitors?? to Seaside and the surrounding area.				
CMX/WBUVSP	Coastal Mixed Use / West Broadway Urban Village Specific Plan	•				

Chapter 3 – Coastal Development Permit (CDP)

November 2012

COASTAL ZONING SYMBOL	COASTAL ZONE DISTRICT NAME	PURPOSE
		City may consider identification and development of transit parking or supporting uses as a component of this designation within the coastal zone. This designation is intended to accommodate an active mixeduse corridor along Del Monte Boulevard as identified in the West Broadway Urban Village Specific Plan.
CCRG	Coastal Regional Commercial	To establish areas with existing regional commercial uses that provide employment generating opportunities for the community.
CCH	Coastal Heavy Commercial	To establish areas with existing heavy commercial uses (i.e., automotive repair shops, contractor yards, light manufacturing, utility substations, and warehousing).
CTC	Coastal Transportation Corridor	To accommodate motorized and non-motorized forms of transportation.

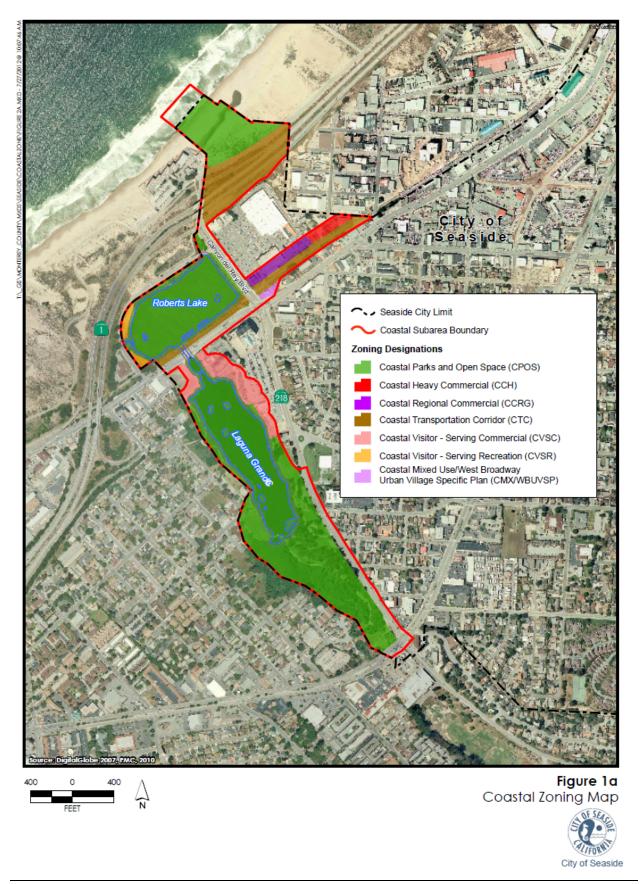
B. Designation of Coastal Zoning Districts. The designations, locations, and boundaries of districts are set forth on the City of Seaside Coastal Zoning Map, originally dated April 28, 2010. The City of Seaside Coastal Zoning Map is on file with the City Clerk and is illustrated in Figures 2a and 2b. This map may be amended by ordinance of the Planning Commission subject to certification by the California Coastal Commission.

2.4 Development Requiring Coastal Development Permit

All development as it is defined in Chapter 4 requires a Coastal Permit (i.e., a Coastal Administrative Permit or a Coastal Development Permit). The following types of development require a Coastal Development Permit (and may not be approved via a Coastal Administrative Permit) in accordance with the provisions of Chapter 3 of this Title regardless of which Coastal Zoning District or category of allowed uses it falls into:

- A. Development which is deemed to have the potential to cause a significant environmental impact pursuant to the California Environmental Quality Act (CEQA).
- B. Development within a visual resource area as identified on Figure 2-4, Views and Viewsheds to Visual Resources, of the LUP.
- C. Development within 100 feet of mapped or field-identified wetlands or Environmentally Sensitive Habitat Areas (ESHA).
- D. Development within 750 feet of a known archaeological resource as identified through an archaeological survey report..
- E. Development within a natural hazard area as defined in Chapter 4 or on soils with a high or very high erosion hazard potential, according to the Soil Conservation Service Soil Survey Manual.

CITY OF SEASIDE MUNICIPAL CODE - TITLE 18.10 - COASTAL IMPLEMENTATION PLAN



Chapter 3 - Coastal Permit

November 2012

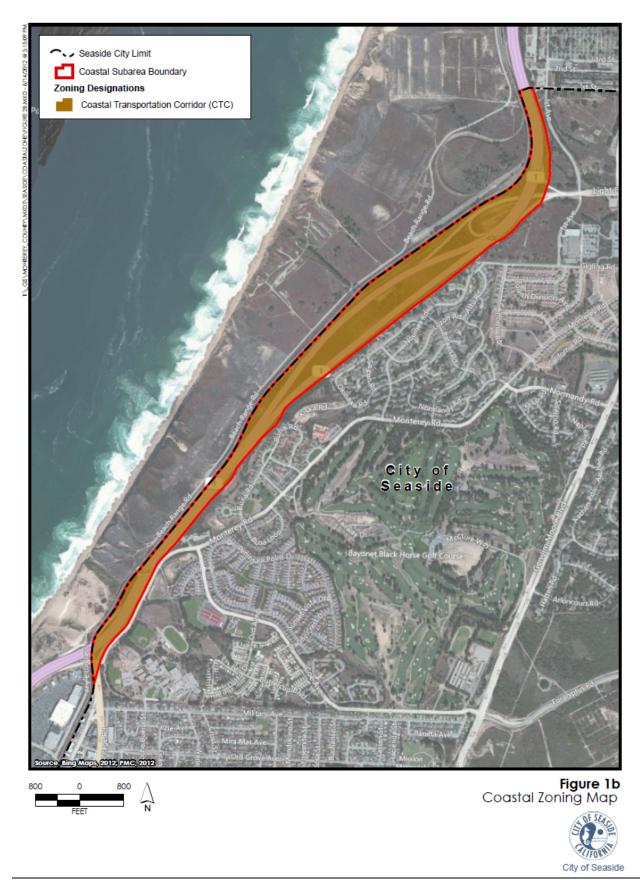


Exhibit D: Proposed LUP and IP with Suggested Modifications Incorporated

CITY OF SEASIDE MUNICIPAL CODE - TITLE 18.10 - COASTAL IMPLEMENTATION PLAN

2.5. Allowed Land Uses and Permit Requirements for Coastal Zoning Districts

- A. Except as otherwise provided in this Title, persons wishing to undertake any development in the coastal zone shall obtain either: a Coastal Administrative Permit (CAP) for development associated with Principal Allowable Uses that: (1) as proposed is consistent with the LCP; (2) requires no discretionary approval other than a Coastal Permit; and (3) has no adverse effect either individually or cumulatively on coastal resources, including public access; or a Coastal Development Permit (CDP) for development associated with Conditional Allowable Uses or any other use/development not meeting the criteria for a CAP, in accordance with the provisions of this Title.
- B. Table 2, below, summarizes the uses allowed in the Coastal Zoning Districts and identifies where such uses are principally permitted (P), conditionally permitted (UP), or not allowed (--)in compliance with this Title.

Table 2
Allowed Land Uses and Permit Requirements for Coastal Zoning Districts

	PERMIT BY ZONING DISTRICT(2,3)						
LAND USE (1)	CPOS	CVSC	CVSR	CMX/ WBUVSP ⁽⁴⁾	CCRG	ССН	СТС
AGRICULTURE, RESOURCE & OPEN SPACE							
Ecological restoration activities	Р	Р	Р	Р	UP	UP	Р
Habitat management	Р	Р	Р	Р	UP	UP	Р
Nature preserve	Р	Р	Р	Р	UP	UP	Р
Public use recreation	Р	Р	Р	Р	UP	UP	Р
INDUSTRY, MANUFACTURING & PROCESSING, WHOLES	ALING						
Manufacturing/processing – Light						Р	
Research and Development					UP	Р	
Laboratory – analysis, research and development, testing						Р	
Storage					-	UP	
RECREATION, EDUCATION & PUBLIC ASSEMBLY							
Boating and related facilities (structures such as boathouses and launches)	Р	Р	Р				
Biking and related facilities (structures such as bike racks and lockers)	Р	Р	Р	Р			Р
Conference/convention facility		UP		UP			Р
Library, museum, art gallery	UP			UP	Р		
Sports and entertainment assembly	UP			UP	UP		
Interpretive center/environmental education activities		Р	Р	UP	UP	UP	Р
Carnivals, festivals, races not lasting more than three (3)		UP	UP	UP	-		
days and not involving permanent facilities							
Meeting facility, public or private	UP	UP		UP			
Health/Fitness facility	 P	 D	UP P	 P	P	 UP	 UP
Picnic area	P	P P	P	P	UP UP	UP	UP
Park, playground Bike trail	P	P	P	P P	P P	P	P
Light rail	<u></u>	UP	UP	P	P	P	P
Pedestrian path	 P	P	P	P	P	P	P
RETAIL	'	'	ı	ı	ı	' <u> </u>	<u> </u>
Coastal recreational equipment rental	UP	Р	Р				UP
Furniture, furnishings, and appliance store				P	P	P	
Shopping Center				P	P		
General Retail – 5,000 SF or larger				P	P		
General Retail – Less than 5,000 SF				P	P	Р	
Outdoor retail sales and activities		UP	UP	P	UP	P	
Restaurant, café – coffee shop – table service		P		P	UP		UP
Restaurant, café – counter service such as a snack bar	UP	P	UP	P			UP
ancillary to a primary use							
Restaurant, café – fast food		UP		Р	UP		
Restaurant, café – drive-through		UP					
Winery/wine tasting		UP		UP	-		

Exhibit D: Proposed LUP and IP with Suggested Modifications Incorporated

CITY OF SEASIDE MUNICIPAL CODE - TITLE 18.10 - COASTAL IMPLEMENTATION PLAN

	PERMIT BY ZONING DISTRICT(2,3)						
LAND USE (1)	CPOS	CVSC	CVSR	CMX/ WBUVSP ⁽⁴⁾	CCRG	ССН	СТС
SERVICES							
Lodging – hotel, motel, or inn		Р		UP			
Kennel, Animal Boarding						UP	
Visitor/traveler support services	-	Р	Р	Р			Р
Catering service	-	-			UP	Р	
Service stations	-	Р					
Maintenance Service		-				Р	
Vehicle Repair					UP	Р	
Vehicle Storage						UP	UP
ACCESSORY STRUCTURES							
Accessory structures and accessory uses appurtenant to any principal allowed use provided there is no intensification of the permitted use	Р	Р	Р	Р			Р
Accessory structures and uses prior to establishment of allowed main use or structure		UP		UP			UP
Minimum accessory facilities, such as restrooms, parking accessory to other principal permitted uses	Р	Р	Р	Р	Р	Р	UP

Notes:

- Refer to Chapter 4 Definitions for land use definitions.

 (2) See Table 1 for district name and purpose.
 (3) Additional permits (such as building permits) may be required.
 Refer to the applicable Development Standards and Design Guidelines for the West Broadway Urban Village Specific Plan for specific land uses and permit requirements (LCP Appendix C). P Principal (Permitted) use allowed, Coastal Administrative Permit or Coastal Development Permit required (refer to Chapter

UP Conditional use allowed, Coastal Development Permit required (refer to Chapter 3) unless exempt.

Use not allowed.

2.6 Site Development Standards

The following development standards apply to all property within the Coastal Zoning Districts as outlined in Table 3 below. Please refer to Section 2.7 for additional special development standards that may apply.

Table 3
Site Development Standards

	ZONING DISTRICT ⁽²⁾						
Development Standard (1,6)	CPOS	CVSC	CVSR	CCRG	ССН	CMX/ WBUVSP ⁽³⁾	CTC ⁽⁵⁾
Maximum Structure Height (except where lower heights are necessary to protect public views 4.7) Minimum Setbacks	24 ft.	Lesser of five stories or 60 feet.	24 ft.	25 ft.	25 ft.		To be determined at time of development in a manner designed to
Front	20 ft	2 2		None	10 Feet		protect
Side-Interior	30 ft. See Section 2.7, 30 ft. Special		10 ft.	None	See the	coastal	
Side-Street Side	30 ft.		eciai opment	None	None	applicable	resources,
Rear	30 ft.		dards ⁽⁴⁾	None	None	Development	and subject to
Maximum Building Site Coverage	10%	90%	50%	90%	90%	Standards and Design	coordination with the
Minimum Lot Area	1070	1 acre	0.5 acres	20,000 SF	12,000 SF	Guidelines	California
Minimum Lot Width		300 ft.	80 ft.	100 ft.	100 ft.	for the West	Department of
Minimum Lot Depth		500 ft.	125 ft.	N/A	N/A	Broadway Urban Village Specific Plan (LCP Appendix C)	Transportation (Caltrans), Transportation Agency of Monterey County (TAMC), and/or Southern Pacific Railroad Standards, as applicable.
Parking Requirements	See 2.6.A Parking Requirements below.						
Landscaping Requirements	See 2.6.B Landscaping Requirements below.						
Lighting Requirements	See 2.6.C Lighting Requirements below. See also Section 2.7, Special Development Standards for additional requirements						
Sign Requirements	See 2.6.D Sign Requirements below.						
Floor Area Ratio (FAR)	0.01:1	1.0:1	0.5:1	1.0:1	0.5:1		

Special Regulations for Hotels/Motels (Only applicable to CVSC)

Maximum Hotel/Motel Density 1.5:1 FAR

Hotels/Motels Parking 1 space per guestroom; plus two for every 50 rooms; plus parking as required for accessory uses

Notes.

- (1) Refer to Chapter 4 -- Definitions for definitions.
- (2) See Table 1 for district name and purpose.
- (3) Refer to the applicable Development Standards and Design Guidelines for the West Broadway Urban Village Specific Plan for specific land uses and permit requirements (LCP Appendix C).
- (4) LUP Figure 2-4, Views and Viewsheds to Visual Resources, of the LUP shall be used to assist the City in identifying significant public views of natural features within the coastal zone to identify viewshed enhancement areas and identify sensitive areas where height and bulk limits shall be required.
- (5) State Highway 1 right-of-way is owned by Caltrans. Railroad right-of-way is owned by Southern Pacific Railroad. Bike path improvements may be subject to TAMC requirements.
- (6) The identified site development standards represent maximum and minimum thresholds for compliance, and not entitlements to those exact dimensions. Depending on actual site constraints, standards that are less than the maximum or more than the minimum standards may be required to ensure adequate coastal resource protection (e.g., a structure may be required to be limited to a lesser height than the maximum allowed height to adequately protect public views).
- (7) Refer to Section 2.7 for Special Development Standards for each subarea.

November 2012

Chapter 3 – Coastal Development Permit (CDP)

A. Parking Requirements

- 1. General Parking Requirements. These requirements are intended to ensure that suitable off-street parking and loading facilities are provided for all uses and developments, and that the facilities are properly designed, attractive, and located to be unobtrusive while meeting the needs of the specific use. Each land use and structure, including a change or expansion of a land use or structure, shall provide suitable off-street parking and loading facilities. A land use shall not be commenced and a structure shall not be occupied until the parking and loading improvements required by this chapter are completed and approved.
 - a. Parking and Loading Spaces to be Permanent. Each parking and loading space shall be permanently available, marked, and maintained for parking or loading purposes for the use it is intended to serve; provided that the approval of a limited term permit may allow the temporary use of a parking or loading space for other purposes.
 - (1) Subdivision of Property. No subdivision shall be approved that has the effect of reducing existing on-site parking below the minimum number of spaces required by this chapter.
 - (2) Lot Re-Striping. A parking lot shall not be re-striped to reduce the number of parking spaces below the minimum required by this chapter.
 - b. Parking and Loading to be Unrestricted. A lessee, owner, tenant, or other person having control of the operation of a premises for which parking or loading spaces are required by this chapter shall not prevent, prohibit, or restrict authorized persons from using the spaces without the prior approval of the zoning administrator.
 - c. Vehicles for Sale. No vehicle, trailer, or other personal property shall be parked on private property for the purpose of displaying the vehicle, trailer, or other personal property for hire, rental, or sale, unless the applicable zone allows the use, and the person or business at that location is licensed to sell vehicles, trailers, or other personal property.
 - d. Recreational Vehicle (RV) Parking
 - (1) The storage (parking for any period longer than seventy-two hours) of a recreational vehicle (RV) and/or boat in a residential zone shall be allowed only when all portions of the vehicle or boat are located entirely within the property boundaries and do not extend into the public right-of-way.
 - (2) Parking within setback areas shall also comply with Setback Requirements and Exceptions -Limitations on the use of setbacks.
 - e. Cargo Containers. No shipping container (e.g., metal "Seatrain" or other similar cargo container) shall be stored within a designated parking space or loading area.
- Number of parking spaces required. Each land use shall be provided the number of off-street parking spaces required.
 - a. Parking requirements by Land Use
 - (1) Each land use shall provide the number of off-street parking spaces required by Table 4, except where a greater number of spaces is authorized through minor use permit or use permit approval.
 - (2) A land use not specifically listed in Table 4 shall provide parking as required by the zoning administrator. The zoning administrator shall use the requirements in Table 4 as a guide in determining the appropriate number of off-street parking spaces required for the use.
 - (3) In any case where Table 4 expresses a parking requirement based on floor area in square feet (for example: one space for each one thousand sf), "sf" means square feet of gross interior leaseable floor area, unless stated otherwise (e.g., ground area).

(4) A single use with accessory components shall provide parking for each component. For example, a hotel with a gift shop shall provide the parking spaces required by Table 4 for a hotel (e.g., the guest rooms), and for a gift shop.

Table 4 Parking Requirements by Land Use

Land Use Type	Vehicle Spaces Required
Manufacturing Processing and Warehousing Land Uses	
All manufacturing, industrial, and processing uses, except the following	1 space for each 200 sf of office area;
	1 space for each 500 sf of floor and/or ground area devoted to other than office use;
	1 space for each 5,000 sf of open storage.
Media production	1 space for each 300 sf.
Recycling facilities:	
Heavy or light processing facilities	Determined by use permit.
Large collection facilities	Determined by use permit.
Scrap/dismantling yards	1 space for each 300 sf, plus 1 space for each 10,000 sf of gross yard area.
Small collection facilities	Determined by minor use permit.
Wholesaling and distribution	1 space for each 500 sf.
Recreation, Education, and Public Assembly	
Clubs, community centers, lodges, and meeting halls	1 space for each 4 fixed seats or 1 space for each 100 sf where there are no fixed seats.
Commercial recreation facilities - Indoor, except for the following:	1 space for each 400 sf.
Arcades	1 space for each 200 sf.
Bowling alleys	4 spaces for each alley.
Pool and billiard rooms	2 spaces for each table.
Commercial recreation facilities - Outdoor	Determined by use permit.
Conference/convention and sports/entertainment facilities	1 space for each 200 sf.
Retail and Service Commercial	
In an effort to simplify the calculation of parking demand and to anticipal commercial) off-street parking requirements shall be broken down into the parking demands. See also the parking requirements for other specific r	he following four distinct categories based on the anticipated level of
Group One: Uses with "low parking demand." Examples include appliance, carpet, fabric, furniture, and tile stores; book, card, and stationary stores; camera, dry cleaning and laundry, flower, gift, glass, hardware, heating and electrical, jewelry, paint, pet, plumbing, wallpaper stores; home improvement stores; photography studios, print shops; supermarkets; and other retail and light industrial uses determined to be similar by the zoning administrator.	1 space for each 500 sf or less, with a minimum requirement of 4 spaces.
Group Two: Uses with "medium parking demand." Examples include bakeries, banks, barber shops, beauty shops, business and professional offices, convenience stores, department stores, donut and ice cream shops, liquor stores, secondhand stores, and other retail uses determined to be similar by the zoning administrator.	1 space for each 300 sf or less, with a minimum requirement of 5 spaces.
Group Three: Uses with "high parking demand." Examples include bars, coffee houses, dental and medical offices and clinics, health clubs, laundromats, restaurants and other intense uses determined to be similar by the zoning administrator.	1 space for each 200 sf.

November 2012

Chapter 3 – Coastal Development Permit (CDP)

Land Use Type	Vehicle Spaces Required				
Group Four: Uses with "unique parking demands." Examples include auto repair, auto sales, contractor's yards, funeral homes, gas stations, hotels and motels, large day care facilities (e.g., child care and seniors), large group homes, mini-warehouse, self-service car wash, theaters, and other uses determined to be similar by the zoning administrator.					
Auto and vehicle repair/service	4 spaces for each service or wash bay, plus spaces for any office as required by this section for offices.				
Auto and vehicle sales and rental	1 space for each 400 sf of floor area for the showroom and offices, plus 1 space for each 2,000 sf of outdoor display area, plus spaces as required by this section for parts sales and vehicle repair/service.				
Contractor's storage yards	1 space for each 3,000 sf of lot area, plus spaces for any office as required by this section for offices.				
Gas stations without repair services	0.25 space for each gas pump, plus 2 spaces for each gasoline pump island, plus spaces as required by this section for convenience goods sales.				
Lodging - hotels and motels	1 space for each unit, plus 2 spaces for the manager or owner, plus required spaces for all accessory uses (e.g., conference center, restaurant, spa, or other recreational facilities).				
Personal storage (mini-warehouses)	4 spaces for the manager's office.				
Restaurant	1 space for each 3 seats.				
Self-service car washes	1 space for each wash bay.				
Theaters (e.g., movie)	1 space for each 4 seats or 1 space for each 100 sf, whichever would yield more spaces.				

b. Expansion of Structure, Change in Use. When a structure is enlarged, or when a change in its use requires more off-street parking than the previous use, additional parking spaces shall be provided in compliance with this chapter.

c. Multi-Tenant Sites

- (1) A site with multiple tenants (e.g., two or more) shall provide the aggregate number of parking spaces required for each separate use (e.g., sum of the separate requirements for each use), except where the site is developed as an integrated shopping center with shared parking and no spaces reserved for a particular use. In this instance, the parking shall be provided as required by Table 4 for a shopping center.
- (2) When a multi-tenant center includes one or more uses that will need more parking than retail uses (e.g., a health/fitness facility, restaurant, or theater) additional parking shall be required for the nonretail use unless a parking reduction is approved in compliance Reduction of Parking Requirements, below.
- d. Alternate Use of Parking Areas Prohibited. Off-street parking areas shall not be used for the repair, servicing, or storage of vehicles or materials, the sale of any goods or services, or any other work area.
- e. Recreational Vehicle (RV) Parking Spaces. Off-street recreational vehicle (RV) parking spaces shall be provided as follows for retail uses, shopping centers, and visitor attractions that are required by this chapter to provide forty or more off-street parking spaces.
 - (1) RV parking spaces shall be provided at a minimum ratio of one RV space for each forty off-street vehicle parking spaces, or fraction thereof, required by this chapter.
 - (2) Each RV parking space shall be designed as a pull-through space with a minimum width of twelve feet and a minimum length of forty feet, with fourteen feet of vertical clearance.

- f. Rounding of Calculations. If a fractional number is obtained in calculations performed in compliance with this chapter, one additional parking space shall be required for a fractional unit of one-half or above, and no additional space shall be required for a fractional unit of less than one-half.
- g. Estimating Spaces. Where fixed seating is provided as benches, bleachers, pews, or similar seating, a seat shall be defined as twenty-four inches of bench space for the purpose of calculating the number of parking spaces required by Table 4. Whenever parking requirements are based on the number of employees, calculations shall be based on the largest number of employees on duty at any one time.
- h. Nonconforming Parking. A use or structure with nonconforming off-street parking may be physically changed or undergo a change in use in compliance with the following provisions.
 - (1) The number of existing parking spaces shall be maintained on the site and additional parking shall be provided in compliance with this chapter for any additional floor area.
 - (2) If the use of the structure is changed to one that requires more parking than the previous use, only the difference between the number of parking spaces required for the previous use and those required for the new use shall be added.
 - (3) The change shall not eliminate the only portion of the site that can be used for the required or existing parking or access.
- Reduction of Parking Requirements. No off-street parking facility shall be reduced in capacity or in area without sufficient additional capacity or additional area being provided in order to comply with the parking regulations unless they meet the following requirements.
 - (1) Shared On-Site Parking. Where two or more adjacent nonresidential uses have distinct and differing peak parking usage periods (e.g., a theater and a bank), a reduction in the required number of parking spaces may be allowed through use permit approval. Approval shall also require a recorded covenant running with the land, recorded by the owner of the parking lot, guaranteeing that the required parking will be maintained exclusively for the use served for the duration of the use.
 - (2) Reduction of Required Parking. The number of parking spaces may be reduced through the granting of a minor use permit based on quantitative information provided by the applicant that documents the need for fewer spaces (e.g., sales receipts, documentation of customer frequency, information on parking standards required for the proposed land use by other cities, etc.).
- j. Waiver of Requirements. The parking requirements of this chapter may be waived through use permit approval when a nonconforming structure is proposed for rehabilitation if the Planning Commission first finds that the existing structure location, parcel size, or topography renders the requirement unreasonable.

3. Additional Parking Provisions

a. Disabled Parking Requirements. Each non-residential development shall provide the following number of parking spaces for the disabled: One parking space for the disabled shall be provided within a parking lot with less than twenty-five spaces; and larger parking lots (e.g., with twenty-five or more spaces) shall include additional spaces for the disabled as required by state or federal law. Parking spaces required for the disabled shall count toward compliance with the minimum number of off-street parking spaces required by this chapter.

Each parking space for the disabled shall have a minimum width of fourteen feet. All spaces for the disabled shall be located so that: The spaces provide easy access from the closest parking area to the major entrances of the use for which they are provided; the disabled individual is not compelled to wheel or walk behind parked cars other than his or her own; and a pedestrian way accessible to physically disabled persons shall be provided from each parking space to related facilities including curb cuts and/or ramps.

- b. Bicycle Parking Requirements. Each multi-family project and nonresidential land use shall provide bicycle parking. A multi-family project shall provide bicycle parking spaces equal to a minimum of ten percent of the required vehicle spaces, unless separate secured garage space is provided for each unit. The bicycle spaces shall be distributed throughout the project. A nonresidential project (e.g., office, retail, etc.) shall provide bicycle parking spaces equal to a minimum of five percent of the required vehicle spaces, distributed to serve customers and employees of the project.
 - Each bicycle parking space shall include a stationary parking device to adequately secure the bicycle, shall be a minimum of two feet in width and six feet in length, with a minimum of seven feet of overhead clearance, and shall be conveniently located and generally within proximity to the main entrance of a structure.
- c. Motorcycle Parking Requirements. A parking lot with fifty or more vehicle parking spaces shall provide motorcycle parking spaces conveniently located near the main entrance to the primary structure and accessed by the same access aisles that serve the vehicle parking spaces in the parking lot. A minimum of one motorcycle parking space shall be provided for each fifty vehicle spaces or fraction thereof. Motorcycle spaces shall have minimum dimensions of four feet by seven feet.
- d. Public Access Parking. Public access parking and related facilities shall be provided at and/or adjacent to all identified beach, park, and open space areas commensurate with demand for such facilities and the need to provide post-construction water quality measures including Low Impact Design (LID) strategies identified in the Water Quality section below (Section G.5.b).
- 4. Parking Design and Development Standards. Required parking areas shall be designed, constructed, and properly maintained in compliance with the following requirements.
 - a. Parking Lots Access and Circulation. Parking areas shall provide suitable maneuvering area so that vehicles enter from and exit to a public street in a forward direction only. Parking lots shall be designed to prevent access at any point other than at designated access drives. Multi-family dwellings units are exempt from this requirement, unless specifically required by conditions of a discretionary permit. This requirement does not apply to alleys, unless so specified in a specific zone. A nonresidential development that provides fifty or more parking spaces shall have access driveways that are not intersected by a parking aisle, parking space, or another access driveway for a minimum distance of twenty feet from the street right-of-way, to provide a queuing or stacking area for vehicles entering and exiting the parking area. A minimum unobstructed clearance height of fourteen feet shall be maintained above areas accessible to vehicles within nonresidential developments.
 - b. Location of Parking. Parking shall be located on the same parcel as the uses served or within three hundred feet of the parcel if shared parking or public parking facilities are used to meet parking requirements. A greater distance may be authorized by the commission through use permit approval. Parking may be located within a required side or rear setback; provided that it is separated from the side or rear property line by a minimum five-foot wide landscaped area.
 - c. Parking Lot Access on Adjacent Sites. Developments are encouraged to provide on-site vehicle access to parking areas on adjacent properties to provide for convenience, safety and efficient circulation. A joint access agreement running with the land shall be recorded by the owners of the abutting properties guaranteeing the continued availability of the shared access between the properties.
 - d. Parking Stall and Lot Dimensions. The standard parking shall be a minimum wide of 9-feet wide and 19-feet long. However, depending the stall orientation and angle the length and depth of the stall may vary as shown in Table 5.

Table 5
Minimum Parking Stall Dimensions

		Stall Depth		Aisle Width			
Stall Orientation	Stall Width	(Measures Perpendicular to aisle)	Stall Length	One-Way	Two-Way		
Standard Parking Stalls							
Parallel	9'	9'	22'	12'	24'		
30°	9'	18'	20'	12'	N/A		
45°	9'	20' 6"	20'	14'	N/A		
60°	9'	22'	20'	18'	N/A		
Perpendicular	9'	19'	19'	24'	24'		
Compact Parking Stalls							
Parallel	8'	8'	18'	12'	24'		
30°	8'	15' 6"	16'	12'	N/A		
45°	8'	17'	16'	14'	N/A		
60°	8'	18'	16'	18'	N/A		
Perpendicular	8'	16'	16'	24'	24'		

- e. Use of Compact Vehicle Spaces. The first ten spaces of any project shall be standard sized spaces. In multi-family residential projects, up to thirty percent of the required uncovered parking spaces may be compact spaces (8-feet wide by 16-feet wide). For nonresidential projects, up to thirty percent of the required parking spaces may be compact spaces. Compact spaces shall be clearly labeled for "compact cars" and grouped together in one or more locations or at regular intervals so that only compact vehicles can easily maneuver into the space.
- f. Proper Grading, Surfacing and Maintenance of Parking Lots Required. All grading plans relating to the parking facilities shall be reviewed and approved by the city engineer before any work can commence. All off-street parking facilities shall be properly graded and drained so as to dispose of all surface water accumulated within the area of the parking lot. In no instance shall a storm drainage facility be designed to allow the flow of water into abutting property. All parking spaces and maneuvering areas shall be properly surfaced with two inches of asphaltic concrete over a five-inch aggregate base, or comparable material as determined by the city engineer.
- g. Vehicle Overhanging Landscaped Area or Walkway Prohibited. The required length of a parking space shall not provide for a vehicle overhanging a landscaped area or walkway.
- h. Water Quality Requirement. Post-Construction Best Management Practices (BMPs) and water quality mitigation measures such as site design and source control BMPs, including Low Impact Development (LID) techniques, shall be incorporated into all parking and loading facilities projects to minimize impacts from storm water runoff and dry weather flows (see Water Quality Section G.5.b).
- 5. Driveways and Site Access. Each driveway providing site access from a street, alley, or other public right-of-way shall be designed, constructed, and properly maintained in compliance with the following.
 - a. Number of Driveways. The number and placement of driveways shall be limited as follows, provided that second driveways or additional curb cuts may be approved by the Traffic Advisory Committee. A multi-family or nonresidential development project on a parcel of two acres or less shall be limited to a maximum of two driveways, unless the city engineer determines that more than two driveways are required to accommodate the traffic for the project. Whenever a property has access to more than one

Exhibit D: Proposed LUP and IP with Suggested Modifications Incorporated

CITY OF SEASIDE MUNICIPAL CODE - TITLE 18.10 - COASTAL IMPLEMENTATION PLAN

street, access shall be generally limited to the lowest volume street where the impact of a new access will be minimized.

- b. Distance from Street Corners and Spacing. Each driveway shall be separated from the nearest street intersection as follows, except where the city engineer allows less separation: A minimum of one hundred fifty feet from the nearest intersection, as measured from the centerline of the driveway to the centerline of the nearest travel lane of the intersecting street. For parcels with frontages less than one hundred fifty feet, the minimum distance shall be one hundred feet. Where two or more driveways serve the same or adjacent multi-family or nonresidential development, the centerline of the driveways shall be separated by a minimum of fifty feet. The city engineer may approve exceptions to this standard.
- c. Driveway Dimensions. A driveway for a multi-family or nonresidential development shall have a minimum paved width of thirteen feet for a one-way driveway and twenty-six feet for a two-way driveway. The maximum driveway width shall be thirty-five feet, exclusive of any area provided for a median divider. Where unpaved driveways are otherwise allowed by this title or the review authority, each driveway shall be paved with concrete or asphalt for a minimum length of twenty feet from the public right-of-way.
- d. Clearance. The nearest edge of a driveway curb cut shall be at least three feet from the nearest property line, the centerline of a fire hydrant, light standard, traffic signal, utility pole or other similar facility. Street trees shall be a minimum of 10-feet from the driveway access, measured at the trunk. A driveway shall have an overhead clearance of 14-feet in height except within a parking structure, which may be reduced to seven feet, six inches.
- 6. Loading Space Requirements. Off-street loading spaces shall be provided, unless determined by the City that the operating, shipping, and delivery characteristics of the use do not require the number or type of loading spaces required. Nonresidential uses shall provide off-street loading spaces as follows:

Floor Area Under 15,000 Square Feet None required; except grocery store greater than

5,000 sf. requires 1 space.

Floor Area 15,000 to 50,000 Square Feet 1 space
Floor Area Over 50,000 Square Feet 2 spaces

- a. Loading Space Types. Loading docks instead of loading spaces shall be required at big box stores, home improvement centers, and large shopping centers. Loading spaces, rather than loading docks, shall be required for convenience stores, offices, restaurants, small shopping centers where truck deliveries occur on a regular basis, but where a loading dock is not necessary.
- b. Development Standards. Loading spaces shall be a minimum of 12-feet in width, 40-feet in length, with 14-feet of vertical clearance. Loading areas shall have lighting capable of providing adequate illumination for security and safety.
- c. Location. Loading spaces shall be as near as possible to the main structure and limited to the rear two-thirds of the parcel, if feasible; situated to ensure that the loading facility is screened from adjacent streets; situated to ensure that loading and unloading takes place on-site and in no case faces a public street, or is located within a required front or street side setback, adjacent public right-of-way, or other on-site traffic circulation areas; and situated to ensure that all vehicular maneuvers occur on-site. The loading areas shall allow vehicles to enter from and exit to a public street in a forward motion only. Loading areas shall avoid adverse impacts upon neighboring residential properties. The review authority may restrict times allowed for loading and deliveries for loading spaces that are located closer than one hundred feet to a residential zone.
- d. Screening. Loading areas shall be screened from abutting parcels and streets with a combination of dense landscaping and solid masonry walls with a minimum height of 6-feet.

Chapter 3 – Coastal Permit November 2012

- e. Striping. Loading spaces shall be striped, and identified for "loading only." The striping and "loading only" notations shall be continuously maintained in a clear and visible manner in compliance with the approved plans.
- f. Surfacing. All loading areas shall be surfaced with asphalt, concrete pavement, or comparable material as determined by the city engineer.

B. Landscaping Requirements

- 1. General Landscaping Requirements. For purposes of this section, landscaping shall mean the placement of materials (e.g., berms, decorative fences and walls, flowers, grass, groundcover, hedges, shrubs and trees) within a designated area.
 - a. To conserve water, the installation of native and/or drought-tolerant landscape materials is strongly encouraged.
 - b. All parts of a site not devoted to decks, patios, structures, and similar improvements, driveway and/or parking improvements, lighting, sidewalks, signs, and solid waste/recyclable materials collection and storage shall be landscaped in compliance with this section and this title.
 - c. Within coastal strand vegetation areas, undeveloped dune areas, steep dunes, and steep slope areas (those in excess of twenty-five percent slope) shall be landscaped with native, non-invasive plant species to maximize opportunities for native habitat restoration.
 - d. A master restoration plan shall be prepared by a qualified professional for any undeveloped private dune areas, as well as all public dune areas situated within the coastal zone.
 - e. Where feasible and practical, landscaping shall be designed to address post-construction water quality site design and Low Impact Design (LID) requirements (e.g., as bio-filtration, vegetated swales, or similar) and to minimize adverse impacts from storm water runoff and dry weather flows.
- 2. Landscaping of Parking Lots. Parking lots shall be landscaped as follows:
 - a. Amount of Landscaping. Multi-family, commercial, and industrial uses shall provide landscaping within each outdoor parking area at a minimum ratio of ten percent of the gross area of the parking lot. The Board of Architectural Review may grant an exception for small, infill parking lots where compliance with this standard is not feasible without significantly reducing the number of parking spaces. Trees not less than five feet in height and fifteen-gallon container in size shall be planted throughout the parcel and along any street frontage. At a minimum, one shade tree shall be provided for every five parking spaces.
 - Landscape Materials. Landscaping shall be provided throughout the parking lot as a combination of groundcover, shrubs, and trees.
 - Location of Landscaping. Landscaping shall be evenly dispersed throughout the parking area, as follows:
 - Orchard-style planting (the placement of trees in uniformly-spaced rows) is encouraged for larger parking areas;
 - (2) Parking lots with more than fifty spaces shall provide a concentration of landscape elements at primary entrances, including, at a minimum, specimen trees, flowering plants, enhanced paving, and project identification;
 - (3) Landscaping shall be located so that pedestrians are not required to cross unpaved landscaped areas to reach building entrances from parked cars. This shall be achieved through proper orientation of the landscaped fingers and islands, and by providing pedestrian access through landscaped areas that would otherwise block direct pedestrian routes.

November 2012

- d. Perimeter Landscaping. All surface parking areas shall be screened from streets and adjoining properties, and the open areas between the property line and the public street right-of-way shall be landscaped. A parking area for a nonresidential use adjoining a public street shall be designed to provide a landscaped planting strip between the street right-of-way and parking area equal in depth to the setback required by the applicable zone or ten feet, whichever is greater; except that the required width of the landscape strip may be reduced by the Board of Architectural Review (BAR) upon recommendation from the City's park supervisor, where it has been determined that the overall site area is insufficient to accommodate allowable structures and required parking along with a landscape strip of the otherwise required width.
 - (1) The landscaping shall be designed and maintained to screen cars from view from the street to a minimum height of thirty-six inches, but shall not exceed any applicable height limit for landscaping within a setback. Screening materials may include a combination of plant materials, earth berms, raised planters, solid decorative masonry walls, or other screening devices which meet the intent of this requirement.
 - (2) Shade trees shall be provided at a minimum rate of one for every twenty-five linear feet of landscaped area, or other spacing as determined by the review authority to be appropriate to the site and surrounding development.
 - (3) Parking areas for nonresidential uses shall provide a perimeter landscape strip at least eight feet wide (inside dimension) where the parking area adjoins a side or rear property line; except that the required width of the landscape strip may be reduced by the review authority where it determines that overall site area is insufficient to accommodate allowable structures and required parking along with a landscape strip of the otherwise required width. The requirement for a landscape strip may be satisfied by a setback or buffer area that is otherwise required. Trees shall be provided at the rate of one for each twenty-five linear feet of landscaped area, or other spacing as determined by the review authority to be appropriate to the site and surrounding development.
 - (4) Adjacent to Structures. When a parking area is located adjacent to a nonresidential structure, a minimum eight-foot wide (inside dimension) landscape strip shall be provided adjacent to the structure, exclusive of any building entries, or areas immediately adjacent to the wall of the structure that serve as pedestrian accessways. The required width of the landscape strip may be reduced by the review authority where it determines that overall site area is insufficient to accommodate allowable structures and required parking along with a landscape strip of the otherwise required width.
 - (5) Adjacent to Residential Use. A parking area for a nonresidential use adjoining a residential use shall provide a landscaped buffer setback with a minimum ten-foot width between the parking area and the common property line bordering the residential use.
 - i. A solid decorative masonry wall or fence, except for approved pedestrian access, and landscape buffer shall be provided along the property line to address land use compatibility issues (e.g., light/glare and nuisance noise) as determined by the review authority.
 - ii. Trees shall be provided at the rate of one for each twenty-five linear feet of landscaped area, or other spacing as determined by the review authority to be appropriate to the site and surrounding development.
- e. Groundwater Recharge. The design of parking lot landscape areas shall consider, and may, where appropriate, be required to include provisions for the on-site detention of stormwater runoff, pollutant cleansing and groundwater recharge.

3. Landscaping Standards

a. Minimum Dimensions. Each area of landscaping shall have a minimum interior width of eight feet within the residential and commercial zones, and five feet in the industrial zones. These dimensions may be reduced where the review authority determines they are infeasible because of limited site area.

Chapter 3 – Coastal Permit November 2012

Wherever this title requires a landscaped area of a specified width, the width shall be measured within any curb or wall bordering the landscaping area.

- b. Protective Curbing. Required landscaping shall be protected with a minimum six-inch high concrete curb, except adjacent to bicycle paths, or where otherwise deemed unnecessary by the zoning administrator.
- c. Safety Requirements. Landscape materials shall be located so that at maturity they do not:
 - (1) Interfere with safe sight distances for bicycle, pedestrian or vehicular traffic;
 - (2) Conflict with overhead lights, utility lines or walkway lights; or
 - (3) Block bicycle or pedestrian ways.
- d. Lawns. Lawns shall be limited to fifty percent of the total landscaped area on the site and only where the applicant provides calculations approved by the zoning administrator that demonstrate that the irrigation requirements will not exceed standard low water usage. No lawns shall be allowed:
 - (1) In any area of ten feet or less in width; or
 - (2) On any slope exceeding ten percent (twenty-five percent, where other project water-saving techniques compensate for the increased runoff). A level buffer zone of eighteen inches shall be provided between bermed lawn areas and any hardscape (e.g., any street, walkway or similar feature); or
 - (3) A non-recreational land use.
- e. Water Features. Decorative water features (e.g., fountains, ponds, waterfalls) shall have recirculating water systems.

Visual Obstructions

- a. When placed within or immediately adjacent to a dedicated public right-of-way, no landscape material shall be allowed to obstruct clear vision or to create a potential traffic hazard.
- b. Landscaping that is primarily intended or designed for fencing purposes shall not be allowed to exceed four feet in height within a required front setback area.
- c. On the street sides of a corner parcel, no landscaping shall be allowed to exceed four feet in height above the top of the existing or proposed street curb within the traffic safety visibility area.

5. Trees

- a. In order to achieve a more immediate effect, all trees planted on the street sides of a newly developed parcel shall be transplanted from 5-gallon or larger size containers. A tree proposed to replace an existing mature specimen tree shall be transplanted from a minimum 24-gallon size container.
- b. All trees shall be adequately supported when planted. The supports shall be maintained until the trees are capable of withstanding the force of wind on their own.
- c. Where existing trees are required to be preserved, all new development shall be designed in a manner which respects the current drip lines.

- 6. Solar Access. When trees are incorporated into an approved landscaping plan, they shall be planted in a manner which maximizes the provision of sunlight to nearby windows and/or solar collectors situated on-site or on an adjoining property.
- 7. **Irrigation System Requirements.** All landscaped areas except those approved for maintenance with intentionally non-irrigated native plants shall include an automatic irrigation system.
 - a. Water-efficient systems (e.g., bubbler-type, drip, mini-spray, or similar system) shall be used unless infeasible. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotortype heads are specified for watering shrubs and groundcover areas. Lawn areas shall be sized and shaped so they can be efficiently irrigated. Spray or run-off onto paved areas shall be avoided.
 - b. Dual or multi-program controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., groundcover, lawn, shrub, tree areas), or a variety of solar aspects. Soil moisture-sensing devices and rain sensors shall be used on larger projects (fifty thousand plus square feet of landscaped area) to minimize or eliminate over-watering.
 - c. Watering shall be scheduled at times of minimal wind conflict and evaporation loss.
 - d. Sprinkler heads shall have matched precipitation rates within each valve zone.
 - e. Check valves are required where elevation differential may cause low head drainage.
- 8. Responsibility of the Board of Architectural Review.
 - a. The Board of Architectural Review (BAR) shall be primarily responsible for the review and approval of landscape plans and improvements within the city.
 - b. All new construction shall receive prior approval of all landscape plans from the board of architectural review (BAR).
- 9. Statement of Surety. When required by City, security in the form of cash, performance bond, letter of credit, or instrument of credit, in an amount equal to one hundred fifty percent of the total value of all plant materials, irrigation, installation, and maintenance shall be posted with the city for a two-year period. The City may require statements of surety for phased development projects, a legitimate delay in landscape installation due to seasonal requirements (including adverse weather conditions) and similar circumstances where it may not be advisable or desirable to install all approved landscaping before occupancy of the site.
 - a. Installation and Inspection Before Occupancy. All landscaping shall be installed and inspected by a representative of the department before the City will allow occupancy of any structure or authorize the issuance of a certificate of occupancy.
- 10. Maintenance of Landscape Areas. All landscaping (e.g., groundcover, hedges, lawns, shrubs, and trees) shall be maintained in a healthful and thriving condition at all times. Irrigation systems and their components shall be maintained in a fully functional manner consistent with the originally approved design and the provisions of this section.
 - a. Regular maintenance shall include checking, adjusting, and repairing irrigation equipment; resetting automatic controllers; aerating and dethatching lawn areas; adding/replenishing mulch, fertilizer, and soil amendments; and mowing, pruning, trimming, and watering all landscaped areas. In addition, the landscaping shall regularly be kept free of weeds and debris, and all dead or decaying material shall be replaced in a timely manner. All fences and walls which have been incorporated into an approved landscaping plan shall regularly be maintained in an attractive and safe manner.

- b. Maintenance Agreement Required. Before final inspection or occupancy, and before the recordation of a final subdivision map where applicable, the applicant shall enter into a landscape maintenance agreement with the city to guarantee proper maintenance in compliance with subsection (N)(1) of this section. The form and content of the agreement shall be approved by the city attorney and the zoning administrator.
- c. Water Waste Prohibited. Water waste in existing developments resulting from inefficient landscape irrigation leading to excessive runoff, low head drainage, overspray, and other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures is prohibited.
- d. Enforcement. Failure to maintain landscape areas in compliance with this section shall be deemed a public nuisance, and shall be subject to abatement, and/or the applicable planning permit may be revoked.

C. Lighting Requirements

Outdoor lighting on the site of a multi-family or non-residential structure or use shall comply with the following general requirements.

1. Lighting General Requirements.

- a. Maximum Height. An outdoor light fixture shall be limited to a maximum height of fourteen feet or the height of the nearest structure, whichever is less.
- b. Energy-Efficiency. Outdoor lighting shall utilize energy-efficient (high pressure sodium, low pressure sodium, hard-wired compact fluorescent, or other lighting technology that is of equal or greater energy efficiency) fixtures and lamps.
- c. Position of Light Fixtures. All lighting fixtures shall be properly directed, recessed, and/or shielded (e.g., downward and away from adjoining properties) to prevent light bleed, spill, and glare onto adjacent properties, wetlands or natural habitat areas, beach, or public rights-of-way, by:
 - (1) Ensuring that the light source (e.g., bulb, etc.) is not visible from off the site; and
 - (2) Confining glare and reflections within the boundaries of the subject site to the maximum extent feasible.
- d. Maximum Illumination. No lighting on private property shall produce an illumination level greater than one foot-candle on any property within a residential zone except on the site of the light source.
- e. No Blinking, Flashing or High Intensity. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness, as determined by the City.
- f. New Light Fixtures on Commercial Buildings. Installation of new light fixtures on commercial buildings shall be subject to review and approval by the City.

D. Sign Requirements

1. Sign Permit Requirements

a. Sign Permit Required. No sign shall be constructed, installed, or modified, unless a sign permit is first obtained from the City. Any sign visible from the general viewing points identified on Figure 2-4 of the LUP must obtain a coastal permit. No sign permit shall be approved for an existing or proposed sign unless the sign is in compliance with all applicable requirements. A building permit may also be required for sign construction/installation.

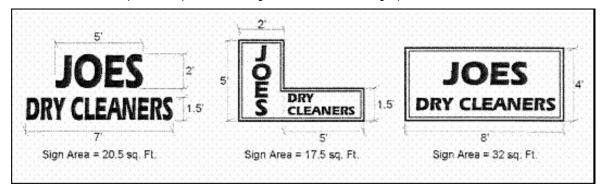
November 2012

- b. Master Sign Program Required. A master sign program approved by the board of architectural review (BAR) shall be required for any site with two or more tenants. As part of master sign program approval, the BAR may grant exceptions to the standards of this chapter for the maximum size and number of signs, based on design features including architectural style, proportion to landscaping, site visibility and building mass.
- c. Review Authority. The board of architectural review shall review each sign permit application and approve only those that comply with the following findings of approval:
 - (1) The proposed signs do not exceed the standards of Zoning District Sign Standards and Standards for Specific Sign Types below and are of the minimum size and height necessary to enable pedestrians and motorists to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site;
 - (2) The placement of the sign on the site is appropriate for the height and area of a freestanding or projecting sign;
 - (3) A flush or projecting sign relates to the architectural design of the structure. Signs that cover windows, or that spill over natural boundaries, and/or cover architectural features shall be prohibited;
 - (4) The proposed signs do not unreasonably block the sight lines of existing signs on adjacent properties;
 - (5) The placement and size of the sign will not impair pedestrian or vehicular safety;
 - (6) The design, height, location, and size of the signs are visually complementary and compatible with the scale, and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street:
 - (7) The proposed signs will not block, interrupt, or otherwise degrade the scenic and visual quality to and along the ocean and scenic coastal areas as identified on Figure 2-4 of the LUP; and
 - (8) The proposed signs are in substantial conformance with the design criteria for signs.
- d. Application Requirements. An application for a sign permit shall be filed and processed. The application shall be accompanied by detailed and fully dimensioned plans, architectural drawings and sketches, and data/materials identified in the department handout for sign permits, and any applicable fees.
- e. Expiration and Extension of Sign Permit Approval. Approval of a sign permit shall expire twelve months from the date of approval unless the sign has been installed, or a different expiration date is stipulated at the time of approval. Before the expiration of a sign permit, the applicant may apply to the department for an extension of up to an additional twelve months from the original date of expiration. The expiration date of the sign permit shall be automatically extended to concur with the expiration date of the companion building permit or other applicable permits for the project.
- f. Exemptions from sign permit requirements. The following signs are allowed without sign permit approval; provided, they comply with General Requirements for All Signs, and any required building permit is obtained.
 - (1) Nonstructural Modifications and Maintenance.
 - Modifications to sign copy on conforming signs, or changes to the face or copy of conforming changeable copy signs; and

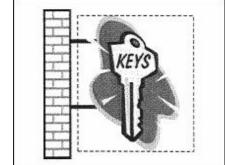
- II. The normal maintenance of conforming signs, except as identified in Section 17.38.060(I) (Maintenance of signs), below.
- (2) Identification Signs. Street identification and house identification signs not exceeding two square feet.
- (3) Temporary Signs. The following temporary signs are allowed without a sign permit.
 - I. Real Estate Signs. Real estate signs are allowed without a sign permit in compliance with California Civil Code Section 713, and properties within commercial, industrial, and other nonresidential zones shall be allowed one real estate sign of no more than sixteen square feet, with a maximum height for freestanding signs of six feet, for each parcel frontage.
 - II. Political Signs. Political signs are allowed in compliance with the following requirements:
 - a. Before the placement of a political sign, the agent/candidate shall post with the city clerk a plan for the removal of all signs placed in commercial and industrial zones and removal of all signs placed by the candidate or the agent in residential zones. In the event that the signs are not removed in compliance with the plan for removal, the city shall provide notice and summary abatement. The removal plan shall also apply to signs located at campaign or party headquarters.
 - No political sign shall be erected prior to sixty days before the election to which the sign pertains.
 - In commercial and industrial zones, each political sign and the total political signs on a parcel shall not exceed thirty-two square feet in area.
 - d. In residential zones, no political sign shall exceed six square feet in area.
 - e. No political sign shall be located within a public right-of-way.
 - f. All political signs shall be removed within ten days after the election to which the signs pertain.
- (4) Governmental Signs. Signs installed by the city, county, or a federal or state governmental agency, because of their responsibilities for the protection of public health, safety, and general welfare, including the following signs:
 - I. Emergency and warning signs necessary for public safety or civil defense;
 - II. Traffic signs erected and maintained by an authorized public agency;
 - III. Legal notices, licenses, permits, and other signs required to be displayed by law;
 - Signs showing the location of public facilities (e.g., public telephones, restrooms, and underground utilities); and
 - V. Any sign, posting, notice, or similar sign placed by or required by a governmental agency in carrying out its responsibility to protect public health, safety and general welfare.
- (5) Miscellaneous Signs.
 - I. Address numbers not exceeding twelve inches in height.
 - II. Official Flags on Public or Quasi-Public Buildings. Flags of national, state, or local governments, or nationally recognized religious, fraternal, or public service agencies; provided, the length of the flag shall not exceed one-fourth the height of the flag pole, and the flag is not used for commercial advertising.
 - III. Illumination, patterns, pictures, and/or symbols approved as architectural ornamentation or decoration by the review authority.
 - IV. Historical plaques erected and maintained by nonprofit organizations, memorials, building cornerstones, and date-constructed stones; provided, that none of these exceed four square feet in area.
 - V. Service station price signs required by state law, not exceeding the number and area required by state law.
 - VI. Signs or displays located entirely inside of a structure.

- VII. Signs created by landscaping.
- VIII. Small, temporary signs, otherwise in conformance with the duration, number, and size requirements of this chapter, that address noncommercial issues.
- g. Prohibited signs. All signs not expressly allowed by this chapter shall be prohibited. Examples of prohibited signs include the following:
 - (1) Abandoned signs;
 - (2) Animated signs, including electronic message display signs, and variable intensity, blinking, or flashing signs, or signs that emit a varying intensity of light or color, except time and temperature displays (which are not considered signs);
 - (3) Balloons and other inflatable devices;
 - (4) Billboards and any other off-premise signs,;
 - (5) Flags, except as specifically allowed by Section Official flags, above;
 - (6) Illegal signs;
 - (7) Moving signs, and other similar signs that are stationary but contain moving parts;
 - (8) Obscene signs;
 - (9) Pennants and streamers, except in conjunction with an athletic event, carnival, circus, or fair, or as allowed in Section Temporary signs, below;
 - (10) Pole signs and other freestanding signs over six feet in height;
 - (11) Roof signs;
 - (12) Because of the city's compelling interest in ensuring traffic safety, signs that simulate in color, size, or design, any traffic control sign or signal, or that make use of characters, symbols, or words in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic:
 - (13) Signs in the form or shape of a directional arrow, or otherwise displaying a directional arrow, except as may be approved by the review authority, or as may be required for safety and convenience and for control of pedestrian or vehicular traffic within the premises of the subject use;
 - (14) Signs attached to or suspended from a boat, float, vehicle, or other movable objects parked within a public right-of-way, or in a location on private property that is visible from a public right-of-way, except a sign painted directly upon, magnetically affixed to, or permanently affixed to the body or other integral part of the vehicle;
 - (15) Signs burned, cut, or otherwise marked on or otherwise affixed to a hillside or tree;
 - (16) Signs with reflective material;
 - (17) Signs within the public right-of-way, except for signs installed or maintained by a government agency for traffic safety and directional purposes;
 - (18) Signs in residential zones, except as specifically allowed in this chapter;
 - (19) Signs in storage or in the process of assembly or repair, located outside on premises other than that advertised in the signs, that are visible from a public right-of-way; and
 - (20) Temporary and portable signs, except as specifically allowed by Section Temporary Signs, below.
- 2. Sign General Requirements for All Signs. The following rules shall govern the computation of sign area:
 - Sign Area Measurement. Sign area measurement to determine compliance with the sign area limitations of this chapter shall occur as follows.

(1) Surface Area. The surface area of a sign shall be calculated by enclosing the extreme limits of all emblem, framing, logo, representation, writing, or other display within a single continuous perimeter composed of squares or rectangles with no more than eight perimeter lines.

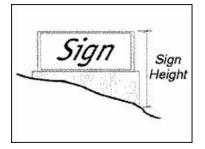


- (2) Sign Structure. Supporting bracing or framework that is determined by the zoning administrator to be clearly incidental to the display itself shall not be included in the calculation of total sign area.
- (3) Multi-Faced Signs. The area of a double-faced sign shall be calculated for one face only, unless the two faces are not back-to-back, parallel, and/or are separated by more than twelve inches.
- (4) Three-Dimensional Objects. The area of a sign consisting of one or more three-dimensional objects (e.g., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), shall be measured as their maximum projection upon a vertical plane.



b. Sign Height

- (1) Measurement. The height of a sign shall be computed as the vertical distance from the lowest point of the base of the sign at normal grade, to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of either the:
 - Existing grade before construction; or
 - Newly established grade after construction, exclusive of any berming, filling, mounding, or excavating solely for the purpose of locating the sign.



- (2) Maximum Height for Freestanding Signs. A freestanding sign shall not exceed a height of six feet above normal grade in the residential zones. Freestanding signs shall be limited to fourteen feet above normal grade in all other zones.
- (3) Maximum Height for Signs on Structures. The top of a sign mounted on a structure shall not extend higher than the lesser of:
 - The window sills of the second floor;
 - The top of the wall to which the sign is attached, in the case of a one-story structure; or
 - Twenty feet above normal grade.

- c. Sign Location Requirements. Each sign shall be located in compliance with the following requirements, and all other applicable provisions of this chapter.
 - (1) Each sign shall be located on the same site as the subject of the sign, except as otherwise allowed by this chapter.
 - (2) No sign shall project over public property, or the public right-of-way, except where the city has granted an encroachment permit in addition to a sign permit.
 - (3) No sign shall be placed so as to interfere with the operation of a door, fire escape or window.
- d. Signs Placed Within the Public Right-of-Way.
 - (1) No sign shall be allowed within the public right-of-way except for the following:
 - Public signs erected by or on behalf of a governmental agency to convey public information, identify public property, post legal notices, or direct or regulate pedestrian or vehicular traffic;
 - Bus stop signs installed by a public transit company;
 - Informational signs of a public utility regarding its lines, pipes, poles or other facilities; or
 - Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized work within the public right-of-way.
 - (2) Any sign installed or placed within the public right-of-way other than in compliance with this section shall be forfeited to the public and be subject to confiscation.
 - (3) In addition, the city shall have the right to recover from the owner, or person placing the sign, the full costs for sign removal and disposal.
 - (4) A sign permit shall not be required for city signs placed within the public right-of-way.
- e. Design Criteria. The following design criteria shall be used in reviewing the design of individual signs. Substantial conformance with each of the following design criteria shall be required before a sign permit or building permit can be approved.
 - (1) Color. Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the other structures on the site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with the structure colors and prevailing colors in the surrounding neighborhood (where a theme can be identified).
 - (2) Design and Construction. The intent of this subsection is to ensure public safety, achieve signs of careful construction, neat and readable copy, and durability, to reduce maintenance costs and to prevent dilapidation. Each sign shall be designed by a professional (e.g., architect, building designer, landscape architect, interior designer, or another whose principal business is the design, manufacture, or sale of signs), or others who are capable of producing professional results. Each permanent sign should be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation businesses, or others capable of producing professional results.
 - (3) Materials and Structure. Sign materials (including framing and supports) shall be representative of the type and scale of materials used on the primary on-site structure and on other on-site signs. Materials for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance. The size of the structural members (e.g., braces, columns, and crossbeams) shall be proportional to the sign panel they are supporting. In general, fewer larger supporting members are preferable to many smaller supports. The use of individual letters incorporated into the structure's design is encouraged, rather than signs with background and framing other than the structure's wall(s).

- (4) Street Address. The review authority may require that a sign include the site street address, where it determines that public safety and emergency vehicle response would be more effectively served than if the street address were displayed solely on one or more structures on the site.
- f. Copy Design Guidelines. The city does not regulate the message content (copy) of signs; however, the following are principles of copy design and layout that can enhance the readability and attractiveness of signs. Copy design and layout consistent with these principles is encouraged.
 - (1) Sign copy should relate only to the name and/or nature of the business or commercial center.
 - (2) Permanent signs that advertise continuous sales, special prices, or include phone numbers, etc. should be avoided.
 - (3) Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.
 - (4) The area of letters or symbols should not exceed forty percent of the background area in commercial and industrial zones or sixty percent in residential zones.
 - (5) Freestanding signs should contain the street address of the parcel or the range of addresses for a multi-tenant center.
- g. Sign Lighting. Sign lighting shall be designed to minimize light and glare on surrounding rights-of-way and properties in compliance with Section Outdoor Lighting and the following:
 - (1) External light sources shall be directed and shielded so they do not produce glare on any object other than the sign, and/or off the site of the sign;
 - (2) The light illuminating a sign shall not be of a brightness or intensity that will interfere with the reasonable enjoyment of residential properties;
 - (3) Sign illumination shall not blink, flash, flutter, or change light brightness, color or intensity;
 - (4) Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices:
 - (5) Neither the direct nor reflected light from primary light sources shall create hazards for pedestrians or operators of motor vehicles;
 - (6) Reflective-type bulbs and incandescent lamps that exceed fifteen watts shall not be used so as to expose the face of the bulb or lamp to a public right-of-way or adjacent property;
 - (7) Light sources shall utilize hard-wired flourescent or compact flourescent lamps, or other lighting technology that is of equal or greater energy efficiency;
 - (8) Permanently installed illuminated panels, visible tubing, and strings of lights outlining all or a portion of a structure, other than lighting that is primarily for indirectly illuminating architectural features, signs, or landscaping, shall be deemed "signs" subject to this chapter and shall be counted as part of the allowed sign area. Each line of tubing or lights shall be deemed to have a minimum width of at least six inches for the purpose of calculating area.
- h. Maintenance of Signs.
 - Each sign and supporting hardware, including temporary signs, shall be maintained in good repair and functioning properly at all times.
 - (2) Any repair to a sign shall be of equal or better in quality of materials and design as the original sign.
 - (3) A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance, and may be abated.

Exhibit D: Proposed LUP and IP with Suggested Modifications Incorporated

CITY OF SEASIDE MUNICIPAL CODE - TITLE 18.10 - COASTAL IMPLEMENTATION PLAN

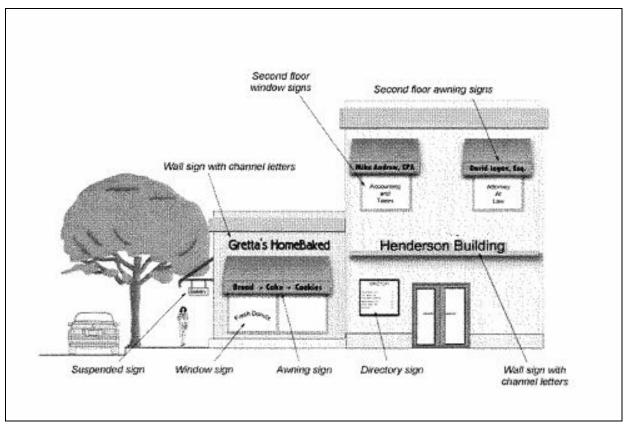
- (4) When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed.
- (5) Unpainted areas shall be painted to match the adjacent portion of the structure or the sign support structure.
- 2. Sign Requirements for Commercial Land Uses. The sign requirements shall be applicable to the CMX/WBUVSP, CVSC, CCH and CCRG land uses within the Coastal Zone. Allowed signs and sign standards for these land uses are summarized in Table 6, in addition to the provisions of Requirements for All Signs above and Standards for Specific Sign Types below, as applicable.

Table 6
Sign Standards for Commercial Uses within Coastal Zone

Allowed Sign Types	Maximum Sign Height	Maximum Number of Signs Allowed per Parcel	Maximum Sign Area Allowed per Parcel			
Ground-mounted and Ground-floor Signs						
Awning, Projecting, Wall, Freestanding, Suspended	Below roof (1) 14 ft Below eave/ canopy; at least 8 ft above a	 Single tenant site or structure: 3 of any combination of allowed sign types per primary structure frontage. 1 of any allowed sign type on a secondary frontage. 	Maximum sign area per parcel. The total sign area on a parcel shall comply with the following requirements. 1.0 sf for each linear foot of primary building frontage. 0.5 additional sf for each linear foot of secondary building frontage. Each site is allowed a total sign area of at least 25 sf regardless of frontage.			
	walking surface	Site or structure with 4 or more tenants: 1 of any allowed sign type for the primary structure frontage, and 1 for a secondary frontage.	of frontage length. • Maximum sign area per building frontage. The total area of all signs on a primary frontage shall not exceed 100 sf.; the maximum area of a sign on a secondary frontage shall not exceed 50 sf. • Site with 4 or more tenants: Allowed an additional freestanding identification sign of 0.25 sf for each linear foot of total primary structure frontage, up to a maximum of 100 sf.			
Second Floor Sign	าร					
Awning, Projecting, Wall	Below roof (1)	1 per tenant space	12 sf for each tenant. 1 directory sign not to exceed 12 sf is also allowed to identify upper floor occupants.			
Indoor Signs, and	Outdoor Signs Not Vis	sible from a Street	1			
Awning, Freestanding, Projecting, Suspended, Wall, Window	Below roof (1)					

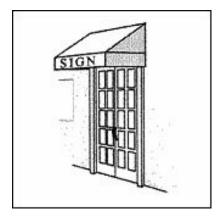
Notes:

(1) At least one foot below the top of a parapet, the sill of a second floor window, and/or the lowest point of any cornice or roof overhang.



Examples of Sign Types

- 3. Standards by Sign Type. Proposed signs shall comply with the following standards applicable to the specific sign type.
 - a. Awning Signs. Awning signs are allowed within commercial land uses but must be at least one foot below the top of a parapet, the sill of a second floor window, and/or the lowest point of any cornice or roof overhang. Each tenant space may have one 12 square foot awning. Three of any combination of allowed sign types is the maximum allowed per primary structure frontage. The following standards apply to awning signs.
 - Signs on awnings are limited to ground level or second story occupancies only.
 - (2) Awnings shall not be internally illuminated. Direct exterior lighting may allowed.
 - (3) Translucent awning materials are prohibited.



- b. Freestanding Signs. Freestanding signs are allowed within the commercial land uses to a maximum height of 14 feet. The following standards apply to freestanding signs.
 - (1) Multiple signs shall be separated by a minimum of seventy-five feet to ensure adequate visibility for all signs. The review authority may modify this requirement where the locations of existing signs on adjacent properties would make the seventy-five foot separation impractical.

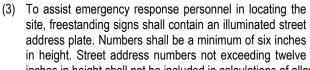
November 2012

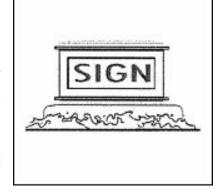
Chapter 3 – Coastal Development Permit (CDP)

Exhibit D: Proposed LUP and IP with Suggested Modifications Incorporated

CITY OF SEASIDE MUNICIPAL CODE - TITLE 18.10 - COASTAL IMPLEMENTATION PLAN

(2) A sign shall not project over public property, vehicular easements, or rights-of-way, and shall not obstruct a traffic safety sight area, as determined by the review authority.





inches in height shall not be included in calculations of allowed sign area.

- c. Murals. A mural placed on the wall of a structure may be allowed in any commercial or industrial zone subject to the following:
 - A mural without text visible from a public right-of-way shall be counted as part of the sign area allowed by Sign Standards allowed for that land use; a mural with text shall comply with the sign area limitations applicable to the site;
 - (2) Murals that illustrate the local setting and history as sources of inspiration are encouraged;
 - (3) The approval of a mural shall require that the review authority first find that the colors, placement, and size of the mural are visually compatible with the structure's architecture, and that the mural will serve to enhance the aesthetics of the city.
- d. Projecting Signs. Projecting Signs are allowed within commercial land uses. The following standards apply to projecting signs where allowed.
 - (1) The maximum projection of a sign from a structure wall shall not exceed eight feet or more than two-thirds of the width of the public sidewalk below. Any projection over a public right-of-way shall require an encroachment permit.
 - (2) The top of a projecting sign shall not exceed the lesser of fourteen feet, eave height, parapet height, or sill height of a second floor window. No portion of the sign shall project above the eave line of a sloped roof or the top of the parapet on a flat roof.
 - (3) A projecting sign shall maintain a minimum clearance of eight feet from the bottom of the sign to the finished grade below.

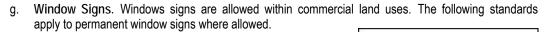


- (4) Icon signs using shapes or symbols uniquely suited to the business, creative shapes, and threedimensional signs are encouraged.
- (5) Each sign shall be graphically designed for pedestrians, with a maximum area of eight square feet on each sign face, regardless of the length of the building frontage.
- (6) Sign supports shall be well-designed and compatible with the design of the sign.
- e. Temporary Signs. Temporary signs other than A-boards are allowed subject to the following requirements. A-board signs are instead subject to the requirements of subsection A of this section.
 - (1) Banners and Pennants. Temporary banners and pennants on private property shall comply with the following requirements:
 - The use of a banner or pennants may be allowed only for a licensed business for a period not
 to exceed thirty days per year. A temporary sign permit may be issued for not less than two
 consecutive days, up to thirty days. A business is only allowed one temporary sign permit for
 banners or pennants per year. This is in addition to the thirty days allowed for a business
 grand opening banner;

Chapter 3 – Coastal Permit

November 2012

- The application for a temporary sign permit for banners or pennants shall include the dates proposed by the applicant for scheduled banner use;
- A bond shall be posted for a banner permit as required by the zoning administrator. The bond
 may be revoked if the temporary banner or pennants are not removed within two days
 following their scheduled use.
- (2) Construction Signs. Construction identification signs may be allowed in all zones in compliance with the following standards.
 - The number, placement, size, and type of signs shall comply with the sign requirements for that land use.
 - The signs shall be removed before final building inspection or the issuance of a certificate of occupancy.
- (3) Other Temporary Signs. Temporary signs may be authorized by the City, upon submittal of a sign application, plan for removal, and the fees required by the city's fee schedule. In a commercial or industrial zone, the combined area of temporary signs shall not exceed that allowed for the non-corner lots in the zone in which the sign will be placed. No more than one temporary sign shall be erected on a premise at a time. Temporary signs shall be subject to the same placement and height restrictions as permanent signs for the applicable land use. Temporary signs shall not be allowed for more than thirty consecutive days. Temporary signs shall not be allowed for a combined total of more than sixty days in a twelve-month period. Signs advertising a particular event shall be removed within ten days after the event. Inflatable or tethered signs are allowed for special events and may be installed for a period not to exceed five consecutive days, no more than two times in a twelve-month period. These signs may exceed the maximum sign area and sign height standards for the applicable zone.
- f. Wall Signs. Wall signs are allowed within commercial land uses. The following standards apply to wall signs in all zones where allowed.
 - (1) One wall sign may be located on a primary structure frontage, and on one secondary structure frontage.
 - (2) The area of the largest wall sign shall not exceed ten percent of the area of the building facade on which the sign is mounted or painted, including the area of windows, doors and recesses.
 - (3) A wall sign shall not project more than twelve inches from the surface to which it is attached.



- Maximum Sign Area. Permanent window signs shall not occupy more than twenty-five percent of the total window area.
- (2) Sign Location. Signs shall be allowed only on windows located on the ground level and second story of a structure frontage.
- (3) Sign Materials. Signs shall consist of individual letters, logos, or symbols applied to, stenciled on, or etched into the glass surface; however, neon signs with transparent backgrounds may be hung inside the window class.





- (4) Unobstructed Observation. The lowermost portion of the entire window(s) (a minimum of twenty-four inches) shall be clear of any signs in order to allow for unobstructed observation by security personnel (e.g., city police, private security, etc.)
- h. Nonconforming signs. A nonconforming sign is any permanent or temporary sign that was legally established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation but that does not now comply with the provisions of this title. A nonconforming sign shall not be: changed to another nonconforming sign; structurally altered to extend its useful life; enlarged; re-established after a business is discontinued for thirty days; re-established after damage or destruction to fifty percent or more of the value of the sign, or its components, as determined by the city's building director; or re-installed after facade improvements that required the removal of the sign during construction. Any interruption in the use of a nonconforming sign(s) that continues for sixty days or more shall be deemed to be an abandonment of the sign(s). Subsequent use shall comply with the regulations of this chapter. Non-occupation or non-operation of the building or business advertised on the sign shall be deemed an interruption of the use of the sign(s).

4. Public nuisance, abatement and violation.

- a. Signs on Vacated Buildings. Signs on premises that have been vacated for sixty days or more, and signs on multi-tenant buildings advertising a business that has been vacated for sixty days or more shall be immediately removed by the owner after the expiration of that period. The City may issue a notice to remove the signs after the expiration of the sixty-day period. The notice to remove shall specify a fifteen-day period during which the signs shall be removed. If the owner does not remove the signs during the fifteen-day period, the City may have the sign removed at costs borne by the City. The City will bill the property owner for all costs related to removal and storage. Costs not paid to the City shall be recovered.
- b. Violation, Abatement and Penalties. Any sign within the city that fails to comply with the requirements of this chapter, other applicable state statutes or city ordinances, or for which a sign permit has not been obtained in compliance with this chapter, shall be subject to abatement.

2.7 Special Development Standards

A. Purpose. Special development standards provide for the establishment of certain regulations and/or considerations in areas where, by reason of location, topography, existing development conditions, or other circumstances, development impacts may be greater or circumstances may necessitate additional site-specific regulation to further the purposes of this ordinance.

B. Environmentally Sensitive Habitat Area (ESHA)

- 1. Biological Report Requirements.
 - a. Applications for development of any type, including subdivision, shall include field surveys and impact analysis, by a qualified biologist to precisely determine the locations of habitat areas, including ESHAs, and to recommend siting, design, and related mitigation measures to ensure protection of any sensitive species or habitat areas present. All required setbacks, development footprint, fuel management, and landscape areas shall be illustrated on a map that depicts habitat areas. All biological reports shall include, at a minimum, the following:
 - (1) A site-specific survey evaluating existing habitat resources that would be affected by development at the time of proposed development.
 - (2) A map identifying existing habitat resources within the project's identified area of potential impact at the time of proposed development.

- (3) An identification and evaluation of buffers, or setbacks, required around any identified habitat resources, including wetland or riparian vegetation, to ensure the biological integrity of the resource and consistency with the LCP.
- (4) Identification of all biological impacts of the proposed development.
- (5) Alternatives and/or mitigation measures for reducing any identified impacts to a less than a significant level.
- (6) Mitigation/Restoration and Monitoring Program for any mitigation required.
- b. All reports shall be prepared by a qualified biologist, and all field surveys for such biological reports shall be undertaken during times when documented or expected habitat evidence is most likely to be detected (e.g., flowering season, breeding season, etc.).
- c. At a minimum, a report shall be prepared for all proposed development that meets one or more of the following criteria:
 - (1) The development is or may potentially be located within an environmentally sensitive habitat area, based on current available resource information or through on-site investigation;
 - (2) The development is or may potentially be located within 100 feet of an environmentally sensitive habitat area and/or has the potential to significantly degrade such area; or
 - (3) There is disagreement between City staff and the applicant as to whether the proposed development meets one of the above criteria.
- d. The report shall be required, submitted and accepted by the Planning Department prior to the application being determined complete. The manner (electronic versus hard copy, number of copies, etc.) in which said report is to be submitted shall be determined by the Planning Department.
- e. Report preparation shall be solely at applicant expense.
- 2. Development Within or Adjacent to an ESHA
 - a. Development within ESHA. ESHAs shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.
 - b. Development adjacent to ESHA. Development in areas adjacent to ESHAs shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the protection of those habitat areas.
 - c. Buffers. Development shall be set back from all ESHA, a sufficient distance to ensure the biological integrity of the resource. A minimum buffer of 50 feet, as measured from the edge of the identified ESHA, shall be required, although larger buffers are encouraged. Smaller setbacks or buffers may be allowed if it can be demonstrated that (1) a 50-foot buffer is not possible due to site constraints or would render the site unusable for its designated use, (2) public recreational facilities, such as trail and/or nature observation platforms or piers, are provided within the buffer zone, and (3) in the opinion of a professional biologist, and to the satisfaction of the City, a smaller buffer would provide sufficient protection of the resource. Under no circumstances shall the buffer be reduced to less than 25 feet. If the buffer/setback is adjusted downward, additional mitigation measures developed in consultation with the Department of Fish & Game shall be implemented.

C. Marine Resource Areas

- Designation of Marine Resource Areas. For any proposed development within the coastal zone, the Applicant and/or City shall identify whether it is located within, adjacent to, or has watershed connection to Laguna Grande, Roberts Lake, and/or Monterey Bay, each of which is identified in the LUP as a marine resource area.
- 2. Biological Study. Proposed development within or adjacent to a marine resource area shall provide a site-specific biological resource report prepared by a qualified biologist. Said report shall include, at a minimum, the criteria set forth in Section 2.7.B.2.d of this Chapter.
- 3. Buffer. Development shall be set back from all marine resource areas a sufficient distance to ensure the biological integrity of the resource. A minimum buffer of 50 feet, as measured from the ordinary high water mark shall be required, although larger buffers are encouraged. Smaller setbacks or buffers may be allowed if it can be demonstrated that (1) a 50-foot buffer is not possible due to site constraints, (2) public recreational facilities, such as trail and/or nature observation platforms or piers, are provided within the buffer zone, and (3) in the opinion of a professional biologist, and to the satisfaction of the City, a smaller buffer would provide sufficient protection of the resource. Under no circumstances shall the buffer be reduced to less than 25 feet. If the buffer/setback is adjusted downward, additional mitigation measures developed in consultation with the Department of Fish & Game shall be implemented.
- 4. Wetland Management and Enhancement Study for Development Within or Adjacent to a Marine Resource. Proposed development within the coastal zone located within, adjacent to, or that has watershed connection to a marine resource area must demonstrate compliance with the City's adopted guidelines for the maintenance, enhancement, and restoration of Roberts Lake, Laguna Grande, and associated wetlands as identified in the current version of the Wetland Management/Enhancement and Restoration Program (Appendix B) (identified in Policy NCR-CZ 1.5.D of the LUP). The Applicant shall submit a site-specific Vegetation Management Plan (see Section F below) and drainage plan (see Section G below) that identify, at a minimum, the following:
 - a. Identification of the current conditions of the site including flooding potential, water quality, and natural systems.
 - b. Identification of all habitat types and water quality within the project area.
 - c. Guidelines for water quality management and/or improvement that is consistent with maintenance, reestablishment, and enhancement of marine resources area habitats and water quality.
 - d. An identification of appropriate methods of native habitat enhancement and restoration that will sustain the biological productivity of existing marine resources area habitats.
 - e. An identification of structural and nonstructural best management practices that will:
 - Maintain, and as feasible enhance, habitat and support natural systems of Laguna Grande and Roberts Lake,
 - (2) Maintain, and as feasible improve, water quality,
 - (3) Control erosion and sedimentation deposit, and
 - (4) Provide flood protection.
 - f. Identification of technical, planning, and design mechanisms for plan implementation and maintenance.

Any modifications of or discharging into jurisdictional features may be subject to Sections 401 and 404 of the Clean Water Act, and thus may require additional consultation with state and/or federal agencies, and may also require special permits. Mitigation of wetland/riparian impacts is required as a condition of any 404 permits and may include on-site preservation, restoration, or enhancement and/or off-site restoration or

Chapter 3 – Coastal Permit November 2012

enhancement. For LCP-allowable modifications or discharges, and upon consultation with the appropriate state and federal resource agencies, the applicant is required to submit a plan for the preservation and/or reestablishment of equivalent (size and biological value) areas of riparian and marsh vegetation (if appropriate) including implementation and maintenance.

- 4. Diking, Filling, Dredging of Marine Resource Areas. Diking, filling, or dredging activities may be allowed only if such activities are: (a) the least environmentally damaging feasible alternative; (b), are accompanied by adequate mitigation measures to minimize adverse environmental effects; and (c) limited to the following:
 - Placement of structural pilings for public recreational piers that provide public access and recreation;
 - Incidental public services purposes;
 - Mineral extraction, including for restoring beaches, except in environmentally sensitive habitat areas;
 - Restoration purposes;
 - Nature study, aquaculture, or similar resource dependent activities

Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment shall be transported for such purposes to appropriate beaches or into suitable long shore current systems. In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary.

D. Visually Sensitive Areas

- 1. Identification of Visual Resources. For any project proposed within the coastal zone, the Applicant and/or City shall identify whether it is located within a visually sensitive area, including but not limited to by referring to Figure 2-4, Views and Viewsheds to Visual Resources, of the LUP. Other visually sensitive areas may be identified at the time of development consideration.
- 2. Consideration of Visual Resources. All proposed development projects within the coastal zone shall be required to consider and protect visual resources, as such:
 - a. Proposals for development identified by the City to be within a visually sensitive area shall include a map and an analysis prepared by a qualified professional identifying the development's visual impacts including potential impacts on critical views and viewsheds identified on Figure 2-4 of the LUP.
 - b. Permitted development shall demonstrate that it is sited and designed to protect, and where feasible enhance, public views to Roberts Lake, Laguna Grande, Monterey Bay, and the Pacific Ocean, including from Highway 1, that it has minimized the alteration of the natural land forms, and that it is visually compatible with the character of the surrounding areas.
 - c. Landscaping shall be sited and installed to screen and/or reduce the impact associated with visually intrusive elements, such as parking and utility areas, in relation to public views (including views from the water and other recreation areas).
 - d. Permitted outdoor lighting and signs shall be designed to protect sensitive habitats, public recreation areas, public views, and night sky from intrusion, by prohibiting signs with moving parts or flashing lights, minimizing glare, shielding, and directing lighting downward within the development areas.
 - e. Determination of an adverse effect shall be made by the Zoning Administrator after review and comment by the Resource Management Services Department and Public Works Division. Development determined to have an adverse effect on a visual resource shall not be allowed.

E. Natural Hazard Areas

 Designation of Natural Hazard Areas. The hazard areas identified on Figure 2-5, Flood Hazard Areas, Figure 2-6, Faults and Wildland Fire Threat Categories, and Figure 2-7, Tsunami Evacuation Areas, of the LUP shall represent a preliminary mapping of potential hazards within the LCP area.

2. Protection from Natural Hazards

- a. Proposed development shall include an analysis of hazards or hazardous constraints associated with the project, any necessary mitigation measures, and a determination that the site is suitable for the proposed development and that it will be safe from hazard over the lifetime of the development without reliance on seawalls, deep piers, or similar engineering measures (Policy NCR-CA 5.1.B.iii). All proposed development shall identify its expected lifetime (Policy NCR-CA 5.1.B.ii).
- b. Mitigation of hazards shall be demonstrated by detailed technical reports specific to the hazard type in question (e.g., soils, geologic, geotechnical, erosion control, fire hazard, etc.) that are prepared by persons who are appropriately qualified in the hazard field in question (e.g., civil engineers and engineering geologists familiar with coastal processes, geotechnical engineers, etc.) and that are submitted as part of any permit application. All technical reports and analyses shall accompany development applications and/or be part of any required environmental documentation.
- Proposed development shall be consistent with policies and mitigation outlined in the City of Seaside Hazard Mitigation Plan (adopted September 2005), as applicable (refer to Policy NCR-CA 5.1.B.iv).
- d. Geologic engineering reports prepared by qualified professionals, for any development to be located within seismic hazard areas or on fill, shall be required. Reports shall address stability of the structure as well as of the fill.
- e. Geologic reports submitted to the City shall be in conformance with guidelines established for such reports by the California Division of Mines and Geology including the following:
 - (1) Geologic reports shall include information on the regional and local geologic setting, topography, significant landforms, soil types and thickness of soil or depth to bedrock, geologic hazards, soil/rock types, geologic structures, groundwater conditions, and other relevant properties, such as erosion potential and mineral economic resources. The geologic report shall, at a minimum, contain the following ten major sections:
 - Summary
 - Description of Project Alternatives
 - Impacts
 - Geology of the Project Area
 - Geologic and Seismic Impacts
 - Mitigation of Impacts
 - Coordination with Other Agencies, Groups, or Consultants
 - Conclusions and Recommendations
 - Report Preparer's Qualifications
 - References
 - (2) All development that would be affected by coastal hazards including but not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunami, coastal flooding, landslides, bluff and geologic instability, and the interaction of same, shall also include:
 - Regional and local geologic setting including topography, significant landforms, soil types and thickness of soil or depth to bedrock, geologic hazards, soil/rock types, geologic structures,

- groundwater conditions, and other relevant properties, such as erosion potential and mineral economic resources:
- Historic, current and foreseeable erosion, including investigation of recorded land surveys and
 tax assessment records in addition to the use of historic maps and photographs where
 available, and possible changes in shore configuration and transport, including in relation to
 generally accepted estimates of accelerated future sea level rise over 100 years or the
 development's lifetime, whichever is greater;
- Bluff geometry and site topography, extending the surveying work beyond the site as needed
 to depict unusual geomorphic conditions that might affect the site and the proposed
 development. The extent of the bluff top considered should at a minimum include the area
 between the face of the bluff and a line described on the bluff top by the intersection of a
 plane inclined at a 20 degree angle from the horizontal passing through the toe of the bluff or
 cliff, or 50 feet inland from the edge of the cliff or bluff, whichever is greater;
- Geologic conditions, including soil, sediment, and rock types and characteristics in addition to structural features such as bedding, joints and faults;
- Evidence of past or potential landslide conditions, the implications of such conditions for the proposed development, and the potential effects of the development on landslide activity both on-site and off-site;
- Wave and tidal action, including effects of erosion on bluffs, and identification of extreme scour platform elevation seaward of the site as well as expected maximum wave up rush elevation for the site, all in relation to generally accepted estimates of accelerated future sea level rise over 100 years or the development's lifetime, whichever is greater;
- Ground and surface water conditions and variations, including hydrologic changes caused by the development (e.g., introduction of sewage effluent and irrigation water to the groundwater system, and alterations in surface drainage);
- Potential effects of seismic forces resulting from a maximum credible earthquake;
- Effect of the proposed development including siting and design of structures, septic system, landscaping, drainage, and grading, and impacts of construction activity on the stability of the site and the adjacent area;
- A quantitative slope stability analysis, including identification of factors of safety for the site and structures and any other factors that may affect slope stability;
- Potential erodibility of site and mitigating measures to be used to ensure minimized erosion
 problems during and after construction without reliance on shoreline armoring and/or other
 such shoreline altering development (i.e., landscaping and drainage design), including
 analysis of the ability of the development to withstand storms comparable to the winter storms
 of 1982-83 on the California Coastline;
- Any other recommended mitigation measures; and,
- When development of shoreline protection structures is proposed, in addition to the above items, the following topics shall also be addressed:
 - Design wave height;
 - b. Maximum expected wave height;
 - c. Frequency of overtopping;
 - d. Normal and maximum tidal ranges;
 - e. Erosion rate with/without protection device;
 - f. Effect of structure on adjoining property;
 - g. Potential/effect of scouring at base;
 - Sand supply impacts (beach encroachment, passive erosion, and retention of beach material);
 - i. Design life of structure/maintenance provisions;

Exhibit D: Proposed LUP and IP with Suggested Modifications Incorporated

CITY OF SEASIDE MUNICIPAL CODE - TITLE 18.10 - COASTAL IMPLEMENTATION PLAN

- j. Alternatives to the chosen design method including "no project"; and,
- k. Maintenance provisions including methods and materials.
- f. All development proposed within an area that is subject to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunami, coastal flooding, landslides, bluff and geologic instability, and the interaction of same shall be sited and designed to minimize risks to life and property over the development's lifetime, including by ensuring it is sited and designed in such a manner as to avoid the need for hazard response, including shoreline armoring, that leads to coastal resource impacts over the development's lifetime, and shall include enforceable provisions for addressing any future hazard dangers to the development without such resource impacting hazard response (e.g., moving the development, removing the development, etc.).
- g. Development shall be adequately set back from the area of hazard, including those which have been identified by a supporting technical report, in such a way as to assure stability and structural integrity over 100 years or the development's lifetime whichever is greater, without creating nor contributing significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way requiring the construction of protective devices that would substantially alter natural landforms along the shoreline.
- h. Development shall be sited to avoid any area that would be affected by a 100-year flood, including both inland flooding and ocean flooding and an interaction of the two, as much as feasible. Development allowed in such areas shall be limited to projects that provide a significant public benefit and where appropriate measures have been included to address the flooding hazard, including flood elevation, criteria for modification/removal of endangered elements over time, etc. No habitable structure shall be allowed at an elevation lower than 12 feet above mean sea level. A structure may be allowed in the 100-year floodplain only where it meets the above criteria and the standards mandated by the City's participation in the Federal Flood Insurance Program.
- Sea Level Rise. Permitted development shall consider potential sea level rise impacts identified in the update to the Local Hazard Mitigation Plan (required by Policy NCR-CZ 5.2.C of the LUP).
- F. Vegetation Management Report. For proposed development within the coastal zone, a Vegetation Management Report prepared by a qualified biologist shall be required. The report shall be tiered off the Vegetation Management Plan for the Seaside Coastal Zone (identified in Policy NCR-CZ 1.5.D), if complete. The report shall include, at a minimum, the following:
 - 1. A site-specific survey evaluating existing known vegetation and habitat types at the time of proposed development.
 - 2. A map identifying existing known vegetation and habitat types within the project's identified area of potential impact at the time of proposed development.
 - 3. A determination of which native and non-invasive plant communities best fit the area.
 - 4. Identification of any impacts of proposed development.
 - 5. Alternatives and/or mitigation for reducing any identified impacts to a less than a significant level. Mitigation shall include procedures and planting/maintenance plans that will encourage, enhance, or reestablish desirable plant communities.

G. Water Quality

 Purpose: To protect and enhance the quality of coastal waters in accordance with the City's Local Coastal Plan (LCP; Land Use Plan and Implementation Plan), Section 30230, 30231, 30232, and 30240 of the California Coastal Act, and the City's Phase II NPDES permit requirements. This chapter implements the applicable provisions in the Land Use Plan to protect and enhance the quality of coastal waters, by providing standards for

Chapter 3 – Coastal Permit November 2012

the review and authorization of new development and re-development consistent with the requirements of the California Coastal Act and Resolution No. R3-2012-0025 of the California Regional Water Quality Control Board, Central Coast Region.

- Applicability: The provisions of this chapter apply to the review of all coastal permit applications (CAPs and CDPs). All proposed development shall be evaluated for potential adverse impacts to coastal water quality as well as for opportunities to enhance coastal water quality of the City's lakes and watercourses and the Monterey Bay.
- 3. Application Submittal Requirements: Applicants shall be required to submit to the City a preliminary post-construction runoff plan and an erosion control and sediment plan simultaneously with the submittal of a coastal permit application within the coastal zone. The preliminary construction and post-construction plans shall address impacts of storm water and dry weather runoff, and specify Best Management Practices (BMPs) that will be developed to minimize the discharge of pollutants and minimize increases in stormwater runoff volume and flow rates from the development during and after construction. Applicants shall be required to submit a final post-construction runoff plan for approval by the City prior to issuance of a building permit.
- 4. Erosion Control and Sediment Plan: An Erosion Control and Sediment Plan (ECSP), is required for all development that involves on-site construction, to address the control of construction-phase erosion, sedimentation, and polluted runoff. This plan shall specify the temporary BMPs that will be implemented to minimize erosion and sedimentation during construction, and minimize pollution of runoff by construction chemicals and materials. The Erosion Control and Sediment Plan shall demonstrate that:
 - a. During construction, development shall minimize site runoff and erosion through the use of temporary BMPs (including, but not limited to, soil stabilization measures), and shall minimize the discharge of sediment and other potential pollutants resulting from construction activities (e.g., chemicals, vehicle fluids, asphalt and cement compounds, debris, and trash).
 - b. Clearing and grading shall be limited to the minimal footprint necessary and for the shortest time necessary to avoid increased erosion and sedimentation. Soil compaction due to construction activities shall be minimized in order to retain the infiltration capacity of the soil.
 - Construction shall minimize the disturbance of plant cover (including trees, native vegetation, and root structures), which is important for preventing erosion and sedimentation.
 - d. Development shall implement soil stabilization BMPs, including but not limited to re-vegetation, on graded or disturbed areas as soon as feasible.
 - e. Grading operations shall not be conducted during the rainy season (from October 1 to April 30), except in response to an emergency. The City may grant a postponement of the rainy season grading prohibition for a project for a specified length of time, based on a determination that conditions at the project site are suitable for wet weather grading without the potential for significant water quality impacts, the likelihood of significant precipitation is low during the period of postponement, adequate erosion and sedimentation control measures will be maintained during all grading operations, and all grading activities will stop if rain commences.
 - f. Erosion Control and Sediment Plan content. The final ECSP shall be submitted with the final construction drawings for all projects. The plan shall include, at a minimum, a narrative report and map that describe all temporary erosion, sedimentation, and polluted runoff control measures to be implemented during construction, including:
 - Proposed methods for minimizing clearing and grading, soil compaction, and disturbance of natural vegetation.
 - ii. Erosion and sedimentation controls to be implemented.
 - iii. BMPs to be implemented for staging, storage, and disposal of excavated materials.
 - iv. Re-vegetation, hydromulching, or other strategy plans for protecting graded or disturbed areas which require disturbance for extended periods of time.
 - v. Other soil stabilization BMPs to be implemented.

- vi. A schedule for installation and removal of temporary erosion control BMPs, and identification of temporary BMPs that will be converted to permanent post-construction BMPs.
- vii. Proposed methods to prevent the discharge of sediment and other pollutants resulting from construction activities (e.g., paints, solvents, vehicle fluids, asphalt and cement compounds, and debris) into runoff.
- viii. Design specifications for any required structural construction-phase BMPs, such as sedimentation basins.
- Pollution Prevention BMPs to be implemented for staging, storage, and disposal of construction chemicals and materials.
- x. A description of pollution prevention/good housekeeping practices to be used on the construction site, including but not limited to, maintaining an inventory of chemicals and other materials to be used on-site, having a cleanup plan and cleanup materials readily available for spills and leaks, and ensuring that employees are trained in pollution prevention and spill cleanup practices.
- xi. Proposed methods to prevent run-on into the construction site.
- g. As applicable, obtain a Construction General Permit with Waste Discharge Identification Number WDID, from the State Water Quality Control Board. Prepare and submit Storm Water Pollution Prevention Plan to city for review.
- 5. Post-Construction Water Quality Protection: Post-Construction Best Management Practices (BMPs) and water quality mitigation measures such as Site Design and Source Control BMPs, including Low Impact Development (LID) techniques, shall be incorporated into new development and re-development projects to minimize impacts from storm water runoff and dry weather flows. Treatment Control BMPs should be reserved for developments with an anticipated pollutant load, such as a gas station, car wash, or auto repair station, and for development greater than 5,000 square feet.

Post-Construction BMP considerations include, but are not limited to, the following:

a. BMP Design Standards:

Where BMPs are required, BMPs shall be selected that have been shown to be effective in reducing the pollutants typically generated by the proposed land use. The design of BMPs shall be guided by the current editions of the California Stormwater Quality Association (CASQA) Stormwater BMP Handbooks, or an equivalent BMP manual that describes the type, location, size, implementation, and maintenance of BMPs suitable to address the pollutants generated by the development, and specific to a climate similar to that of the Central Coast of California.

- b. Low Impact Development strategies:
 - i. Site and design developments to minimize the impact of development on the infiltration, purification, detention, and retention functions of natural drainage systems that exist on and adjacent to the site.
 - ii. Minimize the creation of impervious surfaces (including pavement, sidewalks, driveways, patios, parking areas, streets, and roof-tops), especially directly-connected impervious areas.
 - iii. Maintain, or enhance where appropriate and feasible, on-site infiltration of runoff, in order to preserve natural hydrologic conditions, recharge groundwater, attenuate runoff flow, retain dry-weather runoff on-site, and minimize transport of pollutants, for up to the 85th percentile 24-hour storm event.
 - iv. Divert runoff from impervious surfaces so that it flows into permeable areas in order to maintain, or enhance where appropriate and feasible, on-site infiltration capacity. Sites that have high pollutant loading, such as commercial or industrial sites, may require pre-treatment BMPs prior to infiltration.
 - v. Where pavement is required, use permeable pavement (e.g., interlocking paver blocks, porous asphalt, permeable concrete, decomposed granite, or reinforced grass or gravel),

where feasible, to reduce runoff. Permeable pavements shall be designed so that runoff infiltrates into the underlying soil or engineered substrate, filtering pollutants, buffering runoff generation, and recharging groundwater, and development shall provide for the ongoing maintenance required to assure permeability.

- c. Site Design BMPs:
 - i. Minimize creation of impervious surfaces
 - ii. Provide adequate setbacks and buffers from coastal waters, including Laguna Grande, Roberts Lake and Monterey Bay.
 - iii. Divert runoff from impervious surfaces (e.g., roof-tops, driveways, sidewalks, and patios) to permeable areas
 - iv. Maintain or enhance on-site infiltration (e.g., using bio-filtration or vegetated swales for up to two-times the 85th percentile hourly rainfall intensity)
 - v. Install permeable pavement where pavement is required
 - vi. Disconnect directly-connected impervious areas
 - vii. Improve and maintain soil quality
 - viii. Install rain barrels or cisterns to capture roof runoff
 - ix. Plant and preserve trees and other plants
 - x. Install green roofs
- d. Source Control BMPs:
 - i. Cover Outdoor Storage Areas
 - ii. Use Efficient Irrigation
 - iii. Minimize Use Of Landscaping Chemicals
- e. Treatment Control BMPs:
 - i. Vegetated Swales
 - ii. Detention Basins
 - iii. Storm Drain Inlet Filters
- 6. Post-Construction Runoff Plan: A Post-Construction Runoff Plan (PCRP) is required for all development projects to specify BMPs that will be implemented to minimize discharge of pollutants and minimize increases in stormwater runoff volume and flow rate from the development after construction is completed.

At the time of submittal of a permit application, an applicant shall be required to submit to the City a preliminary PCRP, and prior to issuance of a building permit, the applicant shall submit a final PCRP for approval by the City.

The preliminary and final Post-Construction Runoff Plans shall include:

- a. A map showing site drainage patterns (pre- and post-project) and a narrative describing proposed changes to drainage; and the locations of any BMPs to be implemented and maintained on-site after construction has been completed.
- b. A description of the development site, including explanations of the site conditions (e.g., soil type, aspect and orientation), details of any potential pollutants originating from the post-construction use of the development, and any major changes to the grade and drainage capacity on the site due to the development.
- A description of proposed Site Design and Source Control BMPs to minimize post-construction polluted runoff and impacts to water quality, including:

- Measures to convey runoff from impervious surfaces into permeable areas of the property in a non-erosive manner.
- ii. Measures to maximize the ability of native substrates to retain and infiltrate runoff (including directing rooftop runoff to permeable areas rather than to the storm drain system).
- iii. Measures to maximize the area of on-site permeable surfaces, and to limit directly-connected impervious areas, in order to increase infiltration of runoff.
- iv. Measures to discharge runoff in a manner that avoids potential adverse impacts.
- v. Measures to keep pollutants from coming into contact with stormwater runoff.
- vi. A schedule for the installation or implementation of all BMPs.
- vii. An Operations and Maintenance Plan for any required BMPs that need ongoing maintenance to protect water quality for the life of the project.
- viii. A description of the relationship of the proposed development to the nearest surrounding coastal waters and wetlands, such as distance, elevation, and hydrologic connectivity
- 7. Commercial and Industrial Developments: The following subset of development require additional Post-Construction BMPs to address the predictable pollutants from those uses:
 - a. Loading dock areas that have the potential for material spills to be quickly transported to the stormwater conveyance system shall be covered, and shall be designed to minimize run-on and runoff of stormwater. Direct connections to storm drains from depressed loading docks (e.g., truck wells) are prohibited.
 - b. Development associated with fueling, repairing, storing, or washing automobiles or service vehicles requires special Site Design and Source Control BMPs to prevent anticipated pollutants from vehicles mixing with stormwater or surface water runoff and entering the storm drain system or coming in contact with coastal waters.
 - c. Any exposed maintenance or industrial activity areas and areas where such activities may not be exposed but that result in stormwater contact with associated pollutants shall include designated areas for maintenance and servicing of equipment, and all such activities shall be confined to these areas. All runoff within such designated areas and within any food service washdown areas shall be contained. The perimeter of these areas shall be constructed so as to completely contain runoff (i.e., curbs, berms, shower drains, etc.), and the contained area shall be plumbed to the sanitary sewer. The sewer connection in these areas shall be equipped with shutoff valves and these areas shall be covered (e.g., roofs or awnings) in such a manner as to minimize discharge of high volume stormwater flows to the sanitary sewer.
 - d. Site Design and Source Control BMPs must also be included which prevent run-on of surface water or stormwater from entering these service areas, where the water may come in contact with vehicle pollutants and then leave the site as polluted runoff.
 - e. In addition to the above requirements, the following BMPs shall be incorporated into the design of the following types of development:
 - i. Vehicle Service Facilities (e.g., gasoline stations, car washes, and automotive repair facilities) shall cover fuel dispensing and vehicle service areas with an overhanging roof structure or canopy. This cover must not drain onto the fuel dispensing area or service area, and all downspouts must be routed to prevent drainage across the fueling area.
 - ii. Fuel dispensing areas shall:
 - 1. be paved with Portland cement concrete (or an equivalent smooth, impervious surface; the use of asphalt concrete shall be prohibited)
 - 2. have a 2% to 4% slope to prevent ponding
 - be separated from the rest of the site by a grade break that prevents run-on/runoff of storm water

- 4. have a drainage system that captures all leaks, and spills and connects to a sump for collection and proper disposal.
- iii. Areas designated for washing/steam cleaning of vehicles and equipment must:
 - 1. be equipped with a clarifier or other pre-treatment facility
 - 2. be properly connected to a sanitary sewer to prevent metals, oil and grease, solvents, and phosphates from entering the storm drain system or coastal waters.
- iv. Repair/maintenance bays shall:
 - be indoors, covered, or designed in such a way that prevents oil and grease, solvents, car battery acid, coolant, and gasoline from contacting storm water runon/runoff.
 - 2. have a drainage system that captures all wash-water, leaks, and spills and connects to a sump for collection and disposal.
- v. Direct connection of Vehicle Service Facilities to the storm drain system is prohibited.
- vi. An Industrial Waste Discharge Permit must be obtained when required.
- f. Parking lots over 5,000 square feet in area shall be designed to minimize impervious surfaces, and runoff from the parking lot shall be treated and/or infiltrated before it reaches the storm drain system so that heavy metals, oil and grease, and polycyclic aromatic hydrocarbons deposited on parking lot surfaces will not be transported to surface waters.

The design of landscaped areas for parking lots shall consider, and may, where appropriate, be required to include provisions for the on-site infiltration, detention, and/or retention of stormwater runoff, which reduces and slows runoff, and provides pollutant cleansing and groundwater recharge. Where landscaped areas are designed for infiltration detention, and/or retention of stormwater runoff from the parking lots, recessed landscaped areas (below the surface of the pavement) shall be required. Curb cuts shall be placed in curbs bordering landscaped areas, or curbs shall not be installed, to allow stormwater runoff to flow from the parking lot into landscaped areas. All surface parking areas shall be provided a permeable buffer between the parking area and adjoining streets and properties.

Accumulation of particulates contaminated by oil, grease, or other water-insoluble hydrocarbons from vehicle leaks shall be removed from heavily used parking lots (e.g., fast food outlets, lots with 25 or more parking spaces, sports event parking lots, hotels, shopping malls, grocery stores, and discount warehouse stores) by dry vacuuming or equivalent techniques. Filter treatment systems, particularly for hydrocarbon removal BMPs, shall be adequately maintained for the life of the development.

- g. Restaurants shall be designed to minimize runoff of oil and grease, solvents, phosphates, and suspended solids to the storm drain system. Equipment washing/steam cleaning areas must be equipped with a grease trap, and properly connected to a sanitary sewer. If the wash area is to be located outdoors, it must be covered, paved, have secondary containment, and be connected to the sanitary sewer. Dumpster areas must have secondary containment
- h. Outdoor storage areas for materials with the potential to pollute stormwater (e.g., toxic compounds, oil and grease, heavy metals, nutrients, suspended solids, and other pollutants) must: 1) be protected by secondary containment structures such as berms, dikes, or curbs, 2) be sufficiently impervious to contain leaks and spills, and 3) have a roof or awning to minimize collection of stormwater within the secondary containment area.
- i. Commercial, industrial, and multi-unit residential trash storage areas must: 1) have drainage from adjoining roofs and pavement diverted around the area, 2) be covered and/or screened or walled to prevent off-site transport of trash, and 3) be inspected and cleaned regularly.
- 8. Development Greater than 5,000 Square Feet: All new development and re-development greater than 5,000 square feet in site coverage or involving impervious surfaces of 5,000 square feet or more (2,500 square feet or more if within 200 feet of a lake or ocean shoreline, or otherwise determined to be development with water quality impacts by the City), shall be subject to the following additional requirements to protect coastal waters:

November 2012

- a. Hydromodification shall be controlled by maintaining certain characteristics of the pre-development hydrograph, as described herein. Where changes in stormwater runoff hydrology (i.e., volume and flow rate) may result in increased potential for stream bank erosion, downstream flooding, or adverse habitat impacts, runoff control measures (e.g., stormwater infiltration or detention) shall be required in order to retain on-site the Stormwater Quality Design Volume (SWQDv), for the City of Seaside this defined as the runoff volume from the 95th percentile, 24-hour storm event.
- b. If the combination of Site Design and Source Control BMPs proposed will not be sufficient to minimize the runoff pollutants of concern, then a Treatment Control BMP (or suite of BMPs) shall be required, that is designed and sized appropriately to remove the pollutants of concern for the City of Seaside:
 - i. Volume-based BMPs should be sized to treat the 85th percentile 24-hour storm event, and
 - ii. Flow-through BMPs should be sized to treat the 85th percentile one-hour storm event (with an appropriate safety factor of two or greater)
- c. A Water Quality and Hydrology Plan (WQHP) shall be required. In the application and initial planning process the applicant shall be required to submit for approval a preliminary WQHP and prior to issuance of a building permit the applicant shall submit a final WQHP for approval by the Department of Public Works that has been certified by a California Registered Civil Engineer, Professional Geologist, Certified Engineering Geologist, or Certified Hydrogeologist qualified to complete this work.

The Water Quality and Hydrology Plan shall contain the following:

- i. A certified Post-Construction Runoff Plan for the project (Section 5 Post-Construction Runoff Plan, above) shall be included, either as an appendix or integrated into the WQHP.
- ii. An estimate of the changes to the anticipated pollutant loads and changes in runoff flows, resulting from the proposed development; with supporting calculations.
- iii. A description of any runoff control measures and/or Treatment Control BMPs that will be implemented to minimize post-construction hydrologic and/or water quality impacts; including a description of how LID or other alternative methods could not address the impacts.
- iv. Where runoff control measures are required, provide pre-development and post-development stormwater runoff hydrographs demonstrating that the Stormwater Quality Design Volume (SWQDv) will be retained on-site.
- v. If a Treatment Control BMP is required in the City of Seaside to remove a pollutant of concern, then a description of how the Treatment Control BMP (or suite of BMPs) will be sized to treat the 85th percentile 24-hour storm event for volume-based BMPs, or the 85th percentile one-hour storm event (with an appropriate safety factor of two or greater) for flow-through BMPs shall be included in the WQHP.
- vi. A long-term plan for the maintenance of all BMPs, as appropriate, to ensure that they operate as designed for the life of the development.
- 9. Definitions: See Chapter 4: Definitions below

H. Public Access and Recreation

- New development shall be sited and designed to maximize public recreational access opportunities.
 Proposed development shall enhance and shall not impair the public's ability to access and enjoy points and passages to public access features, including those identified in Figure 2-8, Public Access Points and Passages, of the LUP.
- 2. New development shall plan for and provide public access to and along the shoreline and the City's lake and wetland areas in a manner that maximizes public trail and access connectivity and utility.

Chapter 3 – Coastal Permit November 2012

3. Maximize public pedestrian access opportunities and public access improvements (e.g., trails, benches, etc.), within the coastal zone. Areas within the West Broadway Urban Village Specific Plan are also subject to the applicable Development Standards and Design Guidelines included in Appendix C. All public paths shall be designed at a minimum width of 10 feet.

I. Additional Standards for Coastal Zone Subareas

1. The City of Seaside recognizes that there are unique subareas within the City's coastal zone that require special considerations for environmental issues such as visual resources, public access and recreation, and dune management. As such, the City's coastal zone is further divided into four coastal zone subareas: Laguna Grande Subarea, Roberts Lake Subarea, Beach Subarea, and Del Monte Subarea as illustrated in Figures 2a and 2b. In addition to the development standards that apply throughout the City's coastal zone, the following development standards identified below shall also apply within the specified subareas.

2. Additional Standards for Laguna Grande Subarea

- a. Development within 100 feet of Laguna Grande, including the channel area, shall be limited to onestory, not exceeding a maximum of 20 feet, except for design/architectural features (e.g., cupolas, domes, tower elements, etc.) that are otherwise consistent with LCP policies and that shall not exceed a maximum height of 30 feet.
- b. To protect views and environmental function of the Laguna Grande channel area, proposed development should avoid placing structures in close proximity to the channel. However, such improvements as parking lots and recreational amenities (such as formalized viewing areas, landscaping, interpretive or directional signage, and improved trailways) shall not be prohibited if in compliance with other provisions of this Title.
- c. Maximize public access and access improvements, consistent with habitat protection, from the public right-of-way to and along public access trails. All public paths shall be designed at a minimum width of 10 feet.
- d. Development shall not interfere with the maintenance/continuance of the developed pedestrian walkway/bikeway. The walkway/bikeway shall be maintained at a minimum width of 10 feet.
- e. Expand/enhance public access through means such as directional/interpretive signage, public parking, and additional access points to coastal resources from Del Monte Boulevard or Canyon Del Rey Boulevard.
- f. Development between 100 feet and 500 feet of Laguna Grande, including the channel area, shall be limited to a maximum of 5 stories and 60 feet in height and shall be oriented parallel to the channel (perpendicular to Del Monte) in a manner designed to maximize through Highway One views. Upper floors shall be setback from lower floors in a manner designed to step away from Laguna Grande, including the channel, and building facades shall include articulation (including breaking up the design with some areas of indent, varied rooflines, offsets, and projections that provide shadow patterns) designed to avoid a boxy look and to integrate the design into its surroundings in a manner protective of public views and the natural surroundings.

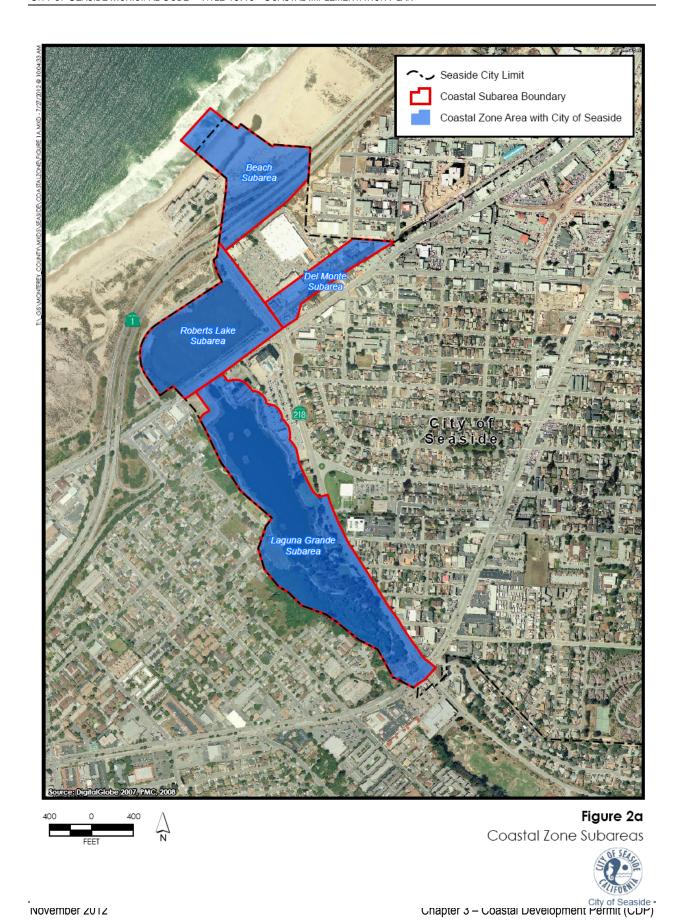
3. Additional Standards for the Roberts Lake Subarea

- a. Development within 100 feet of Roberts Lake shall be limited to one story, and 15 feet in height.
- b. Maximize public access and associated trail improvements along lands adjoining the Roberts Lake Subarea shoreline. All public paths shall be designed at a minimum width of 10 feet. Where passing through or near the wildlife habitat area to be established in Roberts Lake, this access is to be designed so as to protect the habitat area.

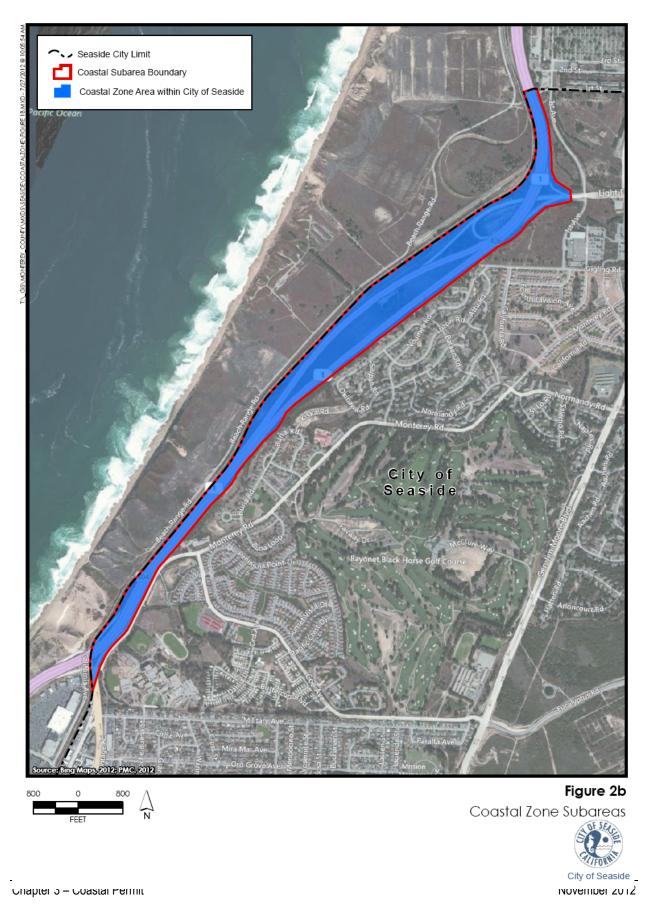
3. Additional Standards for the Beach Subarea

- a. Development in the Beach Subarea shall comply with applicable design guidelines for the Highway 1 corridor. Applicable guidelines include the following:
 - Vegetative and architectural screening techniques shall be incorporated into projects to protect and enhance public views.
 - (2) A minimum 100-foot building setback from the edge of the Caltrans right-of-way. Screening techniques shall be included to protect and enhance public views.
 - (3) Freestanding signs shall be minimized as much as possible and shall have a minimum 100-foot setback from the Caltrans right-of-way. The signage base shall be designed to blend with the coastal dune character (for example, by using earth-tone colors, etc.).
 - (4) Permitted structures shall be sited and designed to integrate and blend with the coastal dune character (for example, low profile, natural materials, curvilinear as opposed to straight line forms, use of earth-tone colors, etc.).
 - (5) Views of the sky, ocean, dunes, lakes and ridgelines shall be preserved and enhanced and shall not be blocked. Signs shall be limited to those necessary to direct and inform drivers along Highway 1 and only if such signs are sited and designed to protect and enhance public views.
- b. Dune Management Plan. Development within the Beach Subarea must demonstrate compliance with an adopted Dune Management Plan (as directed by Policy NCR-B 1.1.B), or if prior to completion of the plan, the Applicant shall submit a Dune Management Plan consistent with State and City guidelines.
- 4. Additional Standards for the Del Monte Subarea. Within the areas designated CCRG and CCH the following shall also apply:
 - Development shall be set back a minimum of 50 feet from marsh or riparian vegetation associated with Roberts Lake.
 - b. The former Southern Pacific Railroad corridor shall be reserved for future rail and transportation links and other pedestrian access.

For the areas designated CMX/WBUVSP please also refer to the applicable Development Standards and Design Guidelines for the West Broadway Urban Village Specific Plan as provided in LCP Appendix C.



3-46



CHAPTER 3 - COASTAL PERMITS

3.1 Purpose

The purpose of this Chapter is to establish the Coastal Permit process for the review of all development within the City of Seaside's coastal zone to ensure that development projects are consistent with the intent and requirements of the Coastal Act and the City's Local Coastal Land Use Plan (LUP), and to ensure timely review and action on proposed projects.

3.2 Coastal Permit Requirements

- A. Coastal Permit Required. Except as otherwise provided in Subsection 3.3 Exemptions, persons wishing to undertake any development in the coastal zone shall obtain a coastal permit, either a Coastal Administrative Permit (CAP) or a Coastal Development Permit (CDP), in accordance with the provisions of this Title.
- B. Coastal Administrative Permit (CAP). Applications for development associated with a use that is listed as a Principally Permitted use in the respective category within the applicable zoning district and that: (1) as proposed is consistent with the LCP; (2) requires no discretionary approval other than a Coastal Permit; and (3) has no adverse effect either individually or cumulatively on coastal resources, including public access, shall obtain a Coastal Administrative Permit (CAP).
- C. Coastal Development Permit (CDP). Applications for development associated with a use that is listed as a Conditional Allowable use in the respective category within the applicable zoning district or any other development not meeting the criteria for a CAP shall obtain a Coastal Development Permit (CDP).
- D. Additional Permits. The review of a CDP application may be combined with and/or processed concurrently with the review of any other discretionary permit application required by other City ordinances. When an application for a development is proposed, the City shall not grant any such discretionary approval for development that conflicts with any policy or standard of this Title. No such discretionary approval shall be effective until or unless a CDP is approved that authorizes the subject development.
- E. Legal Development and Permitting Processes. Development that legally occurred prior to the effective date of the Coastal Act of 1976 or its predecessor, the Coastal Zone Conservation Act of 1972, if applicable, is considered lawfully established development. Improvements, repair, modification, or additions subject to such existing development may be subject to a CAP/CDP or other City permit in accordance with the provisions of this Chapter. The CAP/CDP shall only be approved if the proposed development is consistent with the policies and standards of the City's LCP.
- F. Illegal Development and Permitting Processes. Development that occurred after the effective date of the Coastal Act of 1976 or its predecessor, the Coastal Zone Conservation Act if 1972, if applicable, and that was not authorized in a CAP/CDP or otherwise authorized under the Coastal Act, is not lawfully established or lawfully authorized development. No improvements, repair, modification, or additions to such existing development may be approved, unless the City also approves a CAP/CDP that authorizes the existing development. The CAP/CDP shall only be approved if the existing and proposed development, with any applicable conditions of approval, is consistent with the policies and standards of the City's LCP.

3.3 Exemptions

Certain minor projects, as defined in accordance with the California Coastal Act of 1976 and the California Code of Regulations, are exempted from the requirements to obtain a coastal permit. Upon Coastal Commission notification, the City shall update this Section to remain consistent with legislative amendments to the Coastal Act and the California Code of Regulations, Title 14, California Coastal Commission. Any conflicts between this section and the current Coastal Act and California Code of Regulations shall be resolved in favor of the current Coastal Act and California Code of Regulations. Development listed below is exempt from the requirement to obtain City approval of a CAP/CDP. Requirements for any other permits are unaffected by this Section.

A. Projects with Coastal Commission Approval. Projects authorized by a valid coastal permit or equivalent

November 2012

CITY OF SEASIDE MUNICIPAL CODE - TITLE 18.10 - COASTAL IMPLEMENTATION PLAN

authorization issued by the Coastal Commission or in areas where the Coastal Commission retains original permit jurisdiction. A person undertaking development included in a public works plan or long-range development plan approved by the Coastal Commission is not required to obtain a CAP/CDP from the City. Other City permits may be required.

- B. Replacement After Natural Disaster. The replacement of any structure, other than a public works facility, destroyed by a natural disaster is exempt provided that the replacement structure conforms to applicable existing zoning requirements, will be for the same uses as the destroyed structure, does not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent, and will be sited in the same location on the affected property as the destroyed structure. Public Resources Code Section 30610(g)(1).
- C. Improvements to Existing Single-Family Residences, including fixtures and structures directly attached to the residence and structures normally associated with a single-family residence uses such as garage, and landscaping, but not including guest houses and self-contained residential units. This exemption for improvements does not include the following:
 - 1. Improvements to single-family residences where the development permit issued for the original structure by the City or Coastal Commission indicated that any future additions would require a coastal permit.
 - 2. Improvements to a single-family residences if the residence and/or improvement is located on a beach, wetland, seaward of the mean high-tide line, in ESHA, in an area designated highly scenic in the LUP, or within 50 feet of the edge of a coastal bluff.
 - 3. Improvements that involve any significant alteration of land forms including removal or placement of vegetation on a beach, wetland, dune, within 50 feet of the edge of a coastal bluff, within ESHA or any natural resource or natural hazard area as indicated in the Local Coastal Program.
 - 4. On property not included in subsections 3.3(C)2 above that is located between the sea and the first public road paralleling the sea, within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in a significant public viewshed, improvement that would result in an increase of 10 percent or more of internal floor area of an existing structure or an additional improvement of 10 percent or less where an improvement to the structure has previously been undertaken pursuant to subsection 3.3(C), increase in height by more than 10 percent of an existing structure and/or any significant non-attached structure such as garages, fences, shoreline protective works or docks.
 - 5. In areas having a critically short water supply as declared by resolution of the Coastal Commission, construction of major water-using development not essential to residential use such as swimming pools, or construction or extension of landscape irrigation systems.
 - 6. Expansion or construction of water wells or septic systems.
 - 7. Improvements which would change the type or intensity of use of the structure.
- D. Temporary Events. Temporary Events as defined in this section and which meet all of the following criteria:
 - 1. The event will not occur between the Saturday of Memorial Day weekend through Labor Day, or if proposed in this period will be of less than one day in duration including setup and take-down; and
 - 2. The event will not occupy any portion of a publicly or privately owned sandy beach or park area, public pier, public beach parking area and there is no potential for adverse effect on sensitive coastal resources; and
 - 3. A fee will not be charged for general public admission and/or seating where no fee is currently charged for use of the same area (not including booth or entry fees); or if a fee is charged, it is for preferred seating only and more than 75% of the provided seating capacity is available free of charge for general public use; and

- 4. The proposed event has been reviewed in advance by the City and it has been determined that it meets the following criteria:
 - a. The event will result in no adverse impact on opportunities for public use of or access to the area due to the proposed location and or timing of the event either individually or together with other development or temporary events scheduled before or after the particular event;
 - b. There will be no direct or indirect impacts from the event and its associated activities or access requirements on environmentally sensitive habitat areas, rare or endangered species, significant scenic resources, or other coastal resources;
 - c. The event has not previously required a coastal permit to address and monitor associated impacts to coastal resources.
- E. Repair and Maintenance Activities. Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities including activities determined by the Public Works Division as necessary and routine maintenance of stormwater systems or infrastructure in order to prevent flooding, hazard, etc. This exemption for repair and maintenance activities does not include the following:
 - Any method of repair or maintenance of a seawall revetment, bluff retaining wall, breakwater, groin, culvert, outfall, or similar shoreline work that involves:
 - a. Repair or maintenance involving substantial alteration of the foundation of the protective work including pilings and other surface or subsurface structures.
 - b. The placement, whether temporary or permanent, of riprap, artificial berms of sand or other beach materials, or any other forms of solid materials, on a beach or in coastal waters, streams, wetlands, estuaries, and lakes or on a shoreline protective work, except for agricultural dikes within enclosed bays or estuaries.
 - c. The replacement of 20 percent or more of the materials of an existing structure with materials of a different kind.
 - d. The presence, whether temporary or permanent, of mechanized construction equipment or construction materials on any sand area, bluff, or environmentally sensitive habitat area, or within 20 feet of coastal waters or streams.
 - e. Any repair or maintenance to facilities or structures or work located in an environmentally sensitive habitat area, any dune area, within 50 feet of the edge of a coastal bluff or environmentally sensitive habitat area, or within 20 feet of coastal waters or streams.
 - The provisions of this Section shall not be applicable to those activities specifically described as exempt from coastal permit requirements in the document entitled Repair, Maintenance and Utility Hookups, adopted by the Coastal Commission on September 5, 1978. These projects shall be exempt from obtaining a CAP/CDP unless a proposed activity will have a risk of substantial adverse impact on public access, environmentally sensitive habitat area, wetlands, or public views to the ocean.
 - 3. Unless destroyed by natural disaster, the replacement of 50 percent or more of a single family residence, seawall, revetment, bluff retaining wall, breakwater, groin, or any other structure is not repair and maintenance but instead constitutes a replacement structure requiring a coastal development permit.

Land Division. Land division brought about in connection with the purchase of such land by a public agency for public recreational uses.

CITY OF SEASIDE MUNICIPAL CODE - TITLE 18.10 - COASTAL IMPLEMENTATION PLAN

Utility Connections. The installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development which has been granted a valid coastal permit that accounted for such connection; provided, however, that the City may require conditions to mitigate any adverse impacts on coastal resources including scenic resources.

3.4 Approval Authority

The Planning Commission shall be the Approval Authority to hear and decide applications for Coastal Development Permits (CDPs). The Zoning Administrator is the Approval Authority to consider Coastal Administrative Permits (CAPs).

3.5 Coastal Permit Process

A. Application. A prospective Applicant or their respective agent must pay the appropriate fees and submit sufficient information for a planner to determine which process they must follow for their request as outlined in Section 3.11 of this Chapter. An application for a CAP/CDP shall be reviewed in conjunction with whatever other permits are required for the project in the underlying zone. Where a CAP/CDP is combined with another permit, the approving body for the CAP/CDP shall be the same as that for the permit required for the underlying zoning district.

B. Hearings

1. Coastal Development Permits. All Coastal Development Permits require a public hearing. Before a decision on a CDP, the City shall provide notice of a public hearing by the Planning Commission.

2. Coastal Administrative Permits

- a. Initial Notice. A notice of the proposed development shall be provided to all persons who would otherwise be required to be notified of a public hearing (see below) as well as any other persons known to be interested in receiving notice. The notice shall state that the Zoning Administrator will decide whether to approve or disapprove the CAP application on a date specified in the notice and that a public hearing will be held only if requested in writing by any interested person before the specified date for the decision. The notice shall include a statement that failure by a person to request a public hearing may result in the loss of that person's ability to appeal to the Coastal Commission any action taken by the City on the CAP application.
- b. Hearing. If no request for public hearing is received by the City before the specified date for the decision, then the Zoning Administrator may take action without a public hearing. When a public hearing is requested, notice of the hearing shall be provided in accordance for then provisions for notice (below) and the Zoning Administrator shall conduct the public hearing before a decision on the application.
- 3. Noticing. For all CAP applications for which a public hearing is requested and for all CDP applications, the following notice provisions shall apply. Not less than ten (10) calendar days prior to consideration of the CAP/CDP, the City shall give notice of such consideration by mailing, postage prepaid, a notice of such consideration to all owners and legal residents of property within 300 feet of the exterior boundaries of the property to be occupied by the use/development for which the permit was applied, all persons who have requested, in writing, notices relating to coastal permits or the application being considered, all parties known to be interested in the application (including parties who have testified or submitted comments on the proposed development), interested public agencies, and the Coastal Commission.
- C. Findings Required. All decisions on CAP/CDPs shall be accompanied by written findings. An application for a CDP may be approved or conditionally approved only if the decision maker makes all of the findings listed below:
 - 1. The establishment, maintenance, or operation of the use or structure applied for will not, under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvement in the neighborhood, or to the general welfare of the city.

Chapter 3 – Coastal Permit November 2012

- 2. The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of this Title, and any zoning violations have been resolved, including any abatement costs have been paid.
- The proposed project conforms to the public access and public recreation policies of the Coastal Act.
- 4. The proposed development is in conformance with plans, policies, and requirements of the certified Local Coastal Program Land Use Plan and complies with all regulations of the Certified Implementation Program. Specific findings shall be made with respect to the following:
 - a. The proposed development protects vegetation, natural habitats, and natural resources consistent with the LUP.
 - b. The design, location, size, and operating characteristics of the proposed development is consistent with any applicable design plans and/or area plans incorporated into the LUP.
 - c. The proposed development maintains public access to and along the coast as set forth in the LUP.
 - d. The proposed development is consistent with the LUP goal of providing visitor-serving needs as appropriate.
 - e. The proposed development is consistent with the LUP goal of encouraging coastal dependent and related uses as appropriate.
 - f. The proposed development protects and where feasible enhances coastal resources.
- D. Conditions. Approval of a CAP/CDP shall be subject to conditions as necessary to ensure conformance with, and implementation of, the certified LCP. Modification and resubmittal of project plans, drawings and specifications, preparation of additional plans, or recordation of documents may be required to ensure conformance with the LCP. When modifications and resubmittal of plans, additional plans, or recorded documents are required, issuance of the permit shall be deferred for a sufficient period of time to allow the City to determine whether the modified project, the additional plans, or the recorded documents comply with the conditions of approval of the permit
- E. Notice of Final Action. For Coastal Administrative Permits approved without benefit of a public hearing, all persons receiving notice pursuant to 3.5.b.2.a or requesting such notice shall be notified in writing of the issuance of a Coastal Administrative Permit. For all CAPs/CDPs, a final action notice shall be prepared that describes the approved development (including all supporting findings, conditions, and materials (approved project plans, applicable technical reports, etc.)) and the process by which it was approved, and information on appeal procedures, including local appeals as well as appeals to the Coastal Commission. Within seven (7) calendar days of the final local action on a CAP/CDP, the City shall provide such notice of its action by first class mail to the Coastal Commission and to any persons who specifically requested notice of such final action by submitting a self-addressed, stamped envelope to the Resource Management Services Department-Planning Division. The City's action on a CAP/CDP shall not be considered final until all rights of appeal have been exhausted.
- 3.6 Determination of Permit Requirement
- A. The Zoning Administrator shall determine, at the written request of any member of the public, whether or not any development proposed in the coastal zone is exempt from a Coastal Development Permit pursuant to this Title.
- B. Any person wishing such determination shall submit to the Resource Management Services Department all statements, plans, and elevations deemed necessary by the Resource Management Services Department to assess the development.
- C. After review, the Zoning Administrator shall notify the Applicant and the California Coastal Commission in writing:

CITY OF SEASIDE MUNICIPAL CODE - TITLE 18.10 - COASTAL IMPLEMENTATION PLAN

- 1. That the development is exempt and state the category of exemption, or
- 2. That a Coastal Development Permit is required and, if so, whether it is appealable or not.

The procedure described in this Section shall be considered an administrative determination and is appealable pursuant to Section 3.12 of this Title.

3.7 Revocation

Where one or more of the conditions of a Coastal Permit have not been, or are not being, complied with, or when a Coastal Permit was granted on the basis of false material information, the Zoning Administrator (for a CAP) or the Planning Commission (for a CDP) may revoke or modify the Coastal Permit following public hearing. Notice of such hearing shall be the same as would be required for a new CDP.

3.8 Expiration of Coastal Permits

Unless the permit states otherwise, a CAP/CDP shall expire two (2) years from its date of approval if the development has not commenced during that time. The approving authority may grant an extension of one (1) year for good cause. Extensions shall be requested in writing by the Applicant or authorized agent prior to expiration of the two-year period. Such extensions of CAPs/CDPs shall be considered amendments for purpose of notice and appeal to the Coastal Commission.

3.9 Coastal Permit Amendments

Upon application by the permittee, a CAP/CDP may be amended. Application for an amendment shall be accomplished in the same manner specified by this Title for the initial application of the CAP/CDP. All sections of this Title dealing with the specific type of CAP/CDP shall apply to permit amendments.

3.10 Denial of Coastal Permit Applications

An application or local appeal may be denied and no further application for the denied request shall be filed in the ensuing twelve (12) months, except as otherwise specified at the same time of denial.

3.11 Coastal Permit Application Requirement and Fees

A. Filing Procedures

- 1. Application. Application for, and amendments to, CAPs/CDPs shall be made to the Resource Management Services Department on an application form provided by the Department, together with all required plans, maps, elevations, reports, and any such supporting information deemed necessary by the Planning Division or any other ordinance contained in the certified LCP to adequately assess and evaluate the proposed project. Application for a CAP/CDP may be submitted concurrently with other City permits required by the City. The application may include a fee set by the Planning Commission. It is the responsibility of the Applicant to establish evidence in support of all required LCP findings.
- Review. Following submittal of an application, the Planning Division shall review the application for completeness. Within thirty (30) calendar days from submittal, the Planning Division shall notify the Applicant in writing of which parts of the application are incomplete and describe the specific materials needed to complete the application. Not later than 30 days after receipt of all of the requested materials, the Planning Division shall determine whether the submittal of the requested materials is complete and transmit that determination to the Applicant. If no determination of completeness is provided to the Applicant within 30 days of submittal, the application will be deemed complete. Any application for a CAP/CDP shall not be determined to be complete and shall not be filed until and unless the applicable requirements of this Title have been met. Until such application is determined to be complete by the Planning Division and has been

Chapter 3 - Coastal Permit

November 2012

- reviewed in accordance with the applicable CEQA Guidelines and the California Coastal Act, no action shall be taken on it by the Planning Division.
- 3. Non-acceptable Applications. The Department shall not accept for filing an application for development on a lot or parcel or portion thereof which is the subject of a pending proposal for an adjustment to the boundary of the coastal zone pursuant to Public Resources Code Section 30103(b) of the Coastal Act.
- B. Application Fees. The Planning Commission may, by resolution, establish a schedule of fees for CAP/CDP applications, approvals, and other matters pertaining to this Chapter. The schedule of fees may be changed or modified only by resolution of the Planning Commission. Until all applicable fees have been paid in full, no application shall be deemed complete and no action shall be taken on any application, appeal, or other matter pertaining to this Chapter for which a fee is required.

3.12 Coastal Permit Appeals

Development pursuant to an approved CAP/CDP shall not commence until the CAP/CDP is effective. The CAP/CDP is not effective until all potential avenues for appeal, including those to the Coastal Commission, have been exhausted. In the event that the Coastal Commission denies the permit or issues the permit on appeal, the CAP/CDP approved by the City is void.

A. Local Appeals

- A decision or any portion of the decision made by the Deputy City Manager, or Department staff under the
 provisions of this Title may be appealed to the Planning Commission by an aggrieved person. Any decision
 made by the Planning Commission may be appealed by an aggrieved person to the City Council.
- 2. An action or decision by the Planning Commission in compliance with this Title may be appealed to the Council by an individual Council member, but the Council member shall not vote when the appeal is considered by the Council.
- 3. Timing and Form of Appeal. An appeal shall be submitted in writing within seven (7) calendar days of the date of the decision. The appeal shall state the pertinent facts and the basis for the appeal. Appeals addressed to the Planning Commission shall be filed with the Department; appeals addressed to the Council shall be filed with the City Clerk. An appeal shall be accompanied by the required filing fee.
- 4. Report and Scheduling of Hearing. When an appeal has been filed, the Zoning Administrator shall prepare a report on the matter and schedule the matter for a public hearing by the appropriate authority. Notice of the hearing shall be provided in the same form as is required for consideration of CDP applications, and the hearing shall be conducted. Any interested party may appear and be heard regarding the appeal. At the hearing, the appeal body may consider any issue involving the matter that is the subject of the appeal ("de novo"), in addition to the specific grounds for the appeal. The review authority may:
 - Affirm, affirm in part, or reverse the action, determination, or decision that is the subject of the appeal, based upon findings of fact about the particular case. The findings shall identify the reasons for the action on the appeal, and verify the compliance or noncompliance of the subject of the appeal with this Title;
 - Adopt additional conditions of approval that may address issues or concerns other than the subject of the appeal; or
 - c. Disapprove the CAP/CDP approved by the previous review authority, even if the appellant only requested modification or elimination of one or more conditions of approval.

In the event of a tie vote by the appeal body, the decision being appealed shall stand.

- 5. If new or different evidence is presented on appeal, the Planning Commission or City Council may refer the matter to the previous review authority (i.e., Zoning Administrator or Planning Commission, as applicable), for further consideration.
- The appeal body shall render its decision on the appeal within sixty (60) days of the initial public hearing, unless the matter is continued for good cause.
- 7. Effective Date of Appeal Decision. A decision by the Planning Commission is effective seven (7) days after the date of the decision when no appeal of the decision has been filed with the Council. A decision by the Council is final on the date of the decision.
- B. Appeals to the Coastal Commission. Any approval decision by the City on a CAP/CDP, or any approval or denial decision by the City on a CAP/CDP for a major public works project (including a publicly financed recreational facility and/or a special district development) or an energy facility, may be appealed by an aggrieved person or any two members of the Coastal Commission to the Coastal Commission.
- 1. Appeals to the Coastal Commission are limited to actions on the following types of developments:
 - a. Developments approved by the City between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.
 - b. Developments approved by the City not included within paragraph (1) that are located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff.
 - c. Developments approved by the City not included within paragraph (1) or (2) that are located in a sensitive coastal resource area.
 - d. Any development which constitutes a major public works project or a major energy facility.
- 2. Within ten (10) working days of Coastal Commission receipt of a complete notice of final City CAP/CDP action, an appealable CAP/CDP may be appealed to the Coastal Commission by an aggrieved person who has exhausted local appeals or by any two members of the Coastal Commission.
- 3. For appealable CAP/CDPs, an appellant shall be deemed to have exhausted local appeals and shall be qualified as an aggrieved person where the appellant has pursued his or her appeal to the appellate bodies identified in this Title; except that exhaustion of all local appeals shall not be required if any of the following occur:
 - e. The City requires an appellant to appeal to more local appellate bodies than have been certified as appellate bodies for coastal permits in the coastal zone, in this Title.
 - f. An appellant was denied the right of the initial local appeal by a City ordinance which restricts the class of persons who may appeal a local decision.
 - g. An appellant was denied the right of local appeal because City notice and hearing procedures for the development did not comply with the provisions of this Title.
 - h. The City charges an appeal fee for the filing or processing of appeals.



CHAPTER 4 – DEFINITIONS

The following definitions are provided for the following terms in the Coastal Implementation Plan.

4.1 Definitions

#. Definitions, "#"2-year, 24-hour Design Storm" is a nationally accepted rate that represents the largest amount of rainfall expected over a 24-hour period during a 2-year interval.

The 85th percentile rainfall event is the storm event whose precipitation total is greater than or equal to 85 percent of all storm events over a given period of record. For example, to determine what the 85th percentile storm event is in a specific location, all 24-hour storms that have recorded values over a 30 year period would be tabulated and a 85th percentile storm would be determined from this record (i.e., 15% of the storms would be greater than the number determined to be the 85th percentile storm).

A. Definitions, "A"

Accessory Structures. Structures that are accessory to principal allowed uses and structures, such as parking facilities, restrooms, etc.

Adverse Effect (on an ESHA). Any significant disruption of the habitat values, any significant degradation of habitat areas, and anything incompatible with the continuance of ESHA.

Adverse Effect on Visual Resources. Development that impacts views to and along the ocean and scenic coastal areas, alters natural landforms, and/or conflicts with the character of surrounding areas.

Adverse Effect (on a wetland). Development in a wetland that is not an allowed use in a wetland and/or development which would degrade the ability of a wetland or marine resource to sustain and maintain its biological productivity (healthy populations of all species of marine organisms) and ability to provide a long-term commercial, recreational, scientific, and educational purpose.

Aggrieved Person. Any person who, in person or through a representative, appeared at a public hearing of the City of Seaside in connection with a City decision or action on a Coastal Administrative Permit or Coastal Development Permit application, or who, by other appropriate means prior to a hearing or the City's final action on a CAP/CDP, informed the City of Seaside of the nature of his/her concerns or who for good cause was unable to do either. An aggrieved person includes the applicant for the CAP/CDP.

Agriculture, Resource & Open Space. See "Land Use."

B. Definitions, "B"

Best Management Practices (BMPs). BMPs are the methods, measures, and practices selected and designed to reduce or eliminate pollutants in runoff, and/or to minimize changes in runoff flow characteristics resulting from development.

Building Site Coverage. Building site coverage means any area covered by a structure, structures, or structure protrusions including above grade decks but not including building eaves of 30 inches or less and not including paved driveways, sidewalks, paths, and patios.

C. Definitions, "C"

Canyon Del Rey Watershed. The Canyon Del Rey Watershed is defined as the area beginning near the intersection of Quail Ridge Lane and State Route 68, continuing along State Route 68 toward the City of Monterey until the intersection of Canyon Del Rey Boulevard and State Route 68, and extending along Canyon Del Rey Boulevard until the terminus of Canyon Del Rey Creek at the southeastern end of Laguna Grande, and is further defined as an area of exceptional value and public importance.

Chapter 4 – Definitions November 2012

California Environmental Quality Act (CEQA). A California law (California Public Resources Code Section 21000 et seq.) which sets forth a process for public agencies to make informed decisions on discretionary project approvals. The process aids decision makers to determine whether any environmental impacts are associated with a proposed project. It requires environmental impacts associated with a proposed project to be eliminated or reduced and that alternatives and mitigation measures that will substantially reduce or eliminate significant impacts to the environment have been implemented.

Coastal Act. The California Coastal Act of 1976, California Public Resources Code Sections 30000 et seq., as amended.

Coastal Appeal Zone. A geographical area between the sea and first public road paralleling the sea or within 300 feet of the inland extent of any beach or within 300 feet of the mean high tide line of the sea where there is no beach, whichever is the greater distance, in combination with tidelands, submerged lands, public trust lands, and lands within 100 feet of any wetland, estuary, stream, or within 300 feet of the top of seaward face of any coastal bluff.

Coastal Commission. The California Coastal Commission as established by the California Coastal Act of 1976.

Coastal Development Permit (CDP). A type of Coastal Permit that requires a public hearing that may be granted in compliance with the California Coastal Act and the LCP, and which authorizes development and a specific use of land on a specific site, subject to compliance with any conditions of approval imposed on the permit.

Coastal Administrative Permit. A type of Coastal Permit that: (1) as proposed is consistent with the LCP; (2) requires no discretionary approval other than a Coastal Permit; (3) has no adverse effect either individually or cumulatively on coastal resources, including public access, (4) requires a public hearing only where one is requested; (5) may be granted in compliance with the California Coastal Act and the LCP, and (6) that authorizes development and a specific use of land on a specific site, subject to compliance with any conditions of approval imposed on the permit.

Coastal-Dependent Use. Any development, or use, that requires a site on, or adjacent to, the ocean to function.

Coastal Hazard. Including, but not limited to, episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunami, coastal flooding, landslides, bluff and geologic instability, and the interaction of same.

Coastal Implementation Plan (CIP). Includes the implementation measures needed to carry out the goals, policies, and programs of the Land Use Plan (LUP) document of the Local Coastal Program (LCP).

Coastal Scenic View Corridor. An area in which development must be sited and designed to protect public views to the dunes, along the shorelines, and in scenic coastal areas, including to minimize the alteration of landforms, so that such development will be visually compatible with the character of the surrounding areas.

Coastal waters are wetlands, streams, rivers, drainage courses, estuaries, marshes, lakes, the ocean, and groundwater within the coastal zone.

Coastal Zone. The portions of the California Coastal Zone established by the California Coastal Act of 1976, and as defined by Section 30103 of the Public Resources Code, within the City of Seaside.

Coastal Parks and Open Space (CPOS) Zone Designation. See "Zoning District."

Coastal Visitor-Serving Commercial (CVSC) Zone Designation. See "Zoning District."

Coastal Visitor-Serving Recreation (CVSR) Zone Designation. See "Zoning District."

Coastal Mixed Use/West Broadway Urban Village Specific Plan (CMX/WBUVSP) Zone Designation. See "Zoning District."

Cumulatively. "Cumulatively" or "cumulative effect" means the incremental effects of an individual project shall be reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects

D. Definitions, "D"

November 2012 Chapter 4 – Definitions

CITY OF SEASIDE MUNICIPAL CODE - TITLE 18.10 - COASTAL IMPLEMENTATION PLAN

Development. "Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

Directly-connected impervious areas include areas covered by a building, impermeable pavement, and/or other impervious surfaces that drain directly into the storm drain system without first flowing across permeable areas (e.g., vegetative landscaping or permeable pavement).

Discharge directly is defined as runoff that flows from the development to coastal waters and is not first combined with flows from any other adjacent areas.

Drainage course is a watercourse with a defined bed, bank, and channel, and/or with locally-indigenous hydrophytic vegetation.

Dry-weather runoff is the runoff from a site not attributed to precipitation; it typically includes, for example, irrigation water, wastewater from rinsing or pressure-washing pavements, and residential car wash water.

E. Definitions, "E"

Environmentally Sensitive Habitat Area (ESHA). Any land in which plant or animal life or their habitats are either rare or especially valuable because of their nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments is defined to be an Environmentally Sensitive Habitat Area, or ESHA, consistent with Coastal Act Section 30107.5.

F. Definitions, "F"

Feasible. "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Floor Area Ratio. Floor area ratio (FAR) expresses the intensity of use on a lot. The FAR represents the ratio between the total gross floor area of all buildings on a lot and the total land area of that lot. For example, a 20,000 square foot building on a 40,000 square foot lot yields a FAR of 0.50:1 or 50%. A 50% FAR describes a single-story building that covers half of the lot or a two-story building covering approximately one-quarter of the lot.

H. Definitions, "H"

Hydromodification is the physical effect on receiving waters linked to the modification of the flow rate, duration, and volume of runoff from development that influences sediment transport, erosion and depositional processes, and stream ecology.

L. Definitions, "L"

Land Use. The purpose for which land or a structure is designed, arranged, intended, occupied, or maintained.

- A. Agriculture, Resource & Open Space. Land use that often allows uses such as farming operations, land preservation, parklands, recreational uses, educational facilities, etc.
- B. Recreation, Education & Public Assembly. Land use that often allows uses such as meeting facilities, schools, playgrounds, recreation facilities, golf courses, health/fitness facilities, libraries, museums, theaters, equestrian facilities, etc.
- C. Retail. Land use that often allows uses such as retail sales, recreational equipment rental and related activities, etc.

D. Services. Land use that often allows uses such as lodging, visitor/traveler support services, restaurants, wineries, service stations, recreational trails, etc.

Land Use Plan (LUP). The portion of a local government's LCP that identifies the kinds, location, and intensity of land uses, the applicable resource protection and development policies, and, where necessary, a listing of implementing actions. (PRC Section 30108.5)

Local Coastal Program (LCP). The City of Seaside's Land Use Plan and Coastal Implementation Plan as certified by the Coastal Commission constitute the City of Seaside Local Coastal Program.

Lot Area. Gross lot area is the total area included within the lot lines of a lot. Net lot area is the gross area of the lot from which submerged areas and road easements have been subtracted.

Lot Depth. The average linear distance between the front and the rear lot lines or the intersection of the two side lot lines if there is no rear line. The Resource Management Services Department shall determine lot depth for parcels of irregular configuration.

Lot Width. The horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines. The Resource Management Services Department shall determine lot width for parcels of irregular shape.

"Low Impact Development (LID)" is a set of development site design strategies with the goal of maintaining or reproducing the site's pre-development hydrologic functions of storage, infiltration, and groundwater recharge, as well as the volume and rate of stormwater discharges. LID strategies use small-scale integrated and distributed management practices, including minimizing impervious surfaces, infiltrating stormwater close to its source, and preserving permeable soils and native vegetation.

M. Definitions, "M"

Major Public Works and Energy Facilities

- (a) "Major public works" and "major energy facilities" mean facilities that cost more than one hundred thousand dollars (\$100,000) with an automatic annual increase in accordance with the Engineering News Record Construction Cost Index, except for those governed by the provisions of Public Resources Code Sections 30610, 30610.5, 30611, or 30624.
- (b) Notwithstanding the criteria in (a), "major public works" also means publicly financed recreational facilities that serve, affect, or otherwise impact regional or statewide use of the coast by increasing or decreasing public recreational opportunities or facilities. (Cal. Admin. Code Title 14, Section 13012)

Marine Resource. "Marine Resource" is a broad, encompassing term that incorporates all marine life and marine habitats, including the flora and fauna of the Monterey Bay Marine Sanctuary and all water bodies within the coastal zone that, due to their aesthetics, function, or contribution to the social and environmental ecosystem, are considered to have exceptional value and public importance.

Marsh. A tract of low wetland, often treeless and periodically inundated, generally characterized by a growth of grasses, sedges, cattails, and rushes.

Mitigation/Restoration and Monitoring Program. A program prepared pursuant to Section 15097 of the CEQA Guidelines. It describes the processes for implementing identified mitigation measures and/or restoration measures and the persons responsible for implementing and/or overseeing those mitigations. The specific mitigation/restoration measures themselves are intended to be the mitigation measures identified in the environmental review of a project.

Mudflat. A mud-covered, gently sloping tract of land alternately covered and left bare by tidal waters.

N. Definitions, "N"

Natural Hazard. A natural hazard is defined as threat of an atmospheric, earth, or water related occurrence (or potential threat of same) that will have a negative effect on life, property, or the environment. Natural hazards within Seaside's coastal zone

November 2012 Chapter 4 – Definitions

CITY OF SEASIDE MUNICIPAL CODE - TITLE 18.10 - COASTAL IMPLEMENTATION PLAN

include but are not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunami, coastal flooding, earthquakes, landslides, bluff and geologic instability, and the interaction of same.

P. Definitions, "P"

Public Access. The ability of residents and visitors to use and enjoy areas within the coastal zone for access and recreational activities such as hiking, bicycling, and picnicking. Public access includes the provision of open accessway to coastal features and connectivity to other existing coastal features and inland trail networks such as walkways and bicycle paths.

R. Definitions, "R"

Recreation, Education & Public Assembly. See "Land Use."

Repair and Maintenance. An activity designed to return the object of the repair and/or maintenance event to its prior legally established configuration.

Retail. See "Land Use."

Riparian Habitat/Corridor. An area of vegetation that is an association of plant species that grow adjacent to freshwater watercourses, including perennial and intermittent streams, lakes, and other watercourses and bodies of fresh water. The extent of riparian habitat/corridor is defined by the edge of riparian vegetation or, in the absence of such vegetation, the top edge of the bank of the watercourse.

Runoff includes both stormwater runoff and dry-weather (urban) runoff.

S. Definitions, "S"

Sand Dune (Dune). Sand dunes form in certain conditions of sand supply and wind energy and direction. Dunes are a dynamic habitat subject to extremes of physical disturbance, drying, and salt spray and support a unique suite of plant and animal species adapted to such harsh conditions.

Sea Level Rise. Commonly defined as the anticipated sea level changes due to the greenhouse effect and associated global warming and climatic changes.

Seawater Intrusion. The movement of saline water into freshwater aquifers. Most often, it is caused by groundwater pumping from coastal wells, or from construction of navigation channels. The channels and canals provide conduits for salt water to be brought into freshwater marshes; however, saltwater intrusion can also occur as the result of a natural process like a storm surge from a hurricane. Saltwater intrusion occurs in virtually all coastal aquifers, where they are in hydraulic continuity with seawater.

Services. See "Land Use."

Setback. The distance by which a structure, parking area, or other development feature must be separated from a lot line, other structure or development feature, street centerline, or other areas specified in this LCP.

Significant Environmental Impact (Significant Adverse Impact on the Environment). A substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant. (CEQA Guidelines, 14 Cal. Code of Reg. Section 15382)

Site Design Best Management Practices (BMPs). Project design features that reduce the creation or severity of potential pollutant sources, or reduce the alteration of the project site's natural stormwater flow regime. Examples include minimizing impervious surfaces, preserving native vegetation, and infiltrating roof-top runoff.

Source Control Best Management Practices (BMPs). Methods that reduce potential pollutants at their sources and/or avoid entrainment of pollutants in runoff, including schedules of activities, prohibitions of practices, maintenance procedures,

Chapter 4 – Definitions November 2012

managerial practices, or operational practices. Examples include covering outdoor storage areas, using efficient irrigation, and minimizing the use of landscaping chemicals.

Stormwater runoff is water resulting from precipitation that flows over land surfaces.

Structure Height. The distance measured vertically from existing grade to the top of the structure.

Swamp. A tract of wet, spongy land, often having a growth of certain types of trees and other vegetation, but unfit for cultivation.

T. Definitions, "T"

Treatment Control BMPs. Systems designed to remove pollutants from stormwater by simple gravity settling of particulate pollutants, filtration, biological uptake, media adsorption, or any other physical, biological, or chemical process. Examples include vegetated swales, detention basins, and storm drain inlet filters.

V. Definitions, "V"

Viewshed Enhancement Area. Those areas within the public viewshed that can be restored or enhanced to improve visual quality of degraded conditions.

Visually Sensitive Area. Those areas within the public viewshed that provide significant views and that require height and bulk restrictions and other development standards/mitigation measures to preserve and enhance important scenic resources, including those areas shown on LUP Figure 2-4.

Visual Resource. Those areas within the public viewshed that provide scenic value. The scenic and visual qualities of the Monterey Bay, the beach, lakes and other coastal areas shall be considered a visual resource and shall be protected as a resource of public importance.

Visitor/Traveler Support. Services such as hotels, motels, food service, information centers, etc. that provide support to visitors, guests, or tourists.

W. Definitions, "W"

Watershed. The region or area drained by a river, stream, etc.; drainage area.

Wetland. Defined by Section 30121 of the Coastal Act as lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens. The definition of wetland is further detailed by Section 13577 (b)(1) of the California Code of Regulations as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deep-water habitats.

Z. Definitions, "Z"

Zoning District. Any district established by the Zoning Map and Section 2.3 – Establishment and Designation of Coastal Zoning Districts, within which certain land uses are allowed or prohibited, and certain site planning and development standards are established (e.g., setbacks, height limits, site coverage requirements, etc.).

Coastal Parks and Open Space (CPOS) Zone Designation. This designation is established to protect and preserve
coastal resources including sensitive habitats, public views and other visual amenities, and; public recreational access
opportunities within the coastal zone. This designation also identifies existing or planned parkland. Public use areas
include the sandy beach, access ways, parks, trails, walkways, and other recreational amenities that are publicly
owned or over which easements have been established, including where they are required as a condition of
development (IV.A.3.e).

November 2012 Chapter 4 – Definitions

CITY OF SEASIDE MUNICIPAL CODE - TITLE 18.10 - COASTAL IMPLEMENTATION PLAN

- 2. Coastal Visitor-Serving Commercial (CVSC) Zone Designation. This designation is established to service the recreational needs of visitors to Seaside and the surrounding area. Principal permitted visitor-serving commercial uses include hotels/motels, food service, retail establishments, visitor/traveler support services (such as visitor information centers), and recreational-related commercial uses (IV. A. 3.a).
- 3. Coastal Visitor-Serving Recreation (CVSR) Zone Designation. Principal permitted visitor-serving recreation uses include recreational equipment rental centers (such as bicycle, boat, and other recreational equipment) and visitor-serving support services (such as visitor information centers). However, counter food service (such as a snack bar), which is ancillary to a primary permitted use, is permissible.
- 4. Coastal Mixed Use/West Broadway Urban Village Specific Plan (CMX/WBUVSP) Zone Designation. Seaside has developed a Mixed Use zone designation as a way to promote pedestrian- and transit-oriented activity centers that have a mixture of residential, commercial, office, and civic uses. This designation is appropriate in a portion of the Del Monte Subarea consistent and compatible with the West Broadway Urban Village Specific Plan. The City may consider identification and development of transit parking or transit-supporting uses as a component of mixed use within the coastal zone. This category is intended to accommodate a well-integrated mix of high-intensity residential, commercial, office, and civic uses. Under this designation, residential and commercial or office and commercial uses may be developed on the same parcel (e.g., residential above commercial).
- 5. Coastal Regional Commercial (CCRG) Zone Designation. The CCRG zone designation is established for existing regional commercial uses that provide employment generating opportunities for the community. Regional commercial uses are defined as large scale commercial development with retail, entertainment, and/or service uses of a scale and function to serve a regional market. These uses are allowed where existing regional commercial uses are developed within the coastal zone. Permitted regional commercial uses include general, grocery, and outdoor retail; shopping center; health and fitness facilities; and restaurants with table service.
- 6. Coastal Heavy Commercial (CCH) Zone Designation. The Heavy Commercial zone designation is intended for sub-regional commercial activities such as auto and truck repair, contractor yards, warehousing, and light manufacturing. These uses are permitted where existing heavy commercial uses are developed within the coastal zone (i.e. near railroad right-of-way adjacent to Sand City boundary).
- 7. Coastal Transportation Corridor (CTC) Zone Designation. The Coastal Transportation Corridor zone designation is established to accommodate motorized and non-motorized forms of transportation. The State Highway One right-of-way and the former Southern Pacific Railroad right-of-way are essential public transportation corridors. Principal permitted uses of the corridors are for motorized and non-motorized forms of transportation. The former Southern Pacific Railroad right-of-way shall be reserved for possible light rail, bus rapid transit route, or other non-motorized forms of transportation including pedestrian and/or bicycle paths.

Chapter 4 – Definitions November 2012