

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV



Th16b

LCP-3-PGR-21-0038-1 (AMERICAN TIN CANNERY SITE STANDARDS) AUGUST 12, 2021 HEARING EXHIBITS

Table of Contents

- Exhibit 1: Proposed IP Amendment (shown in strikethrough and underline)**
- Exhibit 2: Vicinity Map**
- Exhibit 3: American Tin Cannery Site Map**

23.90.180 Coastal Community Design.

...

(c) Design standards for each land use designation are contained in the section below:

(4) Visitor-Serving, Visitor-Accommodation and Sunset Service Commercial Design Standards. In addition to all other applicable LCP policies, the following design standards for development within the visitor-serving, visitor-accommodation and sunset service commercial LUP land use designations shall apply:

...

(G) American Tin Cannery Site. In addition to the standards in subsections (c)(4)(A) through (F) of this section, the following additional design standards apply to new development at the American Tin Cannery site comprised of Assessor's Parcel Numbers 006-231-001, 006-234-004, 006-234-005, and the portion of Sloat Avenue between Eardley Avenue and Dewey Avenue (C-V-ATC zoning district)~~located seaward of Sloat Avenue between Eardley Avenue and Dewey Avenue:~~

(i) Coverage. Site coverage may only be allowed up to 90 percent of the total site area if the project includes consistent public amenities that enhance public access (e.g., restrooms, bicycle racks, seating areas, sidewalk and roadway access improvements on- and off-site, etc.) beyond that which is required by the LCP for compliance with other requirements. Otherwise, site coverage may be decreased if substantial public coastal access amenities are not incorporated into the project.

(ii) Minor exceptions to height limits may be allowed for mechanical appurtenances up to an additional eight (8) feet provided that no public views are significantly impacted and the equipment is appropriately screened.



Hopkins Marine Station

American Tin Cannery Site

Monterey Bay Aquarium

Cannery Row

Ocean View Boulevard

Slack Ave

Evans Ave

Acacia Ave

Eardley Ave

Hawthorne St

David Ave

Leime St

Foam St

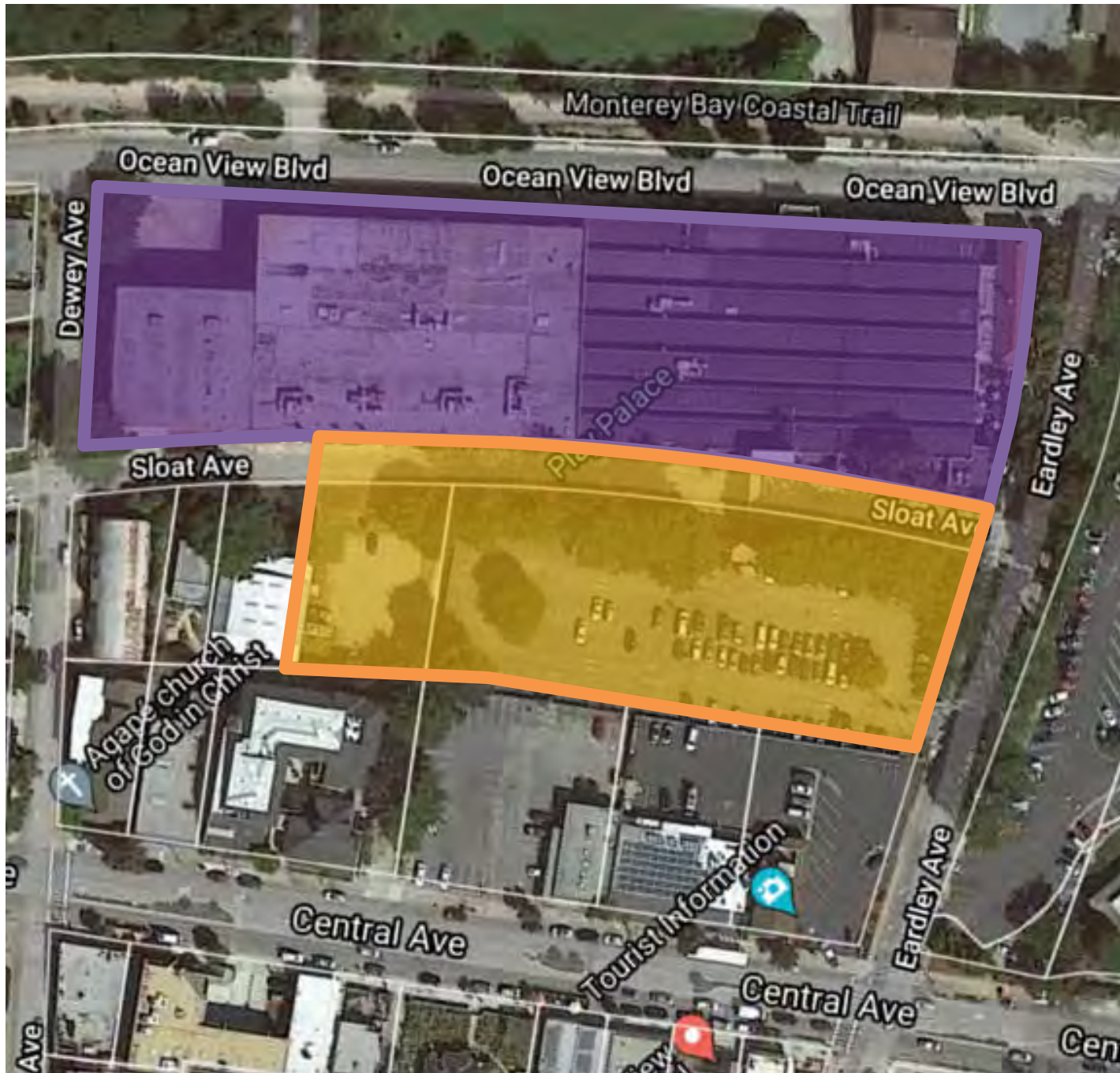
3rd St

2nd St


Laurel Ave

Elm St

City of Pacific Grove
City of Monterey



LEGEND

-  = Seaward of Sloat Ave.
-  = Inland of Sloat Ave.