

CALIFORNIA COASTAL COMMISSION

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Th21d

February 15, 2013

TO: COMMISSIONERS AND INTERESTED PERSONS

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DIANA LILLY, COASTAL PROGRAM ANALYST, SD COAST DISTRICT**

**SUBJECT: STAFF RECOMMENDATION ON CITY OF IMPERIAL BEACH LCP
AMENDMENT NO. IMB-MAJ-1-12 for Commission Meeting of March 6-8, 2013**

SYNOPSIS

SUMMARY OF AMENDMENT REQUEST

The subject LCP land use plan and implementation plan amendment was submitted and filed as complete on May 25, 2012. A one-year time extension was granted on August 9, 2012.

The City is proposing to amend its certified LCP land use plan and implementation plan to create a new land use category and zone entitled Commercial/Recreation-Ecotourism (C/R-ET). The new designation/zone is intended to provide for land to meet the demand for goods and services required primarily by the recreational and ecotourist visitor, including pedestrian-oriented, small-scale visitor-serving retail and services such as specialty stores, shops, eating and drinking establishments (such as restaurants and cafés), recreational uses, fitness, athletic and health club uses, and visitor accommodations (such as hostels, hotels, and motels). Other non-visitor-serving uses such as professional offices and live/work units would also be permitted.

Other sections of the proposed zone code establish development regulations and design standards, provisions for yards, setbacks and stepbacks, lot size, and landscaping. Signage and parking must be provided per the requirements of the existing certified code. The chapter also includes a section on Climate Change/Sustainability provisions - Section 19.25.060 (G). This section contains policies on minimizing storm water runoff, green building, reducing greenhouse gases, and adaptation strategies for sea level rise.

The LUP and zoning map would be amended to apply the new designation to a three-parcel area located south of and adjacent to the South Bay Salt Ponds and Bayshore Bikeway. The properties are currently zoned and designated for Two-Family Detached Residential, and are partially developed with legal non-conforming warehouse uses. The proposed LCPA is intended to allow for a future project involving conversion/adaptive

reuse of the warehouses for a hostel, community room, public restrooms, and a range of retail uses supporting recreational use of the adjacent bay and bikeway. The City anticipates that the project could be a catalyst for ecotourism-focused redevelopment of other properties in the vicinity of the bay and bikeway. However, at this time, only these three parcels are proposed to be designated C/R-ER.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends that, following a public hearing, the Commission approve the proposed City of Imperial Beach Land Use Plan Amendment #1-12 as submitted, and approve the Implementation Plan Amendment subject to the suggested modification listed below.

The LUP amendment consists only of the addition of the new land use designation, and the modification to the Land Use map. The specific requirements and details of the new zone would be located in the IP. The new zone and land use designation will support and promote lower-cost visitor-serving land uses, pedestrian orientation, public access and recreation, and visual quality. The IP Climate Change/Sustainability provisions are generally consistent with and supportive of the LUP policies protecting water quality and biological resources. However, the provision addressing sea level rise includes a requirement that projects assess their vulnerability to impacts from sea level rise, and if vulnerable, propose strategies that may take the form of hard structures, such as seawalls, levees, bulkheads, or rip-rap. As proposed, the sea level rise policies could be interpreted as promoting the construction of hard shoreline protective devices as a preemptive measure along the bayfront to protect new construction from the threat of inundation. This would be inconsistent with the shoreline protection, public access, public recreation, and visual quality provisions of the LUP, all of which support protecting the natural shoreline environment by minimizing the construction of hard shoreline protective devices.

Therefore, the suggested modification explains revetments and other shoreline protection devices that alter natural shoreline processes may be permitted when required to serve coastal-dependent uses or to protect existing principal structures, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. New development must be sited and designed to account for sea level rise such that the need for hard protective structures is avoided. In addition, the sea level rise policies have been modified to clarify that project proponents shall, use the best available science (not necessarily the particular report cited in the policy) when assessing their projects for sea level rise.

The appropriate resolutions and motions begin on Page 5. The suggested modification may be found on Page 6. The findings for approval of the Land Use Plan Amendment as submitted begin on Page 7. The findings for denial of the Implementation Plan Amendment as submitted and approval if modified begin on Page 10.

ADDITIONAL INFORMATION

Further information on the City of Imperial Beach LCP Amendment #1-12 may be obtained from **Diana Lilly**, Coastal Planner, at (619) 767-2370.

PART I. OVERVIEW

A. LCP HISTORY

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

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

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

B. STANDARD OF REVIEW

The standard of review for land use plans, or their amendments, is found in Section 30512 of the Coastal Act. This section requires the Commission to certify an LUP or

LUP amendment if it finds that it meets the requirements of and conforms with Chapter 3 of the Coastal Act. Specifically, it states:

Section 30512

(c) The Commission shall certify a land use plan, or any amendments thereto, if it finds that a land use plan meets the requirements of, and is in conformity with, the policies of Chapter 3 (commencing with Section 30200). Except as provided in paragraph (1) of subdivision (a), a decision to certify shall require a majority vote of the appointed membership of the Commission.

Pursuant to Section 30513 of the Coastal Act, the Commission may only reject zoning ordinances or other implementing actions, as well as their amendments, on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. The Commission shall take action by a majority vote of the Commissioners present.

In those cases when a local government approves implementing ordinances in association with a land use plan amendment and both are submitted to the Commission for certification as part of one LCP amendment, pursuant to Section 13542(c) of the Commission's regulations, the standard of review of the implementing actions shall be the land use plan most recently certified by the Commission. Thus, if the land use plan is conditionally certified subject to local government acceptance of the suggested modifications, the standard of review shall be the conditionally certified land use plan.

C. PUBLIC PARTICIPATION

Section 30503 of the Coastal Act requires local governments to provide the public with maximum opportunities to participate in the development of the LCP amendment prior to its submittal to the Commission for review. The City has held City Council meetings with regard to the subject amendment request. All of those local hearings were duly noticed to the public. Notice of the subject amendment has been distributed to all known interested parties.

PART II. LOCAL COASTAL PROGRAM SUBMITTAL - RESOLUTIONS

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

- I. MOTION I:** *I move that the Commission certify Land Use Plan Amendment #1-12 as submitted by the City of Imperial Beach.*

STAFF RECOMMENDATION TO CERTIFY:

Staff recommends a **YES** vote. Passage of the motion will result in certification of the land use plan as submitted and adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION TO CERTIFY THE LAND USE PLAN AMENDMENT:

The Commission hereby certifies the Land Use Plan Amendment #1-12 as submitted by the City of Imperial Beach and adopts the findings set forth below on the grounds that the amendment conforms with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives or mitigation measures which could substantially lessen any significant adverse impact which the Land Use Plan Amendment may have on the environment.

- II. MOTION II:** *I move that the Commission reject the Implementation Program Amendment #1-12 for the City of Imperial Beach as submitted.*

STAFF RECOMMENDATION OF REJECTION:

Staff recommends a **YES** vote. Passage of this motion will result in rejection of Implementation Program and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

RESOLUTION TO DENY CERTIFICATION OF THE IMPLEMENTATION PROGRAM AS SUBMITTED:

The Commission hereby denies certification of the Implementation Program submitted for the City of Imperial Beach and adopts the findings set forth below on grounds that the Implementation Program as submitted does not conform with, and is inadequate to carry out, the provisions of the certified Land Use Plan. Certification of the Implementation Program would not meet the requirements of the California Environmental Quality Act as there are feasible alternatives and mitigation measures that would substantially lessen the

significant adverse impacts on the environment that will result from certification of the Implementation Program as submitted

III. MOTION III: *I move that the Commission certify the Implementation Program Amendment #1-12 for the City of Imperial Beach if it is modified as suggested in this staff report.*

STAFF RECOMMENDATION:

Staff recommends a **YES** vote. Passage of this motion will result in certification of the Implementation Program with suggested modifications and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

RESOLUTION TO CERTIFY THE IMPLEMENTATION PROGRAM WITH SUGGESTED MODIFICATIONS:

The Commission hereby certifies the Implementation Program Amendment for the City of Imperial Beach if modified as suggested and adopts the findings set forth below on grounds that the Implementation Program with the suggested modifications conforms with, and is adequate to carry out, the provisions of the certified Land Use Plan. Certification of the Implementation Program if modified as suggested complies with the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Program on the environment, or 2) there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts on the environment.

PART III. SUGGESTED MODIFICATIONS

The proposed amendment involves adoption of a new Land Use Plan designation and Implementation Plan (Zoning). Staff recommends the following suggested revisions to the proposed IP be adopted. The underlined sections represent language that the Commission suggests be added, and the ~~struck-out~~ sections represent language which the Commission suggests be deleted from the language as originally submitted.

1. Modify Section 19.25.060, Development Regulations and Design Standards, subsection G. Climate Change/Sustainability provisions, Adaptation Measures, subsection 2(b) Sea Level Rise (SLR) to read as follows:

Sea Level Rise (SLR). Buildings may have a useful life of 50 to 100 years or more. Global warming scenarios project an increase in sea level rise due to the effects of greenhouse gases. The State of California projects a rise of 10 to 17 inches by the year 2050 and a rise of 31 to 69 inches by the year 2100 (State of California, Sea Level Rise Task Force of the Coastal and Ocean Working Group

of the California Climate Action Team (CO-CAT), *Sea Level Rise Interim Guidance Document*, October 2010). Project proponents shall using best available science, assess their projects for its vulnerability to impacts from sea level rise and, if vulnerable, propose a reasonable adaptation strategy that may take the form of hard structures (such as seawalls, levees, bulkheads, or rip-rap), soft structures (such as wetland restoration, low impact development (LID), detention basins, bioinfiltration, or bioswales), accommodation (such as elevated grades, elevated structures, floodable development, or floating structures), or withdrawal (such as buffers, rolling easements, disassembly design, or managed retreat). However, revetments and other shoreline protection devices that alter natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing principal structures, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. New development shall be sited and designed to account for sea level rise such that the need for hard protective structures is avoided.

PART IV. FINDINGS FOR APPROVAL OF CERTIFICATION OF THE CITY OF IMPERIAL BEACH LAND USE PLAN AMENDMENT, AS SUBMITTED

A. AMENDMENT DESCRIPTION

The proposed amendment would add a new land use designation to the Land Use Plan and Map entitled Commercial/Recreation-Ecotourism (C/R-ET). Most of the details of the newly proposed Commercial/Recreation-Ecotourism Zone are contained in the Municipal Code and Implementation Plan (described below in the IP section of this staff report). The only change to the Land Use Plan is to “Table L-2 Land Use Designations and Specifications” in the Land Use Element chapter of the plan, where the following new designation would be added:

C/R-ET Commercial/Recreation-Ecotourism (2 stories)

The Commercial/Recreation-Ecotourism designation provides for land to meet the demand for goods and services required primarily by the recreation and ecotourist visitor including pedestrian-oriented small-scale visitor-serving retail and services such as specialty stores, shops, eating and drinking establishments (such as restaurants and cafés), recreational uses, fitness, athletic and health club uses, and visitor accommodations (such as hostels, hotels, and motels).

The Land Use Plan Map would be amended to add C/R-ET as a Land Use category, and to redesignate a three-parcel area of land from Residential Two-Family – Detached (R-3000-D) to C/R-ET. The site is located north of Cypress Avenue, between Florence Street and 13th Street, south of and adjacent to the South Bay Salt Ponds and Bayshore Bikeway (see Exhibits #2 and #3). The site of the proposed new zone consists of three lots; one vacant, the other two each developed with an approximately 15,000 sq.ft. warehouse structure (which are legal non-conforming uses under the existing residential designation). These three lots together are the site of a proposed redevelopment project

known as “Bikeway Village,” which consists of the conversion/adaptive reuse of the warehouses for a hostel, community room, public restrooms, and a range of retail uses compatible with the adjacent bay and bikeway. This area is actually within the Commission’s permit jurisdiction, and will be submitted to the Commission for a coastal development permit after Commission action on the subject LCPA.

The proposed LCPA is intended to allow for development of this project, which the City anticipates could be a catalyst for ecotourism-focused redevelopment of other properties in the vicinity of the bay and bikeway. However, as proposed, these three lots will be the only C/R-ER designated area in the City at this time.

B. CONFORMITY OF THE LAND USE PLAN WITH CHAPTER 3

Relevant Coastal Act policies include the following:

Section 30210

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30213

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred...

Section 30221

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

Section 30222

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority

over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

Section 30235

Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fish kills should be phased out or upgraded where feasible

Section 30250

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. [...]

Section 30253

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
- (3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development.
- (4) Minimize energy consumption and vehicle miles traveled.
- (5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

The proposed new land use designation provides for a wide variety of pedestrian-oriented commercial and recreational uses, most of which are visitor-serving, including retail, restaurants, hotels, and hostels. These uses are consistent with the Coastal Act policies protecting and promoting lower-cost, visitor-serving uses and public access. The

designation is “primarily” for visitor-serving uses as seen in the companion Implementation Plan amendment; however, some non-visitor serving uses would be permitted in the designation, such as professional offices, which could include such uses as medical offices, real estate offices, and live/work units.

Thus, as proposed, the Commercial/Recreation-Ecotourism designation is not wholly dedicated to visitor-serving uses, and it might not be an appropriate land use designation for areas of the City where only visitor-serving uses are appropriate, (at least on the ground level), such as the Seacoast Commercial area. However, compared to any other commercial or residential designation in the City, including the Residential Two-Family – Detached (R-3000-D) designation on the area proposed to be redesignated C/R-ET, the proposed new land use designation will promote high-priority uses under the Coastal Act, consistent with Chapter 3 policies. In addition, these uses will be compatible with and support the recreational use and enjoyment of the South Bay, particularly the Bayshore Bikeway when applied. Therefore, the proposed Land Use Plan amendment can be found consistent with the Coastal Act.

PART V. FINDINGS FOR REJECTION OF THE CITY OF IMPERIAL BEACH IMPLEMENTATION PLAN AMENDMENT, AS SUBMITTED, AND APPROVAL IF MODIFIED

A. AMENDMENT DESCRIPTION

The proposed amendment would add a new Chapter 19.25 to the Zoning Code and Implementation Plan creating the C/R-ET (Commercial/Recreation-Ecotourism) Zone. As described in the proposed new chapter, the purpose of the C/R-ET zone is “to provide land to meet the demand for goods and services required primarily by the recreation and ecotourist visitor...Among the uses envisioned for the C/R-ET zone include small-scale visitor-serving retail and series such as specialty stores, shops, eating and drinking establishments (such as restaurants and cafés), recreational uses, fitness, athletic and health club uses, and visitor accommodations (such as hostels, hotels and motels).” (Section 19.25.010).

The maximum permitted height for structures in the C/R-ET is 2 stories or 26 feet, whichever is less. This is the same standard as the Two-Family Detached Residential Zone, which is the existing zoning on the parcels that will be rezoned C/R-ET. It is also consistent with the maximum height limits in other existing commercial zones in the City; for example, the C-3 Neighborhood Commercial zone cannot exceed two stories or twenty-eight feet, and the C-1 General Commercial zone allows buildings up to four stories or forty feet in height.

Development standards proposed in the zone require that “a minimum of 60% of the ground floor of the parcels with street frontages have active commercial uses, uses that contribute to a high level of pedestrian activity such as retail shops, restaurants, hotels, museums and galleries” (Section 19.25.040). The list of uses permitted by right includes those active uses described, and also uses such as professional offices and live/work

units. Uses permitted though a conditional use permit include places with live entertainment, libraries, and public parking lots. Prohibited uses include most industrial type uses, single and multi-family housing, automotive uses, and schools. The full list of regulated land uses is located in the proposed Section 19.25.020.

Other sections of the chapter establish development regulations and design standards, provisions for yards, setbacks and setbacks, lot size, and landscaping. Signage and parking must be provided per the requirements of the existing certified code. The chapter also includes a section on Climate Change/Sustainability provisions - Section 19.25.060 (G). This section contains policies on minimizing storm water runoff, green building, reducing greenhouse gases, and adapting to sea level rise.

B. CONFORMANCE WITH THE CERTIFIED LAND USE PLAN

The standard of review for LCP implementation submittals or amendments is their consistency with and ability to carry out the provisions of the certified LUP.

The certified LUP has a number of goals and policies relevant to the proposed amendment.

C-22 Parking

Parking for both residents and visitors shall be provided as part of new development.
[...]

GOAL 2 NATURAL RESOURCES – KEY FOUNDATION OF THE CITY

The ocean, beach, bay, estuary, weather and related ecosystems set much of the image of Imperial Beach. Conservation and protection of these resources shall be a key focus of the General Plan. The unique physiographic characteristics of Imperial Beach are recognized as the foundation for all other aspects of the community. These characteristics enhance the quality of life of residents and visitors and shall not be wasted, destroyed, or neglected. They are generally nonrenewable and provide many of the scenic, historic, economic, recreation, open space and ecological values for the community.

CO-1 The Beach

Imperial Beach has few industries and must, therefore, rely on the attraction of tourists for economic development. The beach area is most critical and the City should:

1. Designate the beach as open space.
2. Retain public ownership of the beaches.

3. Insure continued public access to beaches and, where possible, provide additional access, as well as increased public parking opportunities in the beach area (see Parks, Recreation and Access Element).
4. Require landscaping of properties near the beach area to attain a pleasant visual image.
5. Assure continued replenishment of sand.

GOAL 4 VISUAL QUALITY IS IMPORTANT

The visual quality of the City's environment shall be preserved and enhanced for the aesthetic enjoyment of both residents and visitors and the economic well-being of the community. Development of neighborhoods, streets and individual properties should be pleasing to the eye, rich in variety, and harmonious with existing development. The feeling of being near the ocean and bay should be emphasized even when the water is not visible. Designs reflective of a traditional California seaside community should be encouraged.

D-7 Signs

The City should regulate signs in a manner which will emphasize safety, help improve and protect the appearance of buildings and the City as a whole, foster legible graphics and promote the public's awareness of the business community while respecting the City's suburban character.

1. Signs should be restrained in character and no larger than necessary for adequate identification. [...]
4. Signs should relate in character, material, size, shape, height, placement and color to the sites and buildings of which they are a part.
5. Pole signs and roof signs shall be prohibited.
6. Monument signs shall not exceed 8 ft. in height.

D-8 Project Design

- a. The design of development projects should respect, work with and enhance the natural features of the land.
 - Natural scenic amenities such as mature trees; watercourses and views should be integrated into the project design

- Structures should be oriented and constructed so they may take advantage of the beneficial features of the climate and be protected from the negative ones in order to reduce energy consumption and increase the enjoyment of the residents.
- b. Projects should be designed so there is a harmonious relationship with adjoining uses.
 - The pattern of existing neighborhoods should be respected. A development should be integrated with the adjacent neighborhood if the project size or natural boundaries dictate, or the design should create one or more separate and strong neighborhood identities.
 - Structures should relate to neighborhood structures both within and adjacent to the development and not create a harsh contrast of scale, style or color.
[...]

L-6 Tourist Commercial Uses

Imperial Beach should provide, enhance and expand tourist commercial uses to the extent that they can be compatible with the small beach oriented town character of the City.

L-9 Lower Cost Visitor and Recreational Facilities

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

P-1 Opportunities For All Ages, Incomes, and Life Styles

To fully utilize the natural advantages of Imperial Beach's location and climate, a variety of park and recreational opportunities for residents and visitors shall be provided for all ages, incomes and life styles.

This means that:

- a. The beach shall be free to the public.
- b. Recreational needs of children, teens, adults, persons with disabilities, elderly, visitors and others shall be accommodated to the extent resources and feasibility permit.

[...]

P-2 Ocean and Beach Are The Principal Resources

The ocean, beach and their environment are, and should continue to be, the principal recreation and visitor-serving feature in Imperial Beach. Oceanfront land shall be used for recreational and recreation-related uses whenever feasible.

P-7 Increase Tourist Related Commercial Land Uses

The City and its business community should take direct action to increase the amount of tourist-oriented businesses both along the beachfront, South San Diego Bayfront and inland areas.

GOAL 14 SHORELINE ACCESS

To provide physical and visual access in the City's five coastal resource areas for all segments of the population without creating a public safety concern, overburdening the City's public improvements, or causing substantial adverse impacts to adjacent private property owners.

GOAL 16 SHORELINE PROTECTION

To manage the City's shoreline in a way which enhances the shoreline environment while also providing recreational opportunities and property protection.

S-10 Regulate Shoreline Land Use and Development

The City should regulate shoreline land use and development by:

- a) Minimizing construction on beaches and in front of seacliffs.
- b) Require setbacks from beaches and low-lying coastal areas.
- c) Regulate sand mining if some were to occur.

S-11 Storm Waves, Flooding and Seacliff Erosion

Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, shoreline protection devices and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing principal structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Prior to completion of a comprehensive shoreline protection plan designed

for the area, interim protection devices may be allowed provided such devices do not encroach seaward of a string line of similar devices. [...]

1. Findings For Denial

As noted, the proposed new zone provides for a wide variety of commercial uses, many of which are visitor-serving, including retail, restaurants, hotels, and hostels. These uses are consistent with the above-cited LUP policies promoting an increase in tourist-oriented business, and protecting, encouraging, and providing lower cost visitor and recreational facilities. As noted in the LUP findings, the proposed zone does permit some non-visitor serving uses such as medical offices, real estate offices, and live/work units. Thus, the zone may not be appropriate for areas of the City where visitor-serving uses are critical. However, compared to any other commercial or residential designation in the City, including the Residential Two-Family – Detached (R-3000-D) designation on the area proposed to be rezoned C/R-ET, the proposed new zone will promote high-priority uses and public access and recreation consistent with the LUP as amended herein.

The code provisions for pedestrian oriented, ecologically sound building design and landscaping will implement the portions of the LUP requiring that development preserve and enhance the visual quality of the City, and work with and enhance the natural features of the land.

The proposed provisions on Climate Change/Sustainability would, for the most part, also promote public access and the protection of natural resources, as required by the certified LUP. Climate change and global warming have the potential to greatly affect public access to and along the coast of California. Although it is difficult to evaluate all the potential future impacts that global warming and related sea level rise may have on the coast and on public access, it could result in the loss (e.g. inundation) of some of the City's shoreline areas. As global warming occurs and the sea level rises, it means that portions of what used to be sandy beach area used by the public could be covered with water and no longer useable for recreation such as sunbathing, picnicking, tidepooling, beach strolling and the like.

Moreover, along the developed portions of the City's shoreline and bayfront, as coastal erosion and flooding (both of which will increase due to rising sea level) threaten existing development, there could be an increased demand for installation of seawalls and other "hard armoring" of the coast. These seawalls can have the effect of increasing and even accelerating the loss of sandy beach area, adding to the ongoing losses that will result from climate change and sea level rise. This eventually will result in the loss of any public trust sandy beach areas located below the mean high tide line, as well as inundation of what used to be upland beach open to the public via public access lateral easements. Seawalls and other armoring are often installed directly on former dry sandy beach previously used for general public recreational uses, so these structures can also often have the effect of physically blocking public access to and along the coast, inconsistent with the policies of the LUP.

The proposed Climate Change policies include both mitigation measures and adaptation measures. Mitigation measures to address sustainability include minimizing storm water runoff, and using sustainable elements in building design and material. Adaptation measures include minimizing the production of greenhouse gases, and preparing for sea level rise. The sea level rise section (Section 19.25.060(G)(2)(b)) requires that project proponents:

...shall assess their projects for its vulnerability to impacts from sea level rise, and if vulnerable, propose a reasonable strategy that may take the form of hard structures (such as seawalls, levees, bulkheads, or rip-rap), soft structures (such as wetland restoration, low impact development (LID), detention basins, bioinfiltration, or bioswales), accommodation (such as elevated grades, elevated structures, floodable development, or floating structures), or withdrawal (such as buffers, rolling easements, disassembly design, or managed retreats).

However, as described, the construction of hard protective structures along the shoreline can adversely impact public access and recreation. The City's LUP is clear that the City's shoreline must be managed in a way which enhances the shoreline environment while also providing recreational opportunities and property protection. Specifically, the LUP requires that construction on beaches be minimized, and only permits construction that alters natural shoreline processes when required to serve coastal-dependent uses or to protect existing principal structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Although most of the City's LCP policies focus on protecting the City's beaches, the City also abuts the southern portion of San Diego Bay, and the bayfront shoreline is also protected as a natural resource, a visual amenity, and a source of public access and recreation.

As proposed, the sea level rise policies that would apply to the bayfront site proposed to be zoned C/R-ET, could be interpreted as promoting the construction of hard shoreline protective devices as a preemptive measure along the bayfront to protect new construction from the threat of inundation. This would be inconsistent with the shoreline protection, public access, public recreation, and visual quality provisions of the LUP, all of which support protecting the natural shoreline environment by avoiding the construction of hard shoreline protective devices. Rather, new development should be sited and designed to avoid the need for such structures.

In addition, the policy includes specific projections for sea level rise based on an October 2010 study from the State of California. However, it is important that applicants understand that project risk must be assessed based on the best available science at the time the project is proposed, not on the particular study cited in the LCP, which will eventually be outdated. Reliance on outdated studies for risk assessment could result in siting new structures in areas that are at risk for inundation and/or storm waves. Thus, as submitted, the proposed amendment is not consistent with the public access, recreation, and shoreline protection policies of the certified LUP.

2. Findings For Approval

Therefore, Suggested Modification #1 revises the sea level rise policy by modifying the above quoted paragraph as follows:

Sea Level Rise (SLR). Buildings may have a useful life of 50 to 100 years or more. Global warming scenarios project an increase in sea level rise due to the effects of greenhouse gases. The State of California projects a rise of 10 to 17 inches by the year 2050 and a rise of 31 to 69 inches by the year 2100 (State of California, Sea Level Rise Task Force of the Coastal and Ocean Working Group of the California Climate Action Team (CO-CAT), *Sea Level Rise Interim Guidance Document*, October 2010). Project proponents shall, using best available science, assess their projects for its vulnerability to impacts from sea level rise and, if vulnerable, propose a reasonable adaptation strategy that may take the form of hard structures (such as seawalls, levees, bulkheads, or rip-rap), soft structures (such as wetland restoration, low impact development (LID), detention basins, bioinfiltration, or bioswales), accommodation (such as elevated grades, elevated structures, floodable development, or floating structures), or withdrawal (such as buffers, rolling easements, disassembly design, or managed retreat). However, revetments and other shoreline protection devices that alter natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing principal structures, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. New development shall be sited and designed to account for sea level rise such that the need for hard protective structures is avoided.

The area proposed to be rezoned to C/R-ET is along a portion of the City's bayfront. Unlike the City's oceanfront, the majority of the bayfront remains largely open and unarmored. The C/R-ET zone will also be very near the South Bay Wildlife Refuge, a major habitat resource. The City's goal to encourage ecotourism is laudable and consistent with the recreational and public access goals of the LUP, but such uses must remain subordinate to the natural setting it seeks to draw upon. With the suggested modification, the proposed LCP amendment is consistent with the public recreation, access, and shoreline protection policies of the certified LUP. The proposed amendment, if modified as suggested, conforms to the certified land use plan, as amended, and the proposed ordinance can be found in conformance with and adequate to implement the certified LUP.

PART VII. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 21080.5 of the California Environmental Quality Act (CEQA) exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its local coastal program. The Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the

EIR process. Thus, under CEQA Section 21080.5, the Commission is relieved of the responsibility to prepare an EIR for each LCP.

Nevertheless, the Commission is required in an LCP submittal or, as in this case, an LCP amendment submittal, to find that the LCP, or LCP, as amended, does conform with CEQA provisions. In the case of the subject LCP amendment, the Commission finds that approval of the subject LCP amendment, if modified as suggested, would not result in significant environmental impacts under the meaning of the California Environmental Quality Act.

As described above, for the most part, the proposed amendments to the City of Imperial Beach's Land Use Plan and Implementation Plan are consistent with the environmental protection policies of the Coastal Act. Suggested modifications have been added that ensure no impacts to shoreline resources will occur from the construction of shoreline protective devices for new development. If modified as suggested, no impacts to coastal resources will result from the amendment.

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

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RESOLUTION NO. 2012-7188

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING GENERAL PLAN/ LOCAL COASTAL PROGRAM AMENDMENT (GPA/ LPCA) 100007, DESIGN REVIEW (DRC 100006), SITE PLAN REVIEW (SPR 100009), AND MITIGATED NEGATIVE DECLARATION (SCH# 2012031034) AND CERTIFYING THAT PROPOSED ZONING AMENDMENT (ORDINANCE NO. 2012-1127) IS CONSISTENT WITH THE COASTAL ACT FOR THE BIKEWAY VILLAGE PROJECT AT 536 13TH STREET, 535 FLORENCE STREET, AND ASSESSOR'S PARCEL 616-021-10-00. MF 1034

APPLICANT: REX BUTLER OF BIKEWAY VILLAGE LLC AND CITY OF IMPERIAL BEACH

WHEREAS, on May 2, 2012, the City Council of the City of Imperial Beach held a duly advertised public hearing to consider the merits of approving or denying an application for General Plan/ Local Coastal Program/ Zoning Code (GPA/ LPCA 100007/ ZCA 100008) Amendment, and discretionary permit approval of Design Review (DRC 100006) and Site Plan Review (SPR 100009) applications for the **Bikeway Village** project that proposes the conversion/ adaptive reuse of two approximate 15,000 square foot warehouse structures at 535 Florence, 536 13th Streets (APN 626-192-03-00 and 626-192-04-00) and on vacant parcel APN 616-021-10-00 ("Subject Site"). The Subject Site is legally described as follows:

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

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

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

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

EXHIBIT NO. 1

Resolution of Approval



IB LPCA #1-13 Ecotourism
California Coastal Commission

angle of 24°55'29" to the Easterly line of said Northwest Quarter of the Southeast Quarter; thence along said Easterly line South 00°38'17" West 182.87 feet to the POINT OF BEGINNING.

WHEREAS, the City Council finds that the proposed GPA/LCPA that would amend Figure L-1 (Land Use Map) by adding C/R-ET Commercial/ Recreation-Ecotourism and designating the Subject Site as C/R-ET and that would amend Table L-2 of the Land Use Element by adding "C/R-ET Commercial/ Recreation-Ecotourism: The Commercial/ Recreation-Ecotourism designation provides for land to meet the demand for goods and services required primarily by the recreation and ecotourist visitor including pedestrian-oriented small-scale visitor-serving retail and services such as specialty stores, shops, eating and drinking establishments (such as restaurants and cafes), recreational uses, fitness, athletic and health club uses, and visitor accommodations (such as hostels, hotels and motels)", pursuant to Government Code Section 65300.5, is internally consistent with other policies of the general plan/ local coastal program; and

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

WHEREAS, the City Council finds that the project is consistent with the General Plan and is in substantial compliance with Policy D-8 of the Design Element of the General Plan/Local Coastal Plan, which promotes project design harmonious with adjoining uses as the proposed façade changes creates a more pedestrian-oriented environment and exemplifies many of the principles of form-based codes; and

WHEREAS, the City Council of the City of Imperial Beach hereby finds and certifies that the proposed establishment and application to the site of the Commercial/ Recreation – Ecotourism Zone (Ordinance No. 2012-1127) is consistent with the California Coastal Act, pursuant to Public Resources Code Section 30510(a) and Title 14 of the California Code of Regulations section 13551; and

WHEREAS, this project complies with the requirements of the California Environmental Quality (CEQA) as the draft Mitigated Negative Declaration (MND) was prepared for this project and advertised in the IB Eagle and Times for availability during the public review period from March 8, 2012 to April 9, 2012; and routed through the State Clearinghouse (SCH# 2012031034) for state agency review from March 6, 2012 to April 4, 2012; and

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

WHEREAS, the City Council further offers the following findings in support of its decision to conditionally approve the project:

SITE PLAN REVIEW FINDINGS:

1. **The proposed use does not have a detrimental effect upon the general health, welfare, safety and convenience of persons residing or working in the neighborhood, and is not detrimental or injurious to the value of property and improvements in the neighborhood.**

The project proposes retail ecotourism commercial uses that will eventually replace the existing quasi-industrial uses that occupy the existing industrial buildings on the site. This will have the benefit of having improved appearance and uses that would be more compatible with the adjacent residential uses.

2. **The proposed use will not adversely affect the General Plan/Local Coastal Plan.**

The subject site will be rezoned from R-3000-D to the proposed C/R-ET Zone in order to accommodate the proposed ecotourism uses. A consistency analysis determined that the proposed zoning code amendment would be internally and externally consistent with the other policies and elements of the General Plan/ Local Coastal Plan.

3. **The proposed use is compatible with other existing and proposed uses in the neighborhood.**

The project proposes retail ecotourism commercial uses that will eventually replace the existing quasi-industrial uses that occupy the existing industrial buildings on the site. This will have the benefit of having improved appearance and uses that would be more compatible with the adjacent residential uses to the west and to the south.

The property to the east is Pond 20A and is owned by the Port District; it is zoned by the City of San Diego IL-3-1 and designated OS Special Study. The property to the north is owned by the State Lands Commission and leased to the US Fish and Wildlife Service; it is zoned IH-2-1 and designated OS by the City of San Diego.

4. **The location, site layout and design of the proposed use properly orients the proposed structures to streets, driveways, sunlight, wind and other adjacent structures and uses in a harmonious manner.**

The project is adjacent to the Bayshore Bikeway and the renovation/ adaptive reuse of the existing buildings will be re-oriented toward the bay in order to take advantage of the views and capture the tourist market. Green building features of the project will also take advantage of the prevailing winds.

5. **The combination and relationship of one proposed use to another on the site is properly integrated.**

The project proposes a mixture of commercial uses within the existing building so that a range of commercial needs can be met at this one site, including restrooms, eating and drinking establishments, and a possible hostel.

6. **Access to and parking for the proposed use will not create any undue traffic problems.**

Additional parking spaces are proposed along 13th Street to accommodate the parking needs of customers, existing residents, and bicyclists.

7. **The project complies with all applicable provisions of Title 19.**

The proposed development would conform to the proposed C/R-ET Zone of Title 19 (Zoning) and with the Land Use Element and the Coastal Policies of the General Plan/Local Coastal Plan.

8. **The foregoing findings encompass the considerations deemed necessary to preserve the health, welfare, safety and convenience of the City in general.**

COASTAL PERMIT FINDINGS:

1. **The proposed development conforms to the Certified Local Coastal Plan including Coastal Land Use Policies.**

The project is located in the Original Jurisdiction of the California Coastal Commission, as indicated on the Local Coastal Program Post Certification and Appeal Jurisdiction Map, and, as such, its coastal development permit would need to be processed by and any supporting findings will be developed by the California Coastal Commission.

DESIGN REVIEW FINDINGS:

1. **The project is consistent with the City's Design Review Guidelines.**

The design of the project and the landscaping improvements are consistent with the existing and proposed Design Review Guidelines and with the concepts and principles of form-based codes.

NOW, THEREFORE, BE IT RESOLVED, that General Plan/ Local Coastal Program/ Zoning Code (GPA/ LCPA 100007/ ZCA 100008) Amendment, and discretionary permits Design Review (DRC 100006) and Site Plan Review (SPR 100009) applications for the **Bikeway Village** project that proposes the conversion/ adaptive reuse of two approximate 15,000 square foot warehouse structures at 535 Florence, 536 13th Streets (APN 626-192-03-00 and 626-192-04-00) and on vacant parcel APN 616-021-10-00, are hereby **approved** by the City Council of the City of Imperial Beach subject to the following:

CONDITIONS OF APPROVAL:

1. The site shall be developed substantially in accordance with the approved plans on file in the Community Development Department and with the conditions provided herein. No additional impervious surfaces beyond that shown on the approved plans would be permitted without additional drainage studies that would show compliance with Municipal Storm Water Permit - Order R9-2007-0001.
2. Project shall comply with the standard and any special conditions of the Coastal Development Permit issued by the **California Coastal Commission**.

3. Approval of this request shall not waive compliance with any portion of the Uniform Building Code and Municipal Code in effect at the time a building permit is issued.
4. Mechanical equipment, including solar collectors and panels or other utility hardware on the roof, ground, or buildings shall be screened from public view with materials harmonious with the building, and shall be located so as not to be visible from any public way. (19.83).
5. Approval of Design Review (DRC 100006) and Site Plan Review (SPR 100009) applications for the Bikeway Village project is valid for **two years** from the date of Coastal Commission approval of the companion coastal development permit. Conditions of approval must be satisfied, building permits issued, and substantial construction must have commenced prior to the expiration of the coastal development permit, or a time extension is granted by the Commission prior to expiration.
6. The applicant or applicant's representative shall, pursuant to Section 711.4 of the California Fish and Game Code, pay to the San Diego County Clerk **\$2,151.50 plus a \$50** County documentary handling fee at the time the Notice of Determination is filed by the City, which is required to be filed with the County Clerk within five working days after project approval becomes final (Public Resources Code Section 21152).
7. **Environmental Mitigation Measures:** Project shall comply with any required mitigation measures provided for in the Mitigated Negative Declaration (SCH# 2012031034).
8. **Hydrology and Water Quality:** Project shall adhere to any applicable requirements pursuant to the City's Standard Urban Storm Water Mitigation Plan (SUSMP).
9. **Parking:** In consideration for applicant's relinquishment of on-site parking for this project, the City may regulate parking through a method to be determined prior to issuance of a building permit, which may include, but not be limited to, considering the establishment of restricted parking through signage or licensing of restricted parking in the rights-of-way abutting the project site and along 13th Street.
10. The applicant shall include verification of post construction Best Management Practice (BMP) maintenance provisions through a legal agreement, covenant, CEQA mitigation requirement, and/or Conditional Use Permit. Agreement is provided through the Community Development Department.
11. The property owner must institute "Best Management Practices" to prevent contamination of storm drains, ground water, and receiving waters during both construction and post construction. These practices include but are not limited to:
 - ◆ Contain all construction water used in conjunction with the construction. Contained construction water is to be properly disposed in accordance with Federal, State and City statutes, regulations and ordinances.
 - ◆ All recyclable construction waste must be properly recycled and not disposed in the landfill.
 - ◆ Water used on site must be prevented from entering the storm drain conveyance system (i.e. streets, gutters, alley, storm drain ditches, storm drain pipes).
 - ◆ All wastewater resulting from cleaning construction tools and equipment must be contained on site and properly disposed in accordance with Federal, State, and City statutes, regulations, and ordinances.

- ◆ Erosion control - All sediment on the construction site must be contained on the construction site and not permitted to enter the storm drain conveyance system. Applicant is to cover disturbed and exposed soil areas of the project with plastic-like material (or equivalent product) to prevent sediment removal into the storm drain system.
- 12. Ensure that the hot water tank P.T. discharge pipe is piped to discharge to the sanitary sewer system or the landscape area. A design that has the water discharge directly into the storm drain conveyance system (onto an impervious surface that flows to the street) is in violation of the Municipal Storm Water Permit - Order R9-2007-0001.
- 13. The existing and proposed sewer lateral locations shall be drawn on the final building plans and submitted to the City for review and approval.
- 14. Irrigation plans shall be submitted to the City for approval. The applicant shall be responsible for maintaining all plantings and irrigation in the rights-of-way.
- 15. Landscape irrigation system shall be provided to tree planters and all landscaping in the public right-of-way per I.B.M.C. 19.50.040.F.
- 16. The alley approach/apron on Cypress Avenue (between 13th Street and Florence Street) shall be constructed in compliance with San Diego Regional Standard Drawing G-12. The adjacent pedestrian access ramps located east and west of the alley approach/apron shall be constructed in compliance with San Diego Regional Standard Drawing G-31.
- 17. For alley, sidewalk or curb & gutter replacement ensure compliance with San Diego Regional Standard Drawing G-11 in that, the "Area to be removed [shall be] 5' or from joint to joint in panel, whichever is less." The distance between joints or score marks shall be a minimum of 5-feet. Where the distance from "Area to be removed", to existing joint, edge or score mark is less than the minimum shown, "Area to be removed" shall be extended to that joint, edge or score mark.
- 18. If it is necessary to cut into the alley pavement as part of this project, all concrete cuts in the alley shall be replaced with #4 rebar dowels positioned every 1 foot on center. Concrete specification shall be 560-C-3250. Concrete cuts shall also comply with item 9 above and cuts parallel to the alley drainage shall be at least 1-foot from the alley drain line.
- 19. For any work to be performed in the street or alley, a traffic control plan shall be submitted to the City for approval by Public Works Director a minimum of 5 working days in advance of street work. Traffic control plan is to be per Regional Standard Drawings or CALTRANS Traffic Control Manual.
- 20. For any project that proposes work within the public right-of-way (i.e., driveway removal/ construction, sidewalk removal/ construction, street or alley demolition/ reconstruction, landscaping and irrigation, fences, walls within the public right-of-way, etc.), a Temporary Encroachment Permit (TEP) shall be applied for and approved either prior to or concurrent with issuance of the building permit required for the project. Application for a Temporary Encroachment Permit shall be made on forms available at the Community Development Department Counter.
- 21. All street work construction requires a Class A contractor to perform the work. All pavement transitions shall be free of tripping hazards.

22. Construct trash or refuse enclosures and recycling enclosures to comply with IBMC 19.74.090. Trash and recycling enclosures are to be enclosed by a six-foot high masonry wall and locking gate. The minimum size refuse enclosure shall be 6'-0" x 9'-0" and the minimum recycling enclosure shall be 4'-0" x 8'-0". The trash enclosures shown (in the two buildings facing the alley) suggest that they must be moved through parking stalls to be emptied. This would not be an acceptable condition. The trash bins shall be accessible to the refuse hauler without restriction.
23. All landscape areas, including grass and mulch areas, shall be improved to consist of at least 12-inches of loamy soil in order to maximize the water absorption during wet weather conditions and minimize irrigation runoff.
24. Survey monuments shall be installed on the southeast, southwest and northwest property lines in or adjacent to the sidewalk. Record same with County Office of Records.
25. In accordance with I.B.M.C. 12.32.120, Developer shall place and maintain warning lights and barriers at each end of the work, and at no more than 50 feet apart along the side thereof from sunset of each day until sunrise of the following day, until the work is entirely completed. Barriers shall be placed and maintained not less than three feet high.
26. For any new construction, the building foundation elevation shall be at least 1 foot above gutter line to minimize flooding during storm conditions. An alternate methods and design request may be applied for demonstrating adequate drainage flow away from the building and adequately conveying water from the site.
27. Any roof drain that does not go through a bioswale must include an inline downspout filter before discharging to an impermeable surface. A design that has these water discharges directly into the storm drain conveyance system (onto an impervious surface that flows to the street) is in violation of the Municipal Storm Water Permit - Order R9-2007-0001.
28. Any disposal/transportation of solid waste / construction waste in roll off containers must be contracted through EDCO Disposal Corporation unless the hauling capability exists integral to the prime contractor performing the work.
29. Operations shall comply with the requirements of the Department of Toxic Substances Control with regard to the handling of hazardous materials.
30. Prior to any work being performed in the public right-of-way, a temporary encroachment permit shall be obtained from the Building Division and appropriate fees paid.
31. The applicant shall, during construction, store any roll-off bins on the site. If this is not possible, an Encroachment Permit shall be obtained from the Building Division prior to the issuance of a building permit, to place any roll-off bins in the public right-of-way. The Encroachment Permit will contain the following conditions:
 - A. The roll-off bin shall not contain debris past the rim, and shall be emptied regularly to prevent this.
 - B. The area around the bin shall be kept free and clear of debris.
 - C. The bin shall have reflectors for observation at night.
32. Prior to commencement of construction, the applicant shall submit plans showing the locations, both on and off site that will be used as staging or storage areas for materials

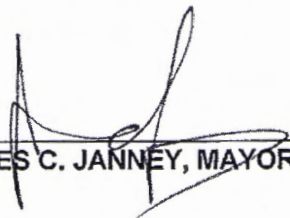
and equipment during the construction phase of the project. The staging/storage plan shall be subject to review and written approval of the Community Development Director.

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

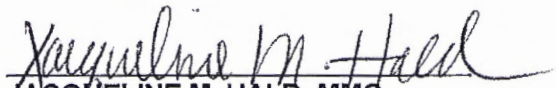
PROTEST PROVISION: The 90-day period in which any party may file a protest, pursuant to Government Code Section 66020, of the fees, dedications or exactions imposed on this development project begins on the date of the final decision.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its regular meeting held on the 2nd day of May, 2012, by the following roll call vote:

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


JAMES C. JANNEY, MAYOR

ATTEST:


JACQUELINE M. HALD, MMC
CITY CLERK

APPROVED AS TO FORM:

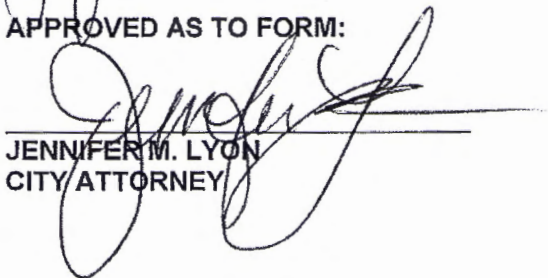

JENNIFER M. LYON
CITY ATTORNEY

Table L-2: LAND USE DESIGNATIONS AND SPECIFICATIONS

C-1 General Commercial (4 stories)

The General Commercial land use designation provides for land to meet the local demand for commercial goods and services, as opposed to the goods and services required primarily by the tourist population. It is intended that the dominant type of commercial activity in this designation will be community and neighborhood serving retail and office uses such as markets, specialty stores, professional offices, personal service department stores, restaurants, liquor stores, hardware stores, etc. Residential uses may be permitted above the first floor at a maximum density of one unit per every 1,000 square feet of land. Discretionary permit review by the City shall be required for such residential use.

C-2 Seacoast Commercial (3 stories, except for hotels where 4 stories may be permitted by specific plan)

The Seacoast Commercial land use designation provides for land to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. It is intended that the dominant type of commercial activity in this designation will be visitor-serving retail such as specialty stores, surf shops, restaurants, hotels and motels, etc. In order to promote a more pedestrian-oriented community character, as well as to reduce the high volume of vehicle trips attracted by drive-thru establishments, drive-thru services for restaurants, banks, dry cleaners, and other similar auto related business establishments shall be prohibited in this zone. Residential uses may (included below) be permitted above the first floor at a maximum density of one unit per every 1,500 square feet of land. Discretionary permit review by the City shall be required for such residential use. [Amended by Resolution 2003-5754 on April 2, 2003, Resolution 2002-5634 on July 17, 2002, and Ordinance 83-920, February 18, 1998]

C-3 Neighborhood Commercial (2 stories)

The Neighborhood Commercial land use designation provides for land to meet the local neighborhood demand for commercial goods and services, as opposed to the goods and services required primarily by the tourist population city-wide. It is intended that the dominant type of commercial activity in this designation will be neighborhood serving retail and office uses such as markets, professional offices, personal services, restaurants, hardware stores, etc. In order to maintain and promote a more pedestrian-oriented community character, as well as to reduce the high volume of vehicle trips attracted by drive-thru establishments, drive-thru services for restaurants, banks, dry cleaners and other similar auto related business establishments shall be prohibited in this district. Residential uses may be permitted above the first floor at a maximum density of one unit per every 2,000 square feet of land. Discretionary permit review by the City shall be required for such residential use.

C-4 R-ET Commercial/ Recreation-Ecotourism (2 stories)

The Commercial/ Recreation-Ecotourism designation provides for land to meet the demand for goods and services required primarily by the recreation and ecotourist visitor including pedestrian-oriented small-scale visitor-serving retail and services such as specialty stores, shops, eating and drinking establishments (such as restaurants and cafes), recreational uses, fitness, athletic and health club uses, and visitor accommodations (such as hostels, hotels and motels)

C-5 J-1 Mixed Use Overlay

The Mixed Use Overlay land use designation provides for future expansion of uses allowed in the C-1 Land Use designation in an orderly way without requiring the amendment of the General Plan. In this overlay designation, commercial activities would be allowed to expand into areas otherwise designated as Residential. Discretionary permit review by the City shall be required for such commercial use.

C-6 J-2 Mixed Use Overlay

The Mixed Use Overlay land use designation provides for future expansion of uses allowed in the C-2 Land Use designation in an orderly way without requiring the amendment of the General Plan. In this overlay designation, commercial activities would be allowed to expand into areas otherwise designated as Residential. Discretionary permit review by the City shall be required for such commercial use.

C-7 Public Facility

The Public Facilities land use designation provides for land devoted to public facilities and utilities. This designation, therefore, includes public schools, parks, the beach and civic facilities. More precise standards and criteria for these land uses are contained in the Facilities and Services Element and the Parks, Recreation, and Access Element.

C-8 Open Space

The Open Space land use designation applies to land set aside for natural resources. Usage of these areas will be carefully managed. This designation is not shown on the General Plan/ Local Coastal Plan.

EXHIBIT NO. 2

Proposed Land Use Changes



IB LCPA #1-13 Ecotourism
California Coastal Commission

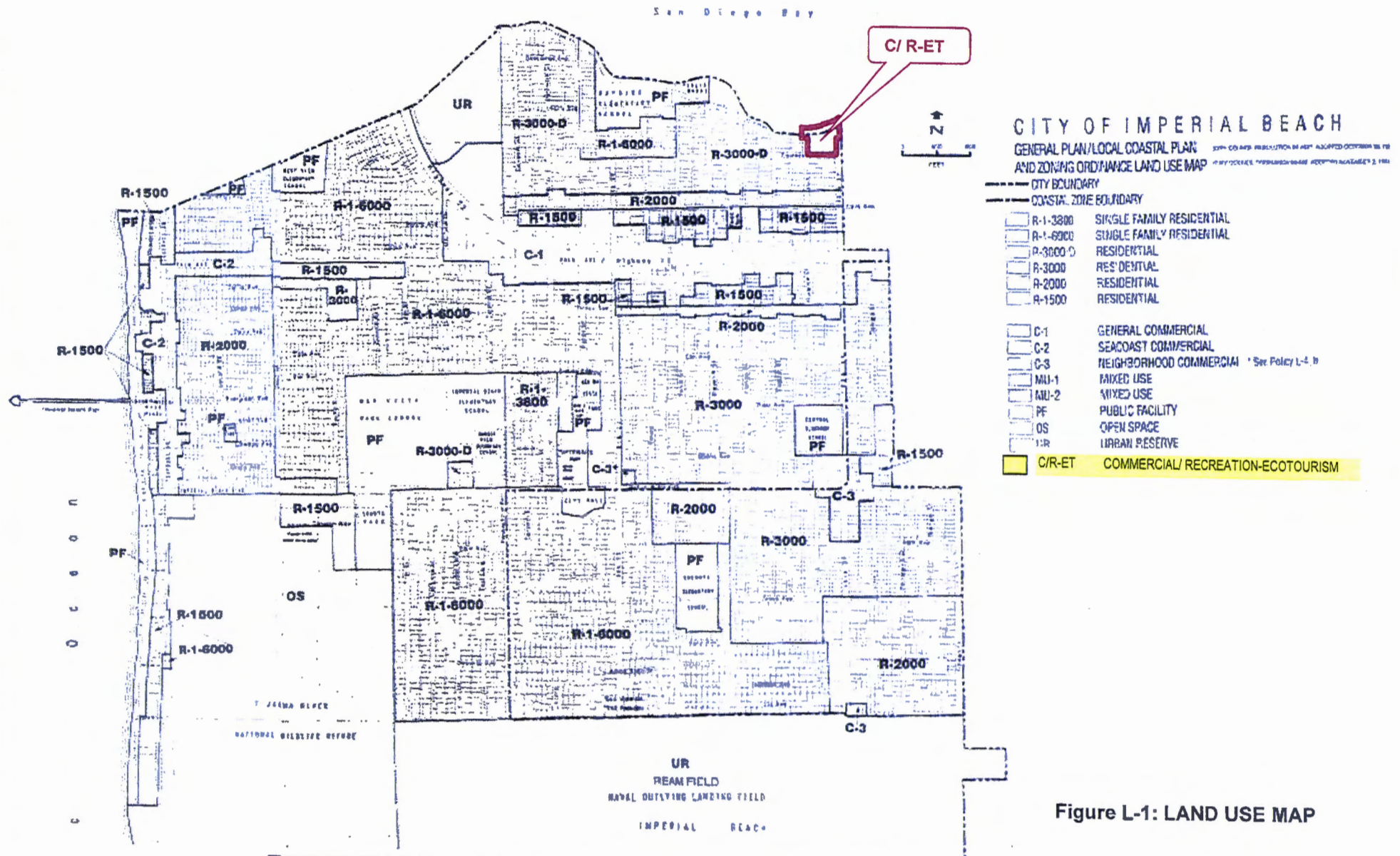


Figure L-1: LAND USE MAP

General Plan/ Local Coastal Plan

L-4

Land Use Element

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

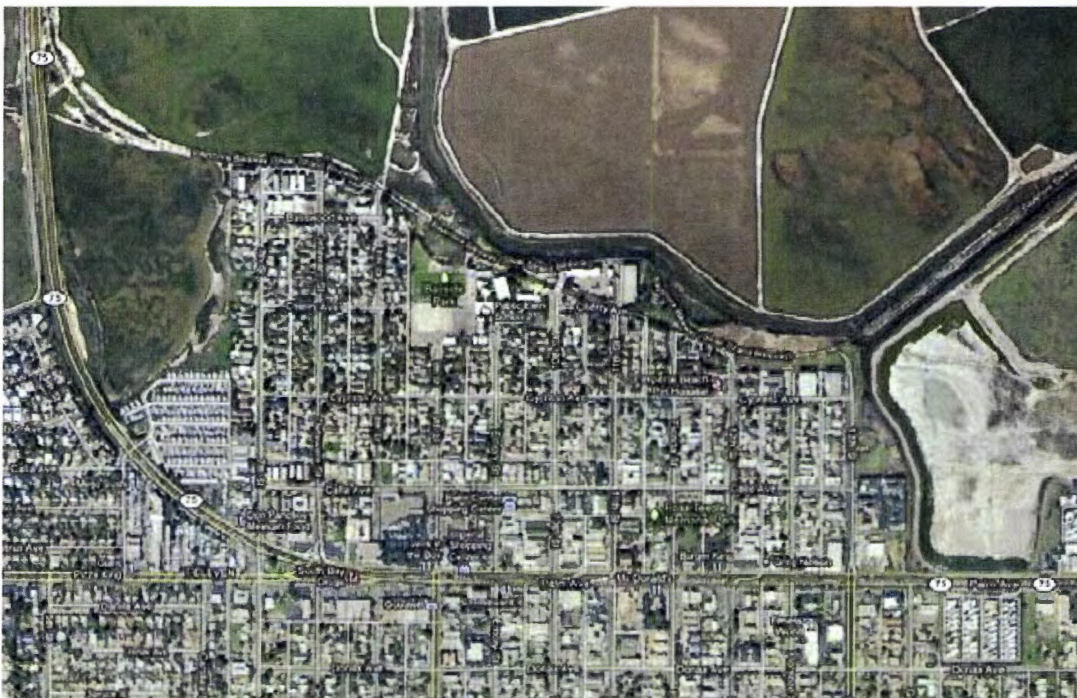
19.25.010. Purpose of zone.

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

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



Imperial Beach is identified as a strong market for birders.



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

EXHIBIT NO. 3

Proposed Zoning/IP Changes



IB LCPA #1-13 Ecotourism
California Coastal Commission



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



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

19.25.020. Regulated land uses.

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

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

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

19.25.030. Land Use and Design Determination

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

19.25.040. Minimum Active Commercial Use

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

19.25.050. Development Review Process Jurisdiction.

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



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

19.25.060. Development Regulations and Design Standards.

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

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

A. Adaptive Reuse provisions:

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



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

2. For adaptive reuse proposals in districts characterized by historic or architecturally significant structures, façade changes shall be consistent with and preserve the design theme of such structures.
3. Pedestrian-oriented walkway treatments and landscaping of the public realm shall be provided.
4. The Community Development Director and the City Council may approve the design for adaptive reuse proposals that deviate from the prescribed standards in this chapter but yet are consistent with the intent of this chapter.

B. New development/redevelopment provisions:

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

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

1. For properties fronting on a public street, the front building line shall be set on the front lot line if the sidewalk and parkway improvements are at least 10 feet in width. If the sidewalk and parkway improvements are less than 10 feet in width, the front building line shall be set back a reasonable distance from the right-of-way line as determined through a site plan review process in order to accommodate for sidewalk and parkway improvements. For buildings proposed to be set back greater than allowed, a site plan and perspective renderings that analyze and demonstrate the effect that the proposed spatial forms may have on pedestrians shall be submitted for approval. An example of increased setback that may be justified would be provisions for outdoor dining and plazas for public seating areas.
2. Side yard: 5 feet for interior lots. For corner lots, the side building line shall be set on the exterior side lot line if the sidewalk and parkway improvements are at least 10 feet in width. If the sidewalk and parkway improvements on the exterior side are less than 10 feet in width, the side building line shall be set back no more than five feet of the right-of-way line.
3. Rear yard: 10 feet if abutting residentially-zoned property.
4. Stepback: 5 feet at second floor if abutting residentially-zoned property.



Buildings that front along the sidewalk and parkway improvements enhance the pedestrian experience.

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

D. Building Height provisions

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

E. Lot size provisions

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



Xeriscape example

F. Landscaping provisions

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



Storm water BMP example

G. Climate Change/ Sustainability provisions:

1. Mitigation Measures:

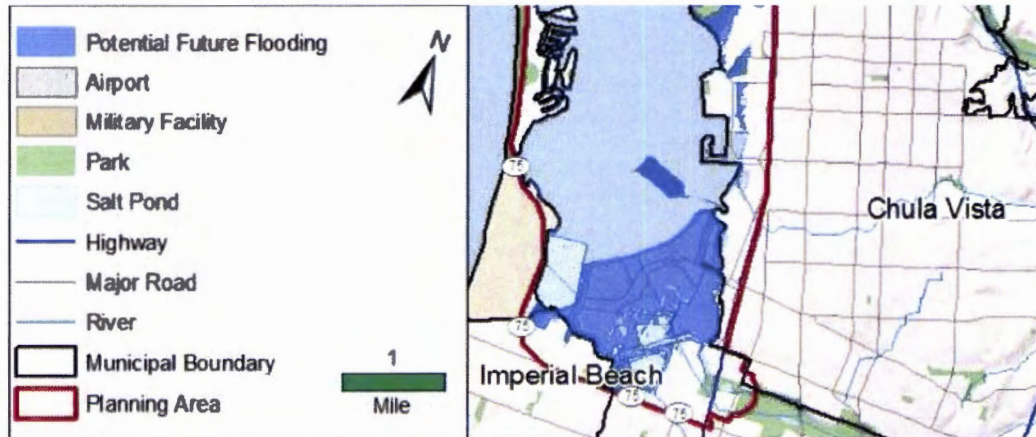
- a. **Storm Water.** Storm water runoff shall be minimized (in addition to satisfying the storm water requirements of IBMC Chapters 8.30, 8.31, and 8.32) by infiltrating runoff on-site provided that geotechnical studies support infiltration/percolation capabilities.
- b. **Green Building.** The 2010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



Green Building utility example

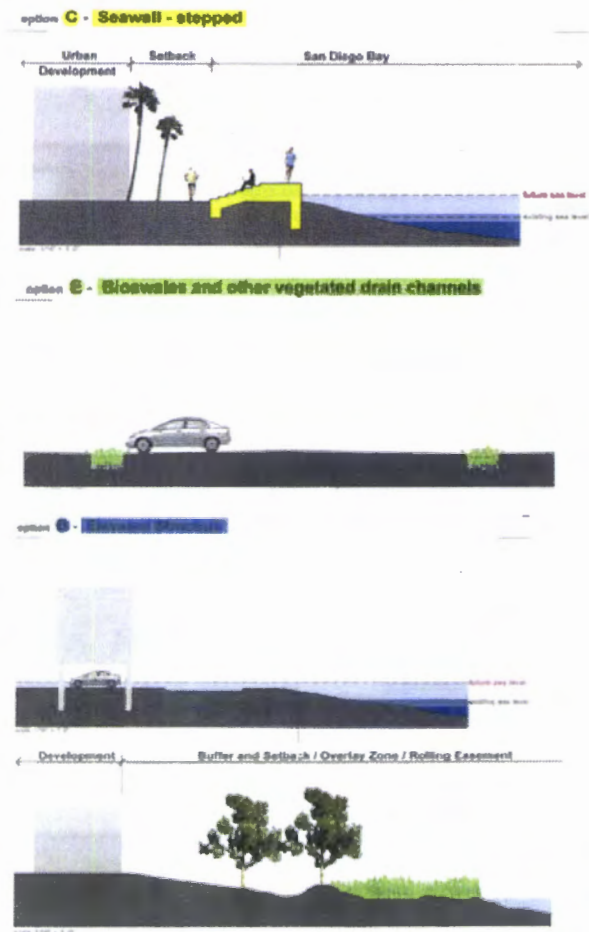
2. **Adaptation Measures:**

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



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

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



as elevated grades, elevated structures, floodable development, or floating structures), or withdrawal (such as buffers, rolling easements, disassembly design, or managed retreat).

H. Parking provisions

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



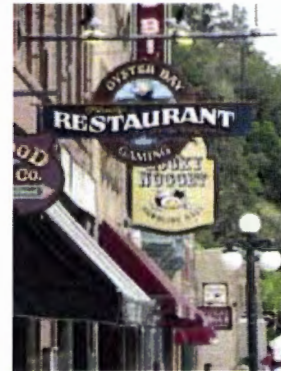
The façade of any proposed parking structure shall be articulated to be compatible with the surrounding development.

I. Building Façade provisions:

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



An example of roof articulation.



Examples of pedestrian-scale signage.

7. Roof materials permitted include: clay and concrete tile, slate, standing seam metal, and dimensional asphalt shingles.

19.25.070. Signage provisions.

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

19.25.080. Public Realm/Street Furniture provisions.

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



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

19.25.090. Miscellaneous Provisions.

- A. **Custom/Incidental Manufacturing** refers to the small scale on-site production of goods by hand which involves only the use of hand tools or domestic mechanical equipment that do not exceed five horse power or a single kiln not exceeding 8 cubic feet and that such use is restricted as a secondary use to the primary retail or service use where such products are sold directly to consumers. Typical uses include ceramic studios, candle making shops or custom jewelry crafts stores.
- B. **Conditional Use Permit.** Conditions for any conditional use permit may include, but shall not be limited to requirements for special yards, open spaces, buffers, fences, walls, and screening; requirements for installation and maintenance of



landscaping and erosion control measures; requirements for street improvements and dedications, regulations of vehicular ingress and egress and traffic circulation; regulations of signs; regulations of hours of operation; establishment of development schedules or time limits for performance or completion; requirements for periodic review; and such other conditions as may be deemed necessary to ensure compatibility with existing surrounding uses, and to preserve the public health, safety and welfare.

- C. **Refuse and Recycling Containers.** Private refuse and recycling containers in conformance with Section 19.74.090 shall be buffered from public venues with landscaping and/or screen walls.
- D. **Coastal Development Permit.** If the project site proposed for recreational and ecotourism development is located in the original coastal development permit (CDP) jurisdiction of the California Coastal Commission, applicants shall proceed with other required discretionary permits through the city prior to filing for a CDP application with the Commission.
- E. **"Boutique hotel"** (hotel H-6) means a small elegant lodging facility that is unique and is characterized by personalized service.
- F. **"Ecotourism"** means responsible travel to natural areas that conserves the environment and sustains the well-being of local people.
- G. **"Hostel"** means a place where travelers may stay for a limited duration at low cost in a facility that is appropriately recognized by a state, national or international hostel organization and that may include dormitory-like sleeping accommodations.
- H. **"Inn"** (hotel H-5) means a commercial establishment that affords public lodging on a less than monthly basis and may include meals and other services to travelers.



Boutique hotel example

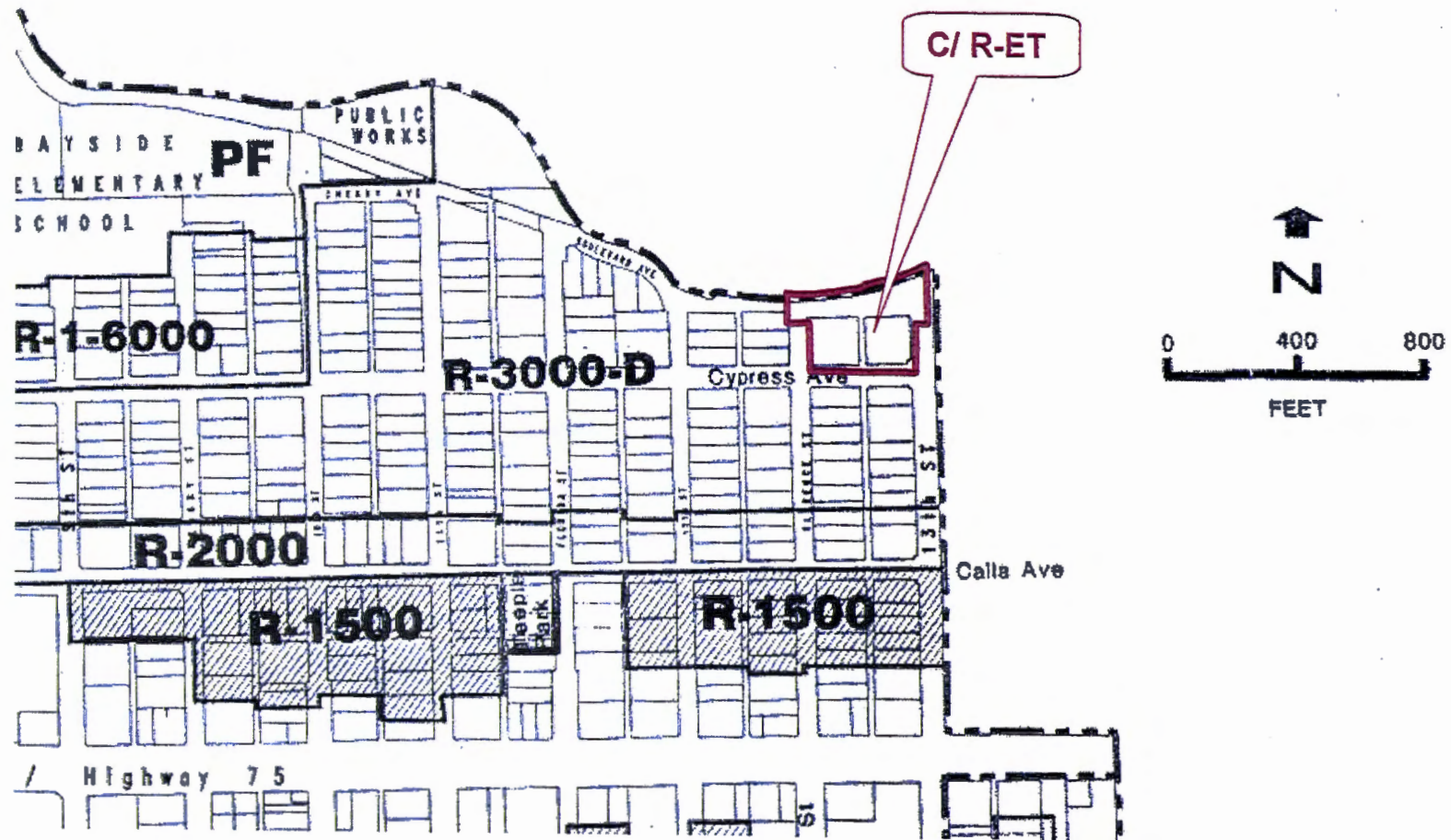
EXHIBIT B (Proposed Zoning Amendments)

19.06.010. Zones established.

The several zones established and into which the City is divided are designated as follows:

- A. R-1-6000 — Single family residential zone, one single family detached dwelling unit per lot with a minimum lot size of 6,000 square feet.
- B. R-1-3800 — Single family residential zone, one single family detached dwelling unit per lot, with a minimum lot size of 3,800 square feet.
- C. R-3000-D — Medium density or two-family detached residential zone, one detached dwelling unit for every 3,000 square foot of lot area.
- D. R-3000 — Medium density or two-family residential zone, one dwelling unit for every 3,000 square foot of lot area.
- E. R-2000 — Medium density residential zone, one dwelling unit for every 2,000 square foot of lot area.
- F. R-1500 — High density residential zone, one dwelling unit for every 1,500 square foot of lot area.
- G. PF — Public Facilities zone.
- H. C-1 — General Commercial zone.
- I. C-2 — Seacoast Commercial zone.
- J. C-3 — Neighborhood Commercial zone.
- K. OS — Open Space zone.
- L. UR — Urban Reserve zone.
- M. MU-1 — Mixed Use Overlay zone.
- N. MU-2 — Mixed Use Overlay zone.
- Q. C/R-ET — Commercial/ Recreation — Ecotourism zone. (Ord. 2012-1127, 2012)

San Diego Bay



CITY OF IMPERIAL BEACH

GENERAL PLAN/LOCAL COASTAL PLAN







(CITY COUNCIL RESOLUTION 94-4427, ADOPTED OCTOBER 19, 1994)









AND ZONING ORDINANCE LAND USE MAP


(CITY COUNCIL ORDINANCE 94-888, ADOPTED NOVEMBER 2, 1994)

----- CITY BOUNDARY

----- COASTAL ZONE BOUNDARY

	R-1-3800	SINGLE FAMILY RESIDENTIAL
	R-1-6000	SINGLE FAMILY RESIDENTIAL
	R-3000-D	RESIDENTIAL
	R-3000	RESIDENTIAL
	R-2000	RESIDENTIAL
	R-1500	RESIDENTIAL

	C-1	GENERAL COMMERCIAL
	C-2	SEACOAST COMMERCIAL
	C-3	NEIGHBORHOOD COMMERCIAL * See Policy L-4, h
	MU-1	MIXED USE
	MU-2	MIXED USE
	PF	PUBLIC FACILITY
	OS	OPEN SPACE
	UR	URBAN RESERVE

	C/R-ET	COMMERCIAL/ RECREATION-ECOTOURISM
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CITY COUNCIL ACTIONS:

ORD. NO.	DATE	MF #	CASE #
94-884	JULY 20, 1994	237	GPA 93-01/LCPA 93-01/ZCA 93-03
98-925	JUNE 3, 1998	420	GPA/LCPA/ZCA 98-01
98-926	JUNE 17, 1998	421	GPA/LCPA/ZCA 98-02
2012-1127	MAY 16, 2012	1034	GPA/LCPA 100007/ZCA 100008 Reso 2012-7188