

Chapter 2.12 – Planning and Locating Development

Sections:

- 2.12.010 – Chapter Purpose
- 2.12.020 – Coastal Combining Zone Districts
- 2.12.030 – Purpose of Coastal Combining Zone Districts
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- 2.12.050 – Development Standards

2.12.010 – Chapter Purpose

This chapter establishes coastal combining zone districts, identifies allowed land uses, and establishes maximum intensity standards for development within the districts.

2.12.020 – Coastal Combining Zone Districts

- A. **General.** Arcata’s Coastal Zone is divided into coastal combining zone districts to implement the General Plan Coastal Land Use Element.
- B. **Coastal Combining Zone Districts.**
 - 1. Table 2.12-1 lists the coastal combining zone districts and the corresponding land use designations in the Coastal Land Use Element.
 - 2. A coastal combining zone district may be combined with one or more other combining zone district.

TABLE 2.2-1: COASTAL COMBINING ZONE DISTRICTS AND CORRESPONDING COASTAL LAND USE ELEMENT DESIGNATIONS

Symbol	District Name	Local Coastal Element Designation
Agriculture and Natural Resource Districts		
:CA	Agricultural	Coastal Agricultural
:CROS	Resource & Open Space Lands	Coastal Resource & Open Space Lands
Residential Districts		
:CRVL	Residential Very Low Density	Coastal Residential Very Low Density
:CRL	Residential Low Density	Coastal Residential Low Density
:CRM	Residential Medium Density	Coastal Residential Medium Density
:CRH	Residential High Density	Coastal Residential High Density
Commercial and Mixed-Use Districts		
:CCC	Commercial Central	Coastal Commercial Central

Symbol	District Name	Local Coastal Element Designation
:CMU	Mixed Use	Coastal Mixed Use
Gateway Districts		
:CGB	Gateway Barrel	Coastal Mixed Use
:CGH	Gateway Hub	Coastal Mixed Use
:CGC	Gateway Corridor	Coastal Mixed Use
:CGN	Gateway Neighborhood	Coastal Mixed Use
Industrial Districts		
:CI	Industrial	Coastal Industrial
Other Districts		
:CPF	Public Facility	Coastal Public Facility

C. Coastal Zoning Map.

1. The Coastal Zoning Map (Figure 1) establishes the boundaries of coastal combining zone districts in Arcata.
2. The Coastal Zoning Map including all legends, symbols, notations, references, and other information shown on the maps, is incorporated by reference and made a part of the Coastal Zoning Ordinance.
3. The Coastal Zoning Map is kept, maintained, and updated electronically by the Department and are available for viewing by the public at Department offices and on the official City of Arcata website. The official location of the Coastal Zone boundary is as shown on maps established and maintained by the California Coastal Commission.
4. The Coastal Zoning Map may be amended in accordance with procedures established in Chapter 2.34 (Local Coastal Program Amendments).

D. Streets and Rights-of-Way. Streets and rights-of-way do not have a coastal zoning designation. All uses specified in the Streets and Highways Code, on deeds or easements, or that are typical of rights-of-way are principally permitted uses. Such uses include, but are not limited to:

1. Travel lanes for motorized and non-motorized vehicles, including trails and bikeways;
2. Underground utilities, including sewer, water, gas, electric, data, and telecommunications;
3. Aboveground utilities, including electric, data, and telecommunications; and
4. Transportation related signage, signaling, lighting, and landscaping;

2.12.030 – Purpose of Coastal Combining Zone Districts

A. Agriculture and Natural Resource Districts.

1. **Agricultural (:CA) District.** The :CA district protects and conserves agricultural lands and supports agricultural activities as an important contributor to the local and regional economy.
2. **Resource and Open Space Lands (:CROS) District.** The :CROS district protects unique and sensitive natural resources and allows for the managed production of resources in a manner that protects the coastal environment.

B. Residential Districts.

1. **Residential Very Low Density (:CRVL) District.** The :CRVL district accommodates very low density residential uses and other compatible uses to protect natural resources and preserve the semi-rural character of areas adjacent to agricultural and open space lands.
2. **Residential Low Density (:CRL) District.** The :CRL district provides an area for single-family homes on individual lots, limited multifamily housing, and other uses compatible with a low-density residential environment.
3. **Residential Medium Density (:CRM) District.** The :CRM district provides an area a range of housing types, including single-family homes, duplexes, townhouses, co-housing, low density apartments and other compatible uses.
4. **Residential High Density (:CRH) District.** The :CRH district provides an area for a range housing types, including high-density multi-family housing and other compatible uses.

C. Commercial and Mixed-Use Districts.

1. **Commercial Central (:CCC) District.** The :CCC district promotes a pedestrian-oriented environment in the Plaza area with a diversity of land uses supporting a variety of day and night activities.
2. **Mixed Use (:CMU) District.** The :CMU district provides for flexibility in allowed development to serve the present and future needs of residents, businesses, and visitors.
3. **Industrial (:CI) District.** The :CI district supports a diverse and resilient local economy, encourage new business investment, and retain of quality jobs for Arcata residents.

D. Gateway Districts.

1. **Gateway Barrel (:CGB) District** The :CGB district envisions a high-density walkable residential campus with internal circulation based primarily on bicycle and pedestrian modes of travel.
2. **Gateway Hub (:CGH) District** The :CGH district provides a vibrant, high-intensity

mixed-use area anchored by the Creamery building.

3. **Gateway Corridor (:CGC) District** The :CGC district accommodates active, inviting, high-intensity, mixed-use development along major bicycle and vehicular gateways into the City.
4. **Gateway Neighborhood (:CGN) District.** The :CGN district provides a transition from the high-intensity Gateway districts to lower intensity residential uses outside of the Gateway Area Plan boundary.
- E. **Public Facility (:PF) District.** The :CPF district provides locations for public facilities owned or operated by governmental entities (e.g., public utilities) and privately owned uses that serve a quasi-public function or are institutional in character (e.g., private schools, religious facilities).
- F. **Commercial Visitor Serving (:CCV).** The :CCV applies to areas where visitor-serving land uses are allowed in addition to uses permitted in the base zoning district in order to facilitate the gradual transition of existing land uses to new visitor-serving and coastal-dependent uses.

2.12.040 – Allowed Land Uses

A. General.

1. Table 2.12-2 identifies allowed land uses in the coastal combining zone districts. Notations within these tables have the following meanings:
 - a. **Principally Permitted Uses.** A “P” means the use is allowed by right.
 - b. **Allowable Uses.** An “A” means the use is allowed with a discretionary permit.
 - c. **Uses Not Allowed.** A “-” (dash) means a use is not allowed
 - d. **Additional Use Limitations.** An “*” (asterisk) means additional use limitations in Section 2.12.040.C apply.
2. Allowed land uses in the “Gateway” column in Table 2.12-2 apply to all gateway districts listed in Table 2.12-1.

TABLE 2.12-2: ALLOWED USES

[illegible]

- B. **Accessory Uses.** Uses that are incidental, subordinate, and accessory to an allowed use are principally permitted in all coastal combining zone districts.
- C. **Additional Use Limitations.**
 - 1. **Agriculture.**
 - a. **:CROS District:** Limited to ocean-dependent aquaculture.
 - b. **Gateway Districts:** Limited to community gardens.
 - 2. **Parks, Playgrounds, and Recreation.**
 - a. **:CA District:** Limited to non-vehicular recreational activities such as hiking, riding, and fishing that do not require permanent structures, facilities, or foundation. Uses may not interfere with adjacent agricultural uses or limit potential of the site to return to agricultural uses, or displace wildlife utilizing the area, especially in seasonal wetlands.
 - b. **:CROS District:** Limited to coastal access trails, boat launching facilities, boat houses, and marinas.
 - 3. **Multi-family Housing.**
 - a. **:CA, :CRVL Districts:** Maximum 2 units per parcel.
 - b. **:CRL District:** Max 9 units per parcel.
 - c. **:CI District:** Limited to group quarters and caretaker units. No other residential uses permitted.
 - d. **:CPF Districts:** Limited to group quarters, residential care facilities, and caretaker units allowed. No other residential uses permitted.
 - 4. **Single Family Housing.**
 - a. **:CA, :CRVL Districts:** Maximum 2 units per parcel.
 - b. **Gateway Districts:** Limited to existing single-family dwellings. New single-family dwellings are not permitted.
 - c. **:CI District:** Limited to group quarters and caretaker units. No other residential uses permitted.
 - d. **:CPF District:** Limited to group quarters, residential care facilities, and caretaker units allowed. No other residential uses permitted.
 - 5. **Heavy Commercial.**
 - a. **Gateway Districts:** Construction yards are prohibited.
 - b. **:CPF District:** Limited to recycling collection facilities.
 - 6. **Lodging.**
 - a. **:CA District:** Limited to bed & breakfast inns.
 - b. **:CROS District:** Limited to campgrounds and hostels.

- c. **:CRVL, :CRL, :CRM, :CRH Districts:** Limited to bed & breakfast inns and hostels.

7. **Offices.**

- a. **:CRVL, :CRL, :CRM, :CRH, :CCV Districts:** Allowed only as accessory use.
- b. **:CPF District:** Limited to governmental offices.

8. **Medical Services.**

- a. **:CRVL, :CRL, :CRM, :CRH Districts:** Limited to extended care medical facilities.

9. **Retail.**

- a. **:CRVL, :CRL, :CRM, :CRH Districts:** Limited to convenience stores 3,500 square feet or less selling merchandise to meet shopping needs of nearby residents.
- b. **Gateway Districts:** Retail with 20,000 square feet or more of floor area is an allowable use. Service stations, fuel dealers, and auto/vehicle sales and rental lots are prohibited.
- c. **:CPF District:** Limited to restaurants, cafes, coffee shops.

10. **General Services.**

- a. **Gateway Districts:** Expansion of an existing vehicle service is an allowable use. New vehicle services are prohibited.

11. **Storage, Warehouses, Wholesale & Distribution.**

- a. **:CCC District:** Limited to business records storage only.
- b. **Gateway Districts:** Personal storage and warehouse are prohibited as a primary use.

12. **Transportation and Freight Facilities.**

- a. **:CCC, :CPF, Gateway Districts:** Limited to transit stations and terminals.

D. **Commercial Visitor Serving (:CCV) .**

- 1. In addition to the land uses allowable in the base coastal combining zone districts, the following land uses are prioritized and principally permitted ("P") in the :CCV :
 - a. Resource Protection and Restoration
 - b. Cultural Institutions
 - c. Non-Commercial Places of Assembly
 - d. Parks, Playgrounds, and Recreation
 - e. Housing for Homeless
 - f. Lodging
 - g. Offices as an accessory use
 - h. Medical services
 - i. Retail

- j. General services
 - k. Transportation and freight facilities
 - l. Utility infrastructure
2. In addition to the land uses allowable in the base coastal combining zone districts, the following land uses are allowable (“A”) in the :CCV:
- a. Bars and nightclubs
 - b. Utility facilities

b.3. For prioritized land uses in :CCV district, the City shall provide priority application processing and placement on public meeting agendas if a public hearing is required.

E. Unlisted Uses.

- 1. A proposed land use that is not listed in Table 2.12-2, or in 2.12.040 C through D, inclusive, is allowed if Zoning Administrator determines that the proposed use is similar to and compatible with a listed use in the district.
- 2. The Zoning Administrator may determine that a proposed use is similar to and compatible with a listed use if all of the following findings are made:
 - a. The characteristics of and activities associated with the use are similar to one or more of the listed uses.
 - b. The use will not involve a greater intensity than the uses listed in the district
 - c. The use will be consistent with the purposes of the district.
 - d. The use will be consistent with the Local Coastal Element of the General Plan and applicable requirements of the Coastal Zoning Ordinance.
 - e. The use will be compatible with the other uses allowed in the district.
 - f. The use is not listed as allowable in another district.
- 3. A determination that a use qualifies as a “similar use” and the findings supporting the determination shall be in writing.
- 4. When the Zoning Administrator determines that a proposed, but unlisted use is similar to a listed use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, whether a CDP is required, and what other standards and requirements of the Coastal Zoning Ordinance apply.

- F. **Other Permits and Approval.** In addition to a CDP, proposed development may require other permits and approvals as specified in the Land Use Code.

2.12.050 – Development Standards

- A. **Intensity.** Tables 2.12-3, 2.12-4 and 2.12-5 show the maximum intensity standards for the coastal combining zone districts.

TABLE 12.2-3: INTENSITY STANDARDS IN THE AGRICULTURE, NATURAL RESOURCE, AND RESIDENTIAL DISTRICTS

	Coastal Zoning Districts [1]					
	:CRVL	:CRL	:CRM	:CRH	:CA	:CROS
Lot Area, Minimum	-	-	-	-	60 acres	60 acres
Residential Density, Maximum	2 du/acre	7.5 du/acre, not to exceed 9 units	30 du/acre	60 du/acre	1 du/60 acres	None allowed
Lot Coverage, Maximum	20%	50%	60%	70%	10%	-
Height, Maximum	35'	35'	50'	50'	35'	35'

[1] “-” means not specified in Coastal Zoning Ordinance.

TABLE 12.2-4: INTENSITY STANDARDS IN THE COMMERCIAL, MIXED-USE, AND PUBLIC FACILITIES DISTRICTS

	Coastal Zoning Districts				
	:CCC	:CMU	:CCV	:CI	:CPF
FAR, Maximum	5.0	5.0	3.0	3.0	1.5
Setbacks					
Front	0'	10'	10'	10'	0'
Interior Side	0'	0'	0'	0'	0'
Street Side	0'	10'	10'	10'	0'
Rear	0'	0'	0'	0'	0'
Height, Maximum	60'	60'	45'	45'	[1]

[1] As determined by review authority.

TABLE 12.2-5: INTENSITY STANDARDS IN THE GATEWAY DISTRICTS

	Coastal Zoning Districts			
	:CGB	:CGH	:CGC	:CGN
Setbacks				
Front	10'	10'	10'	10'
Interior Side	0'	0'	0'	5'
Street Side	10'	10'	10'	10'
Rear	0'	0'	0'	10'
Height, Maximum	80'	70'	60'	50'

- B. **Parking.** On-site parking for vehicles shall be balanced with infrastructure for other transportation modes. New development may include parking but shall not adversely affect coastal access.

- C. **By-Right Exceptions.** The following exceptions to standards in Tables 12.2-3, 12.2-4 and 12.2-5 are allowed by right without the need to obtain a CDP unless otherwise required by the proposed development.
1. **Setback Projections.** Building features such as balconies, decks, porches, stairways, bay windows, chimneys, eaves, and awnings may project into required setbacks provided the feature does not project into ESHA or a required ESHA buffer.
 2. **Height Projections.** Building features such as chimneys, mechanical equipment, spires, and towers may exceed the height limit by up to 20 percent of the allowed building height.
- D. **Modifications Requiring a Coastal Development Permit.**
1. **Permitted Modifications.**
 - a. Modifications to lot coverage, setback, height and parking requirements in Tables 12.2-3, 12.2-4 and 12.2-5 are allowed with a CDP.
 - b. Development standards modified by state law for housing production are allowed by-right unless the modification has the potential to adversely impact coastal resources as determined by the Zoning Administrator, in which case a CDP is required.
 2. **Findings.** To approve the CDP, the review authority must make all of the following findings:
 - a. The modification will be compatible with adjacent structures.
 - b. The modification is consistent with the purpose of the coastal combining district, the Coastal Zoning Ordinance, and the LCP.
 - c. The modification will not deprive neighboring property owners of the reasonable economic use and/or enjoyment of their property.
 - d. The modification will not be materially detrimental to the public health, safety, or welfare.
 - e. The modification will not result in development that blocks or significantly impedes public access to the coast.
 - f. The modification will not substantially block or disrupt views of a scenic resource as identified in Chapter 2.28 (Scenic and Visual Resources) in a manner that significantly diminishes the public enjoyment of the scenic resource.
 - g. The modification will not result in development that has an adverse effect on coastal resources, including wetlands, sensitive habitat, vegetation, and wildlife species.
- E. **Development Adjacent to Prime Agricultural Land.** To approve a CDP for development adjacent to prime agricultural lands, the review authority must find that the development will not diminish the potential productivity of the adjacent prime agricultural land.

Chapter 2.14 – General Development Standards

Sections:

- 2.14.010 – Chapter Purpose
- 2.14.020 – Accessory Dwelling Units
- 2.14.030 – Fencing and Walls
- 2.14.040 – Screening
- 2.14.050 – Landscaping
- 2.14.060 – Signs
- 2.14.070 – Outdoor Lighting
- 2.14.080 – Land Divisions
- 2.14.090 – Rural Land Divisions

2.14.010 – Chapter Purpose

This chapter establishes standards to protect coastal resources that apply in all districts in the Coastal Zone.

2.14.020 – Accessory Dwelling Units and Junior Accessory Dwelling Units

~~A.~~ General Permitted Use.

~~1.A.~~ Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) are permitted in the Coastal Zone as provided in Government Code Sections 66310 through 66342.

B. Standards. Standards in the Coastal Zoning Ordinance that apply to other types of development also apply to ADUs and JADUs except as follows:

1. Setbacks.

- a. Detached ADU minimum street-side setback: 4 feet.
- b. Minimum setback standards do not apply to an ADU or JADU fully contained within an existing structure.
- c. If an existing structure is demolished and replaced with an ADU, the ADU may be constructed in the same location and to the same dimensions as the demolished structure.

2. ADUs are exempt from maximum lot coverage standards in Section 2.12.050 (Development Standards).

3. Front setbacks standards in Section 2.12.050 (Development Standards) shall not prohibit an ADU with up to 800 square feet of floor area provided the ADU complies

with all other applicable standards. An ADU may deviate from such standards no more than the minimum necessary to allow for 800 square feet of floor area with a 4-foot side and rear setback.

4. On-site parking is not required for an ADU or JADU.

2. In cases of conflict between the Coastal Zoning Ordinance and Government Code Sections 66310 through 66342, the Government Code governs.

B.C. Permit Requirement.

1. A proposed ~~accessory dwelling unit~~ADU or JADU in the Coastal Zone may require a Coastal Development Permit (CDP) as specified by Chapter 2.16 (Coastal Development Permit). The City shall approve the CDP ministerially if the proposed ~~accessory dwelling~~ADU or JADU ~~unit~~ complies with the Coastal Zoning Ordinance. A public hearing is not required.

2. The City may issue a CDP waiver pursuant to Section 2.16.090 (Waiver for De Minimis Development) for a proposed ~~accessory dwelling unit~~ADU or JADU in the Coastal Zone. The CDP waiver shall comply with all requirements in Section 2.16.090 that apply to other types of development with the exception that the City may issue a CDP waiver for an ~~accessory dwelling unit~~ADU or JADU both within and outside of locations where City decisions are appealable to the Coastal Commission.

3. Nothing in this section shall be construed to supersede or in any way alter or lessen the effect of application of the California Coastal Act of 1976 (Division 20, commencing with Section 30000, of the Public Resources Code), except that:

a. A public hearing for a CDP application for an ADU or JADU is not required as provided in Section 2.16.030; and

2-b. The City may issue a CDP waiver for an ADU or JADU both within and outside of locations where City decisions are appealable to the Coastal Commission as provided in Section 2.16.090.

2.14.030 – Fencing and Walls

A. Maximum Height.

1. The maximum height of fences and walls is as follows:

a. 3 feet for fences and walls:

(1) Within a required front or street side setback; and

(2) Within 5 feet of a street property line

b. 6 feet in all other locations

2. The review authority may grant an exception to the maximum height in paragraph (1)

above upon finding that:

- a. The exception will not substantially block or disrupt views of a scenic resource as identified in Chapter 2.28 (Scenic and Visual Resources); and
- b. The exception will not result in development that has an adverse effect on coastal resources, including wetlands, sensitive habitat, vegetation, and wildlife species.

B. Prohibited Materials.

1. The following fence and wall materials are prohibited
 - a. Barbed wire or electrified fences, except within the :CA and :CROS districts where the review authority finds that such a fence would not adversely impact wildlife corridors and connectivity;
 - b. Razor or concertina wire;
 - c. Chain link and other wire fencing within the front and street side yards except in the :CI, and :CPF districts;; and
 - d. Nails, broken glass, or other sharp objects on the top of fences or walls.
2. The review authority may allow fence materials prohibited under paragraph (1) above if necessary for animal control, garden protection, special security needs, or required by a City, State, or Federal law or regulation.

- C. Permit Application.** If proposed development requires a CDP and includes new fences or walls, the application shall include sufficient information to determine compliance with the standards in this section

2.14.040 – Screening

- A. When Required.** Screening in compliance with Subsection B (Standards) is required to screen outdoor mechanical equipment, loading docks, and solid waste and recycling areas from the view of public rights-of-way.
- B. Standards.** Where required by Subsection A above, screening shall be provided as follows.
1. The screen shall consist of a solid wall of masonry, wood, or similar durable material, a minimum of 6 feet in height.
 2. A landscaping strip with a minimum width of 5 feet shall be installed between any screening wall and a public street.
 3. The screening requirements of this subsection may be waived if the review authority determines that:
 - a. The relationship of the proposed uses makes the required screening unnecessary;

- b. The intent of this section can be successfully met by means of alternative screening methods;
- c. Physical constraints on the site make the required screening infeasible; or
- d. The physical characteristics of the site or adjoining parcels make the required screening unnecessary.

2.14.050 – Landscaping

A. Landscaping Plan.

1. **When Required.** A landscape plan shall be submitted as part of a CDP application when necessary to verify compliance with the standards in this section, as determined by the Director.
2. **Content.** Landscape plans shall contain:
 - a. Drawings and specifications identifying the location, name, size, and quantity of all proposed plant materials;
 - b. Other information necessary to verify compliance with the standards in this section, as determined by the Director.

B. Landscaping Standards.

1. **Invasive Species.**
 - a. **Planting Invasive Species Prohibited.** Any planting of invasive plant species is prohibited.
 - b. **Removal of Invasive Species.** As a condition of CDP approval, the review authority may require the removal of existing invasive species from the property.
 - c. **Invasive Species Defined.** As used in this section, “invasive plant species” means any plant species:
 - (1) ~~Listed as invasive With a “High” rating~~ in the California Invasive Plant Council’s Cal-IPC inventory of invasive plants;
 - (2) Listed as problematic and/or invasive by the California Native Plant Society or the California Invasive Plant Council; and/or
 - (3) Listed as a “noxious weed” by the State of California or the U.S. Federal Government.
2. **Parking Lot Landscaping.**
 - a. **Perimeter Parking Lot Landscaping.** All surface parking areas shall be screened from streets and open areas between the parking area and the public street shall be landscaped as follows:

- (1) A parking area proposed or existing adjacent to a public street shall be designed with a landscaped planting strip between the street right-of-way and parking area with a minimum depth of 6 feet.
 - (2) Landscaping within the planting strip shall be designed and maintained to screen cars from view from the street to a minimum height of 36 inches.
 - (3) Screening materials may include a combination of plant materials, earth berms, solid decorative masonry walls, raised planters, or other screening devices that are determined by the review authority to meet the intent of this requirement.
- b. **Interior Parking Lot Landscaping.** Multi-family, commercial, and industrial uses shall provide landscaping within each outdoor parking area at a minimum ratio of 10 percent of the gross area of the parking lot.
3. **View Impacts.** New landscaping shall not result in a significant adverse impact to a protected view as defined in Chapter 2.28 (Scenic and Visual Resources). A significant adverse impact to a protected view occurs when landscaping substantially blocks or disrupts views of a scenic resource in a manner that significantly diminishes the public enjoyment of that scenic resource.
4. **Irrigation System.** All landscaped areas for commercial, industrial, and multi-family development shall include an automatic irrigation system.

2.14.060 – Signs

- A. **CDP Requirement.** All signs are subject to the coastal development permit requirements outlined in Chapter 2.16.
- B. **Prohibited Signs.** The following signs are prohibited in the Coastal Zone:
 1. Billboards and other types of off-site signs
 2. Digital, flashing, or other similar signs, including signs with moving or changing text and or images.
- C. **Approval Criteria.** To approve a CDP for a sign, the review authority must make the findings in Section 2.16.130 (Findings for Approval) and the following additional findings:
 1. The proposed sign would not substantially block, disrupt, or detract from public views of a scenic resource as identified in Chapter 2.28 (Scenic and Visual Resources) in a manner that significantly diminishes the public enjoyment of the scenic resource.
 2. The proposed sign is visually compatible with the character of the surrounding area.
 3. The proposed sign would not reduce public recreational access to the coast.

D. Sign Placement on Lots. Signs shall comply with setback requirement of the applicable coastal zoning district, except for freestanding signs, which may be located within a required front or street side setback.

E. Illumination.

1. Sign lighting shall be designed to minimize light and glare on surrounding right-of-way.
2. External light sources shall be directed and shielded so that they do not produce glare on any object other than the sign, and/or off the site of the sign.
3. Sign illumination shall not blink, flash, flutter, or change light intensity, brightness, or color.

F. Sign Materials and Maintenance.

1. Signs materials shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.
2. Signs shall be maintained in good repair and functioning properly at all times.
3. Any repair to a sign shall be of equal or better quality of materials and design as the original sign.
4. When a sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed, and unpainted areas shall be painted to match the adjacent portion of the structure or the sign support structure.

G. Nonconforming Signs.

1. A sign nonconforming to this section may continue its use as a sign if it was legally established in compliance with all applicable regulations in effect at the time it was established.
2. A nonconforming sign shall be removed or brought into compliance with this chapter in the following situations:
 - a. The use advertised by the sign has ceased to function for a period of ninety days or more.
 - b. The sign has sustained at least fifty percent damage to its structure.
 - c. The sign is located on a remodeled building facade.
 - d. The sign is relocated to a different lot or building.
 - e. The sign is a billboard established prior to July 1, 2025, and extant on July 1, 2040, after which time the sign must be removed in compliance with 2.14.060.B.
 - e-f. The sign is modified in a manner that qualifies as “redevelopment” as defined in Section 2.36.0340 (Definitions).

2.14.070 – Outdoor Lighting

A. Lighting Plan.

1. A lighting plan shall be submitted as part of a CDP application when necessary to verify compliance with the standards in this section, as determined by the Director.
2. Lighting plans shall show the proposed location, types, and intensity of external lights.

B. Lighting Standards.

1. Scenic Resources.

- a. All outdoor lighting fixtures shall be shielded or recessed to reduce light bleed to adjoining properties and the public right-of-way by:
 - (1) Ensuring that the light source (e.g., bulb, etc.) is not visible from off the site at a viewing elevation of 6 feet; and
 - (2) Confining glare and reflections within the boundaries of the site to the maximum extent feasible.
- b. Lighting for commercial or industrial parking areas shall be limited to the minimum number of fixtures and illumination levels necessary for safety as determined by the review authority.
- c. All light fixtures shall be directed downward and away from adjoining properties and public rights-of-way, so that no on-site light fixture directly illuminates an area off the site.
- d. All fixtures shall meet the International Dark Sky International's requirements for reducing waste of ambient light ("dark sky compliant") and shall comply with the California Green Building Standards Code.

2. Energy Efficiency. Outdoor lighting shall utilize energy-efficient fixtures and lamps.

3. ESHA Protection.

- a. Exterior lighting shall be warm lighting, shielded, and directed away from ESHA and required ESHA buffers to prevent disruption of feeding, nesting, and other behavior patterns of wildlife inhabiting the ESHA.
- b. The review authority may require a photometric study as part of an application for a CDP upon determining that proposed exterior lighting may negatively impact ESHA.

4. Wireless Telecommunication Facilities. Wireless telecommunication facilities shall not be lighted unless required by federal or state law. Any lighting shall be sited and designed to minimize impacts to environmentally sensitive habitat area and wildlife, including bird-strike impacts.

2.14.080 – Land Divisions

A. CDP Requirement.

1. All subdivisions, lot splits, lot line adjustments, lot mergers, and any other division of land are considered development subject to CDP requirements in Chapter 2.16 (Coastal Development Permits).
2. A CDP for a land division shall be approved concurrent with or prior to any permit or approval granted pursuant to the California Subdivision Map Act.

B. Findings. To approve a CDP for a land division, the review authority must find that that the land division will allow for development that will comply with all applicable requirements of the Local Coastal Program.

2.14.090 – Rural Land Divisions

A. Applicability.

1. This section applies to rural land divisions, including both major and minor subdivisions, outside of the Urban Services Boundary.
2. This section does not apply to lot line adjustments or the lease of a parcel for agricultural use.

B. When Allowed. A rural land divisions is allowed only when 50 percent of the useable parcels in the area have been developed and the created parcels would not be smaller than the average size of the surrounding parcels.

C. Determining Compliance. The following criteria shall be used to determine when the conditions in Subdivision B (When Allowed) have been met.

1. Study Area.

- a. A study shall be made of all parcels within one-quarter mile of the exterior bounds of the property being subdivided.
- b. The study area may be reduced to exclude:
 - (1) Parcels with land use, zoning designations, or other characteristics markedly dissimilar to the subject property; and
 - (2) Parcels outside of a readily identifiable neighborhood area as delineated by a perimeter of major streets or other cultural or natural features.

2. **Usable Parcels.** “Useable parcels” means all legal lots of record within the study area, excluding:

- a. Parcels committed to agricultural use and designated as such on the Coastal Zoning Map;
 - b. Parcels committed to timberland and designated as such on the Coastal Zoning Map; and
 - c. Parcels or parts of parcels committed to natural resource conservation purposes.
3. **Developed Parcels.** A parcel is considered “developed” if the parcel contains one or more permanent structures occupied by or designed to be occupied by a land use other than an agricultural or open space/natural resource use.
4. **Average Parcel Size.** “Average size” of surrounding parcels means either:
- a. The arithmetic mean of parcels in the study area; or
 - b. The mode or the median size of parcels in the study area if the majority of parcels are of a similar size and a very few parcels skew the mean to create an average that is not representative of the typical parcel size in the study area.
5. **Survey Required.** A survey is required to determined compliance with this section. The City will process the subdivision application only if the survey shows that 50 percent or more of the useable parcels in the area the study area have been developed

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Chapter 2.24 – Sea Level Rise Adaptation

Sections:

- 2.24.010 – Chapter Purpose
- 2.24.020 – All Sea Level Rise Adaptation Zones
- 2.24.030 – Within Sea Level Rise Adaptation Zone 1
- 2.24.040 – Within Sea Level Rise Adaptation Zone 2

2.24.010 – Chapter Purpose

This chapter contains requirements for development to reduce exposure to coastal hazards resulting from sea level rise.

2.24.020 – All ~~Sea Level Rise Adaptation~~ Areas in Coastal Zones

- A. **Applicability.** The standards in this section apply to development located in:
 - 1. All sea level sea rise adaptation zones shown in Coastal Land Use Element Figure 8-2; and
 - 2. Any other area determined by the review authority to be subject to coastal hazards resulting from sea level rise.
- B. **Standards.**
 - 1. **Deed Restriction.** A CDP approval shall contain a condition requiring the applicant to record a deed restriction acknowledging, as appropriate, that:
 - a. The property is located in a sea level rise adaptation zone;
 - b. The property owner assumes all risk and responsibility for damage to the property due to hazards resulting from sea level rise;
 - c. The development's long-term safety may be based in part on shoreline protection structures located seaward of the development, which may or may not be effective, maintained, or present in the future; and
 - d. When the permitted development is no longer protected by dikes or other means, the property must obtain a CDP to address sea level rise hazards through alternative accommodation and/or retreat strategies, including potential removal of the development and restoration of the site.
 - 2. **Acknowledgement and Release of Liability.** A CDP approval shall contain a condition requiring the applicant to sign an acknowledgement that the property is located in a sea level rise adaptation zone, release of City liability, and hold harmless agreement

including a waiver of the right to sue the City in the event that the property-permitted development is damaged due to hazards resulting from sea level rise.

3. **Real Estate Disclosure.** A CDP approval shall contain a condition requiring the property owner to disclose to prospective buyers prior to closing escrow:
 - a. Any permit conditions related to sea level rise,
 - b. Any property defects or vulnerabilities, including information about known current and potential future vulnerabilities to sea level rise.

2.24.030 – Within Sea Level Rise Adaptation Zone 1

- A. **Applicability.** The standards in this section apply to development located within Sea Level Rise Adaptation Zone 1 shown in Coastal Land Use Element Figure 8-2.
- B. **Standards.**
 1. **Protective Device Easements.** As a condition of CDP approval, the City may require easements for future sea level rise protective devices.
 2. **Building Elevations.** The minimum required top of slab elevation for interior living area of a new structure shall be the elevation as determined by the City to which the area is designed to be protected by existing and future planned sea level protective devices.
- C. **Shoreline Protective Devices.** New shoreline protective devices and the augmentation of existing shoreline protective devices beyond ordinary repair and/or maintenance are allowed to protect existing and new development within the Sea Level Rise Adaptation Zone 1 if consistent with all applicable LCP policies.

2.24.040 – Within Sea Level Rise Adaptation Zone 2

- A. **Applicability.**
 1. The requirements in this section apply to all new structures and redeveloped existing structures located within Sea Level Rise Adaptation Zone 2 shown in Coastal Land Use Element Figure 8-2.
 2. As used in this section, redevelopment means any of the following:
 - a. Replacement of 50 percent or more of an existing structure.
 - b. Improvements costing more than 50 percent of the appraised value of the existing structure.
 - c. Replacement of major structural components such as the foundation or exterior walls.
- B. **Nonconformities.**

1. When a structure nonconforming to this section is redeveloped, the structure shall be brought into full conformance with all applicable requirements in this section.
2. All alterations are measured cumulatively over time from [the date of the Commission's certification of this LCP] when determining if a proposed project qualifies as redevelopment.

C. Sea Level Rise Hazards Report.

1. **Report Required.** A sea level rise hazards report is required for proposed development requiring a CDP where the review authority determined that the proposed development may be subject to sea level rise hazards. The CDP will specify the design life for the specific development, between 50 and 100 years, which will guide the recommendations in the project-specific report.
2. **Report Methodology.** The sea level rise hazards report shall:
 - a. Be prepared by a licensed civil engineer with expertise in coastal engineering and geomorphology;
 - b. Be based on the best available science and sea level rise projections existing at the time a project application is deemed complete; and
 - c. Include multiple sea level rise scenarios, including the intermediate, intermediate-high, and high scenarios as identified in the California Ocean Protection Council Guidance or equivalent source. Utilize the high projection of sea level rise for the lifetime of the development.
3. **Report Contents.** The sea level rise hazards report shall discuss the following:
 - a. **Existing and Future Conditions.** Current site conditions and projected future site conditions accounting for sea level rise over the anticipated lifetime of the project, including:
 - (1) Inland extent of flooding and wave run-up associated with extreme tidal conditions and storm events;
 - {1}(2) Groundwater rise, including emergent groundwater an high groundwater table; and
 - {2}(3) Shoreline erosion rates, both long-term and episodic.
 - b. **Sea Level Rise Impacts.** Potential sea level rise impacts over the lifetime of the proposed development (50 to 100 years), including impacts on the project caused by erosion, episodic and long-term shoreline retreat, flooding, inundation, storm waves, high seas, tidal scour, and tsunamis.
 - c. **Development Impacts.** Foreseeable effects that the development will have on coastal resources over time (including in terms of impacts on public access,

natural landforms, habitat, coastal squeeze, and public views) as project impacts change over time due to sea level rise.

- d. **Mitigation Analysis.** Options to avoid or reduce sea level rise impacts on site, including a discussion of technical feasibility, expected costs, impacts from shoreline protection devices, and the degree of protection provided by each option.
- e. **Recommendations.** Recommendations for project compliance with Subsection D (Standards) below and applicable coastal hazard policies in the Local Coastal Element, including:
 - (1) Development location on the site;
 - (2) Minimum building elevation;
 - (3) Flood protection measures;
 - (4) Building and foundation design to accommodate future removal or relocation; and
 - (5) Other measures to minimize sea level rise impacts, if applicable.

D. Standards.

1. Development Location.

- a. **Development Prohibited in V Zones.** Excluding restoration or development related to mitigating flood risks, dDevelopment is prohibited in the Coastal Flooding (V Zones) shown on the FIRM Map.
- b. **Locate Outside of Hazard Area.** Where possible, new development shall be located outside of hazardous areas such that they will not be endangered by sea level rise impacts over the life of the development without the use of a hard shoreline protective device. The CDP will specify the design life for the specific development, between 50 and 100 years.
- c. **Clustered Development.** Development shall be clustered where feasible in areas least affected by sea level rise impacts.

2. Infrastructure Improvements. The review authority may condition approval on required infrastructure improvements necessary to ensure that services to the site will be available for the design life of the development given sea level rise impacts.

2.3. Building Elevation. The minimum required top of slab elevation for interior living area of a new structure shall be as determined necessary by the sea level rise hazards report to minimize hazards associated with sea level rise over the design life of the structure.

3.4. Flood Protection Measures.

- a. Development shall incorporate site-specific flood protection measures as determined necessary by the sea level rise hazards report to minimize hazards associated with sea level rise over the design life of the structure. Required measures may include waterproofing, flood shields, watertight doors, moveable floodwalls, partitions, water-resistive sealant devices, sandbagging and other similar flood-proofing techniques.
- b. Flood protection measures shall not create adverse direct and/or indirect cumulative impacts either on-site or off-site.

4.5. Accommodating Future Building Removal. Where site conditions allow, building foundations and other building elements shall be designed to allow for future building removal or relocation outside of areas subject to sea level rise hazards.

5.6. Triggers for Building Removal. The CDP for a new ~~structure-building~~ shall include a condition of approval requiring the removal or relocation the ~~structure-building~~ when:

- a. Mean higher high tide is within two feet of the finished floor elevation; or
- b. The Building Official prohibits occupancy, whichever occurs first.

6.7. Existing Shoreline Protective Structures. The following standards apply to existing shoreline protective structure in addition to applicable standards in the Local Coastal Element.

- a. Augmentation of existing shoreline protective devices beyond ordinary repair and/or maintenance is allowed only if the device is required to protect existing uses or serve a ~~new~~ coastal-dependent use.
- b. When development is removed or relocated as required by this section, any associated hard shoreline protective structures shall be removed to allow natural processes and responses to sea level rise.
- c. Removal of shoreline protective devices requires a CDP.
- d. If removal is not feasible, the property owner shall waive any rights to retain the protective device to protect any structure other than the one that existed at the time that the protective device was constructed or permitted.

7.8. New Shoreline Protective Structures.

- a. New shoreline **protective devices are allowed only if the device is required to protect existing uses or serve a ~~new~~ coastal-dependent use.**
- b. Hard shoreline protective devices are allowed only if no other ~~feasible~~, less environmentally damaging alternative is ~~available~~**feasible**, such as relocation, beach nourishment, eco-levees, non-structural drainage and native landscape improvements, or other similar nonstructural options.

8.9. Subdivisions. Subdivisions that create new lots within a Sea Level Rise Adaptation Zone 2 are allowed only if the lots are created for public trust benefit.

~~9. **Real Estate Disclosure.** Sellers of real estate shall disclose any permit conditions related to coastal hazards, or property defects or vulnerabilities, including information about known current and potential future vulnerabilities to sea level rise, to prospective buyers prior to closing escrow.~~

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