



1 – Introduction

INTRODUCTION

PURPOSE OF PLAN MORRO BAY

Plan Morro Bay is the City of Morro Bay's General Plan and Local Coastal Program [Land Use Plan](#). It presents a community vision for Morro Bay through 2040. This document represents the culmination of a multiyear community-wide effort to reflect and define what Morro Bay wants to be as a community. The community seeks to retain its



reputation as a unique, eclectic community on the beautiful Central Coast of California while simultaneously enhancing the resiliency of the region and making strides to preserve and protect natural resources.

Plan Morro Bay is organized around a framework for resiliency. Each element of this plan addresses different aspects of the community and identifies measurable actions to guide residents, decision-makers, businesses, and City staff toward achieving the vision. Goals established within *Plan Morro Bay* will help the community enhance and maintain its identity as a seaside community that values its charming, artistic town character, working waterfront, and healthy environment and lifestyle, while guiding the City toward a more sustainable future. *Plan Morro Bay* establishes overarching City policies and priorities that describe how the community intends to use and manage its physical, social, and economic resources.

Plan Morro Bay has been developed through an extensive public outreach and involvement process and following careful analysis by an advisory committee, commissions, City staff, elected officials, and the community. This is Morro Bay's plan for the future. The community takes great pride in this document and is committed to achieving the vision it describes.

GENERAL PLAN/LOCAL COASTAL PROGRAM

The California Governor's Office of Planning and Research recognizes the relationship between General Plans and Local Coastal Programs (LCP) for coastal cities and recommends that both requirements be addressed by integrating the General Plan and the LCP. Because only a small portion of the city is located outside of the coastal zone (13.5 acres), the City has chosen to integrate the two plans. In addition, an integrated plan allows the community to apply the vision and requirements for both documents in a comprehensive manner, facilitating a unified and efficient approach to complying with both California general plan law and the California Coastal Act. Required Coastal Act topics are addressed in the various elements of *Plan Morro Bay* as depicted in Table 1.1.

**Table 1-1:
Topics of Importance in the Coastal Act**

Plan Morro Bay Element	Public Access	Recreation and Visitor Serving Facilities	Water Quality Protection	ESHA & Other Natural Resources	Agricultural Resources	New Dev't & Cultural Resources	Scenic & Visual Resources	Coastal Hazards	Shoreline Erosion & Protective Devices	Energy & Industrial Development
Blueprint										
Land Use	X	X			X					X
Community Design										
Economic Development										
Circulation	X									
Noise										
Housing										
Greenprint										
Conservation			X	X		X	X			X
Open Space		X								
Public Safety								X	X	
Community Well-being										

X = Element that primarily addresses requirements

Note: The management of timberlands does not occur in Morro Bay and therefore is not included in the table above.

STATUTORY REQUIREMENTS

General Plan

Since 1937, California law has required that all cities and counties develop a general plan. *Plan Morro Bay* has been prepared in accordance with the requirements and intent set forth in California Government Code Section 65300. Specifically, this document:

- Is a comprehensive, long-term plan for the physical development of the city
- Covers all territory within the city boundaries and lands outside the boundaries where the City's judgment bears relation
- Is integrated and internally consistent and presents a compatible statement of policies
- Accommodates local conditions, while meeting state requirements
- Will be adopted in a format deemed appropriate by the legislative body, including combining elements
- Includes diagrams and text setting forth objectives, principles, and plan standards
- Addresses each of the required elements to the extent that the subject exists in the planning area
- Addresses other subjects which relate to the physical development of the city

The General Plan should additionally be prepared and amended in compliance with the following procedural requirements:

- May be modified or amended up to four times per year
- Must be reviewed by the Planning Commission and the City Council at public hearings, prior to legislative action to adopt or amend this plan
- Must be evaluated pursuant to the California Environmental Quality Act

Specific requirements for each topic are identified in individual elements.

California Coastal Act

In 1976, the California Coastal Act (Coastal Act) was enacted following a vote of the people in 1972 to establish a California Coastal Commission. The Coastal Act protects coastal resources and maximizes public access to the coastline. Local governments with jurisdiction in the coastal zone are required to prepare and implement a Local Coastal Program (LCP) to carry out the mandates of the Coastal Act. The Coastal Act is codified in the California Public Resources Code, starting at Section 30000. Section 30001.5 of the Public Resources Code establishes the main goals of the Coastal Act as follows:

- Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and man-made resources.
- Assure orderly, balanced utilization and conservation of coastal zone resources, taking into account the social and economic needs of the people of the state.
- Maximize public access to and along the coast and maximize public recreation opportunities in the coastal zone, consistent with sound resource conservation principles and constitutionally protected rights of private property owners.
- Ensure priority for coastal-dependent development and coastal-related development over other development on the coast.
- Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

Local Coastal Program

The LCP consists of the City's Land Use Plan (LUP), Local Implementation Plan (LIP), **Zoning Code**, land use and zoning maps, and implementing actions. As a package, these documents implement the Coastal Act at the local level in Morro Bay. The adopted and certified LCP forms the legal standard of review for issuance of Coastal Development Permits (CDP) within the city's coastal zone and is legally binding on the City. In the case of any conflict between the requirements of the LCP and any other state or local law, the requirements of the LCP shall take precedence. The LCP may be amended to stay up to date with state laws and to continue to reflect the vision of the community.

Per the Coastal Act, the LCP should be reviewed every five years. Amendments are reviewed by the Coastal Commission and must also be "certified" by the Commission

Commented [KK1]: Is the Zoning Code different from the LIP, or are they the same (i.e., LIP=Zoning Code)?

in order to become effective. Currently, up to three LCP amendments are allowed per year (Public Resources Code Section 30514(b)).

Plan Morro Bay has been prepared in accordance with the requirements and intent set forth in Public Resources Code Section 30603 for LCPs. Specifically, this document:

- Addresses all major policy topics of the Coastal Act;
- Incorporates analysis needed to support coastal policies; and
- Incorporates local context in conjunction with the legal requirements of the Coastal Act.

LCP policies and standards also address the requirements of Public Resources Code Section 30200 related to the standard for review of CDPs.

The LCP is subject to procedural requirements for certification and amendments as follows:

- The LCP adopted by the City Council must be certified by the Coastal Commission as advancing the policies of the Coastal Act. Until an LCP has been certified, the local government cannot take over the issuance of CDPs.
- The Coastal Commission will retain jurisdiction for appeals of CDPs for developments in certain geographic areas, including CDPs approved by the City between the sea and the first public road paralleling the sea; or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance; approvals within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff; and any City CDP decision, approval or denial, of a major public works project or a major energy facility, as defined by the Coastal Act.
- The Coastal Commission will retain CDP permit issuing authority over development within tidelands and submerged lands, whether filled or unfilled, except for tidelands on the west side of the Embarcadero.
- Amendments to the certified LCP must be submitted to the Coastal Commission for review and certification.

Commented [KK2]: Since Morro Bay already has a certified LCP, I would instead say "Until it is certified, the updated LCP cannot be used as the standard of review for CDPs." Or something like that.

Commented [KK3]: I would delete this for now. The delegation of CDP review authority for this area is a separate process.

Specific requirements for each Coastal Act topic are identified within each element.

Land Use Plan

The Coastal Act defines the Land Use Plan (LUP) as “...the relevant portions of a local government's general plan, or local coastal element which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies, and, where necessary, a listing of implementing actions.” (Public Resources Code Section 30108.5)

The LUP provides policy direction for property owners, decision-makers, and the public regarding coastal land uses and development. It includes a land use map that shows the uses that are appropriate throughout the planning area. Maps of sensitive biological resources and maps of other coastal resources such as coastal public accessways and scenic resources may also be included.

Zoning Code/Local Implementation Plan

The Coastal Act defines the Local Implementation Plan (LIP) as "...the ordinances, regulations, or programs which implement either the provisions of the certified local coastal program or the policies of this division and which are submitted pursuant to [Public Resources Code Section] 30502 [Designation of sensitive coastal resource areas]." (Public Resources Code Section 30108.4)

The LIP is integrated into the City of Morro Bay Zoning Code and consists of those portions of the Zoning Code that are relevant and applicable to the coastal zone. Specifically, the coastal requirements include allowed uses, development standards, and coastal resource protection standards that implement LUP policies. The Zoning Ordinance also contains zoning maps showing which zoning districts apply to each parcel and administrative provisions for projects requiring a CDP. The Zoning Code (including the LIP) is Title 17 of the City's Municipal Code.

Commented [KK4]: Once the LIP is drafted, it is extremely helpful to list out the specific sections that constitute it, so there's no confusion about what is and is not part of the LCP.

Relationship to Other Local Plans and Documents

A number of local plans and regulations are used in planning and development decisions and help to implement *Plan Morro Bay* goals and policies. *Plan Morro Bay* will be implemented in partnership with other related documents to set Morro Bay on a course toward the community's ultimate vision and goals through 2040.

Commented [KK5]: We should discuss how these other plans relate to the LCP. They can help guide projects, but themselves can't be used as legal standards of review for CDPs if they aren't proposed as part of the LCP.

Municipal Code

The City of Morro Bay Municipal Code, and in particular the Zoning Code (Title 17), implements *Plan Morro Bay*, principally the Land Use Element. While General Plan land use designations are more generalized in nature, the Zoning Code and zoning districts provide specific controls on land use or the density or intensity of development, as well as development standards to implement *Plan Morro Bay* goals and policies. Other parts of the Municipal Code, including Title 15, Harbor and Ocean Regulations, and Title 16, Subdivisions, are also instrumental in carrying out *Plan Morro Bay* policies and programs.

The City has also prepared supplemental documents including a Stormwater Management Guidance Manual for Low Impact Development (LID) and the Green Building Incentive Program guidelines. These documents are intended to comply with state water quality requirements, to enhance and protect public welfare and environmental quality, and to ensure that future development is consistent with the city's desire to create a more sustainable community.

Downtown Waterfront Strategic Plan

The Downtown Waterfront Strategic Plan (DWSP) was prepared in 2017. This plan addresses desired connections between Morro Bay's downtown and waterfront areas to address specific social, economic, and cultural needs. The DWSP summarizes the community's vision for the area and guides decision-making processes regarding private development and public investment in the area for the next 5 to 10 years. The plan provides a framework for the City to implement projects and develop properties starting from a set of catalyst projects and priority actions. The DWSP also identifies design guidelines specific to the downtown and the waterfront.

Waterfront Master Plan

Morro Bay adopted a Waterfront Master Plan in 1996. It covers four areas: Morro Rock/Coleman Park, T-Piers/Fishermen Work Area, Embarcadero Visitor Area, and Tidelands Park. This plan addresses the design of the Embarcadero corridor, public transit, harbor facilities, nature observation and information areas, and access to the waterfront.

North Main Street Specific Plan

The North Main Street Specific Plan was adopted in 1989. The plan area covers the 2-mile length of properties fronting Main Street in North Morro Bay. This corridor consists of local and visitor-serving commercial uses at the southern end, transitioning into residential neighborhoods at the northern end. The plan divides the area into four sections and allows for mixed commercial and residential development. It also regulates building heights, requires landscaped yard setbacks for commercial development, controls negative effects of commercial businesses on neighboring residential areas, and identifies planned street improvements.

Climate Action Plan

In 2014, the City of Morro Bay adopted a Climate Action Plan (CAP) to guide the reduction of greenhouse gas (GHG) emissions, which are responsible for global

climate change, in accordance with Assembly Bill (AB) 32) requiring local jurisdictions to achieve a goal of 15 percent below the 2005 baseline emissions. The CAP describes community and municipal GHG emissions, compares future emissions to state-designated targets, and defines actions and strategies the City will take to meet both state and local GHG reduction goals. Both community-wide and government operations emissions were inventoried for the CAP, studying emissions from energy use, transportation, waste, water, and off-road emissions, resulting in specific and attainable goals for GHG reductions. The CAP's target mirrors that of AB 32, setting a goal of 15 percent below baseline (2005) levels by 2020.

Relationship to Areas Outside the Planning Area

This section identifies relevant regional and state jurisdictions and agencies outside Morro Bay that have jurisdiction or impact within the city.

San Luis Obispo Council of Governments Regional Transportation Plan/Sustainable Communities Strategy

The San Luis Obispo Council of Governments (SLOCOG) is an association of local governments in San Luis Obispo County comprising seven incorporated cities and the County of San Luis Obispo. SLOCOG is responsible for transportation planning and funding in the region and serves as a forum for the study and resolution of regional issues. SLOCOG prepares and frequently updates a Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), laying out the blueprint for a regional transportation system. The RTP/SCS identifies future multimodal improvements to the transportation system with a focus on maximizing transportation choices.

California State Park Plans

Morro Bay is home to two state parks and a state marine recreational management area that total over 5,000 acres of recreational and open space along the coastline and inland that are integral parts of Morro Bay's identity. These parks are governed by the Morro Bay State Park General Plan and the Morro Strand and Atascadero State Beach General Plan and are managed, owned, and operated by the California Department of Parks and Recreation. Both Morro Strand State Beach and Morro Bay State Park provide essential access to local natural resources and will be important locations for preservation in the next 20 years. Through coordination with both the Morro Bay State Park General Plan guidelines and the Morro Strand and Atascadero

Commented [KK6]: The LCP governs all state lands as well, so this should be made explicit that these General Plans also help shape projects and actions, but the LCP governs their review and approval.

State Beach General Plan guidelines in this element, these open spaces serve as quality open space resources to the residents and visitors of Morro Bay.

ABOUT MORRO BAY



Morro Bay is a small seaside town and home to people of all ages and a variety of demographics. It is a friendly, safe, and healthy place to live and work. With strong historical roots in the fishing industry, the city is a thriving destination for visitors, offering natural beauty, outdoor recreation, a working waterfront, a creative community, and a welcoming

atmosphere. The community prides itself on being a unique location on the Central Coast and appreciates the nautical, eclectic image of a charming waterfront town that it has cultivated over time.

Past

Morro Bay was first named by Portuguese sea exploration navigator Juan Rodriguez Cabrillo in 1542 in his initial exploration of Upper California when he anchored near the rock he called “El Moro” to resupply. After his initial landing, however, Morro Bay did not experience much activity until 1769 when Governor Gaspar de Portola began exploring the region. His time in Morro Bay brought a small population to the area, which cultivated the beginnings of a community.

The Town of Morro was founded in 1870, by which time the wharf along the Embarcadero had already established itself as a prominent location for produce trade with schooners traveling to and from San Francisco. The town’s population at the time of its founding was about 200. Over time, Morro Bay evolved from a trading center to a fishing port, tourist destination, and retirement community.

The City of Morro Bay incorporated in 1964 and throughout its development has strived for planning that contributes to the quality of life by providing amenities and services. The City has simultaneously accommodated an influx of residents and visitors to the region.

Present

The population of Morro Bay has grown slowly over the past several decades and is expected to add several hundred new residents by 2020. Morro Bay is a multigenerational community with a large number of residents over 65, giving it the strength and vitality of diversity, as well as some unique considerations. Table 1.2 identifies the demographic composition of Morro Bay in 2015.

**Table 1-2:
2015 Morro Bay Demographics**

Age			Race and Ethnicity		
Total	10,640	100.0%	Total	10,640	100.0%
Under 20	1,734	16.3%	White	9,778	91.9%
20–34	2,000	18.8%	Black or African American	181	1.7%
35–54	2,426	22.8%	American Indian	106	1.0%
55–64	2,022	19.0%	Asian or Pacific Islander	202	1.9%
65 & Over	2,458	23%	Other Race	202	1.9%
Population Under 18	1,596	15%	Two or More Races	170	1.6%
Median Age	54.1 years	—	Hispanic Origin	1,766	16.6%

Source: US Census Bureau, American Community Survey 2010 and 2015 5-year estimates; California Department of Finance, Demographic Research Unit (total population) May 2016 E-4 Population Estimates for 2010 and 2015.

Morro Bay’s age demographics describe a unique multigenerational community. There is a substantial elderly population, with the community’s percentage of seniors at nearly double the state average. By comparison, the community has a relatively smaller share of youth. Despite this imbalance, the working age population has remained constant to support the local economy and community needs.

In 2014, Morro Bay had 6,421 housing units. Approximately 20 percent of these residences were primarily used for vacation accommodations or seasonal uses. This large number of seasonal vacancies is not surprising because of Morro Bay’s identity as a tourist destination. In 2015, Morro Bay’s estimated total employment was 5,400 jobs. This estimation has remained relatively constant over the past decade, and the community has observed very little change in job growth. This constant employment is balanced by virtually no population change within the city in recent decades. The community values the small-town feel of Morro Bay, and this lack of major job or population growth is consistent with a local sentiment to keep Morro Bay a relatively small community.

Introduction



Future

While Morro Bay and its residents have always taken pride in maintaining a healthy and resilient city, projected future demographic, economic, and climate change conditions have catalyzed the community's interest in clarifying a vision for a more resilient future and path forward. *Plan Morro Bay* serves as a development framework to increase the city's economic, social, and environmental sustainability. The Plan identifies how community amenities, services, and infrastructure will be provided to accommodate this development, while maintaining community character and culture, conserving important resources, and adapting to changing economic and environmental conditions.

Sitting on the coast, Morro Bay is vulnerable to many changes in the next 20 years that could affect the health and well-being of the community, including sea level rise, an aging population, and development pressures. *Plan Morro Bay* will be the City's guiding document for development and conservation with respect to community-driven goals, with subsequent plans, programs, and activities designed to carry the stated vision through the year 2040. *Plan Morro Bay* policies and actions will inform the decision-making process for a resilient approach to change within the community. Working with adjacent jurisdictions and participating in the implementation of regional and state plans will be a cohesive approach to long-range planning that addresses the needs of the community in response to changes in the population, economy, and climate.

THE PLANNING AREA

Morro Bay is located on the Central Coast of California. The city is surrounded by a buffer of undeveloped land on the north, east, and south and by the Pacific Ocean on the west. The city's local neighbors are the city of San Luis Obispo 13 miles to the southeast, the community of Cayucos to the north, and the community of Los Osos to the south. The General Plan addresses all land within the city limits and surrounding areas, including the sphere of influence (SOI), that are critical to Morro Bay's planning activities, coastal resiliency, and overall community values. While properties outside the city limits are currently under the jurisdiction of the County of San Luis Obispo, they are an important element of Morro Bay's identity and character. The coastal zone areas are also addressed specifically in the LCP to ensure that the community protects coastal resources and access. Nearly the entire city is currently inside the coastal zone, as shown in Figure I-1. However, a significant portion of the northeastern end of the planning area (2,794 acres) is outside the coastal zone.

Commented [KK7]: I'm 99.9% sure that the LCP only applies to areas within the City's existing jurisdiction, not in SOIs, but I'll double check with our legal team. If so, then we should probably state as much and make it clear.

Currently, the City's SOI is limited to a small (less than 10 acres) area north of the city, west of Highway 1, as well as an area in the bay, not on land, south of the city. *Plan Morro Bay* identifies additional area outside the city limits to include in the planning area, and some of that area may potentially be included in the SOI. The process to include unincorporated areas in the SOI requires approval by the San Luis Obispo Local Area Formation Commission (LAFCO), a regional agency. Once land is included in the sphere of influence, it is positioned to be considered for annexation into the city based on the LAFCO approval which includes a review of sufficient resources, services, and infrastructure to serve that area.

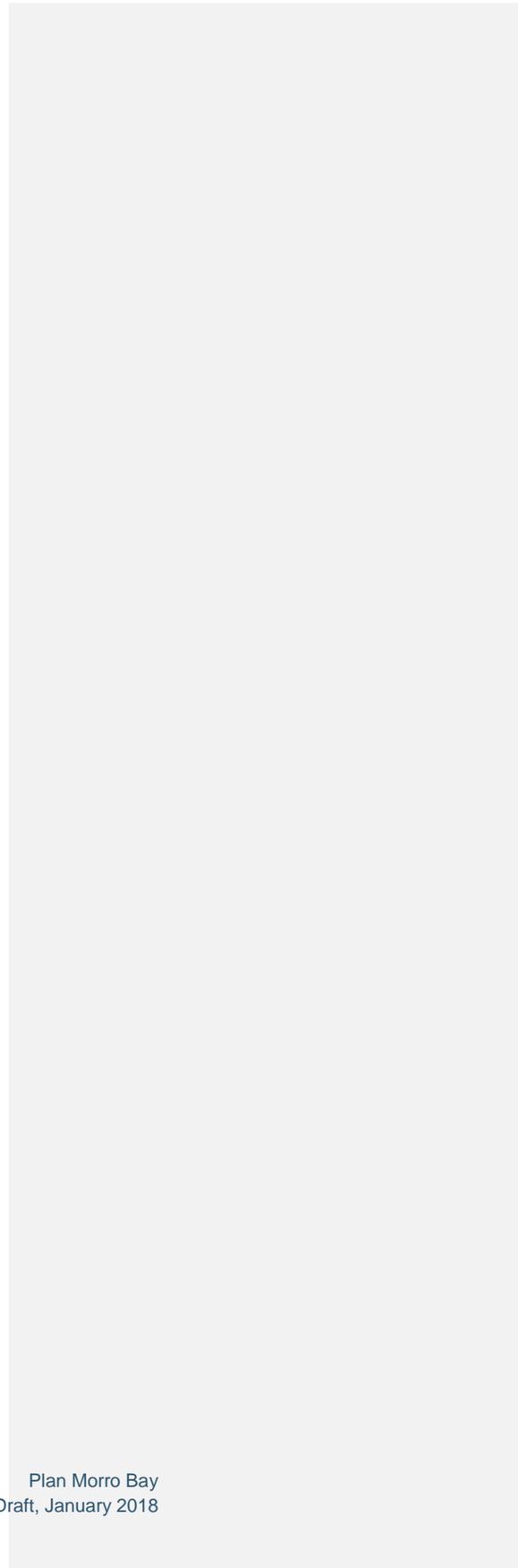
The City of Morro Bay has a total planning area of over 14 square miles. The area inside the city limits is just over 5 square miles. The remaining 9 square miles in the planning area are not currently part of the city.

HOW TO USE THIS PLAN

Plan Morro Bay is a guide for City staff to create, maintain, and expand City programs, evaluate proposed projects, and make decisions regarding the pursuit of new opportunities as they arise. City officials will use *Plan Morro Bay* as a foundation for decision-making and to guide the future development of policies, ordinances, initiatives, programs, and capital expenditures.

The Plan also informs the community of the basic approach that will guide local conservation priorities. Morro Bay community members will use *Plan Morro Bay* to understand the overall community consensus on how the city should continue to develop and evolve as a place to live, work, and invest. Morro Bay business owners will use *Plan Morro Bay* to understand the City's priorities regarding economic development and resource allocation to ensure community resiliency. Project developers will use the document to understand the development needs, preferences, and desired guidelines with respect to the overall goals.

**Figure 1-1:
Planning Area**



Organization

The **Creating Our Vision** section, found in Section 2, describes the outreach and visioning process for *Plan Morro Bay*. It describes the tools and measures used to gather the community perspective of Morro Bay from residents, business owners, visitors, and City staff prior to determining the vision and goals of the Plan.

The **Community Vision** section of *Plan Morro Bay* in Section 2 establishes a Vision & Values statement for the city. This statement sets forth a comprehensive vision for Morro Bay in the future and identifies the community's key priorities. This statement guides each element of *Plan Morro Bay* to achieve the goals of the community.

The **Introduction** and **Overview** sections of each element describe the intent and scope of the element and specify the relationship of each element to Morro Bay and to the other elements in *Plan Morro Bay*.

The **Resiliency Approach** section identifies the element's role in the City's overall goal for increased resiliency to natural hazards, climate change effects, and any potential social disruption. This section discusses resiliency in the context of each element to promote community sustainability and endurance in every aspect of *Plan Morro Bay*.

The **Key Issues** section of each element identifies the most important community issues related to the element topic and provides background information and trends that serve as a basis for City policy. Many of the elements present a wide variety of opportunities and considerations due to an array of factors including geographic or physical characteristics, community culture, or other existing regulatory structures.

The **Goals and Policies** identify the direction and steps for the achievement of Morro Bay's vision. *Goals* set direction by stating a desired future end state related to the element topic. *Policies* guide the City Council, the Planning Commission, and City staff when reviewing development proposals and making other decisions that affect future development and conservation. Policies represent a commitment by the City to pursue a particular course of action or to take action in the future consistent with the direction stated in the corresponding goal. Policies are presented as written statements, diagrams, maps, and tables. These components are integral to the planning decision-making process.

The **Implementation** section of *Plan Morro Bay* is a general guide to the maintenance and monitoring of the General Plan and the Local Coastal Program (LCP). This section includes actions and tools to implement the goals and policies established in each element to achieve the vision for Morro Bay. These

Commented [KK8]: Are goals and policies both to be used as standards of review for CDPs? In other words, are both regulatory? This would be good to be explicit about.

Also, a global observation: I would recommend that each chapter separate more "programmatic" policies (ones that describe City actions for future study/review) from regulatory policies that guide development (e.g., "new development shall xxx"). Both are enmeshed together in the chapters, and it would be helpful if they were separated.

implementation measures are essential for the enforcement of the General Plan and community goals.

The organization of *Plan Morro Bay* allows users to identify the sections that interest them and quickly obtain a sense of the City's policies on those subjects. However, plan users should be aware that the policies presented in various elements are interrelated and should be examined cohesively.

The **Coastal Land Use Plan** is integrated into *Plan Morro Bay* throughout many of the element. The icon on the right indicates where topics required to be addressed by the Coastal Act are located throughout the *Plan Morro Bay* elements.



Commented [KK9]: Does this mean that only topics with the rock symbol are part of the LUP? If so, then this needs to be made clearer.

Some sample language from other LCPs that would be helpful for inclusion in this Intro:

Relationship of the Local Coastal Program to Other Plans and Laws

Each chapter contains introductory text, including background information and a description of the General Plan and other relevant policies and laws. Such introductory and background text, as well as the Appendices and background reports provides some broad context for each chapter, but shall not be used as the legal standard of review for Coastal Development Permit decisions. Only the Land Use Plan policies shall be used as the legal standard of review. Furthermore, the following rules of interpretation shall apply:

1. When used in the Land Use Plan, the words "shall," "must," "will," "is to," and "are to" are always mandatory;
2. "Should" and "may" are mandatory, unless there is a compelling reason to do otherwise; and
3. "Including" means ". . . including but not limited to . . ."

Additionally, any interpretation of its policies must be consistent with the coastal resources planning and management policies of the Coastal Act.

Within the Coastal Zone area of the City, the Local Coastal Program shall take precedence over the General Plan and its other elements where policies conflict. When the Local Coastal Program is silent, such as concerning the subject of noise, appropriate elements of the General Plan are in force. In reviewing or carrying out projects outside the Coastal Zone, the City will consider the effect of such projects or actions on Coastal Zone resources in order to ensure that the policies of the Local Coastal Program are achieved.

Coastal Development Permits

A Coastal Development Permit is a permit required for any activity that constitutes "development," as defined in the Coastal Act, within the Coastal Zone pursuant to Public Resources Code §30600(a), unless otherwise exempted or waived. The primary purpose of a Coastal Development Permit is to ensure that development within the Coastal Zone is consistent with the Local Coastal Program and/or Coastal Act policies. "Development" is defined in the Coastal Act by Public Resources Code §30106. In accordance with the Coastal Act, many different types of projects including subdivisions, road extensions, and grading, constitute development that may require a Coastal Development Permit. Certain types of development are exempt from Coastal Development Permit requirements (Public Resources Code §30610). In addition, the Coastal Act contains provisions for Coastal Emergency permits in the event of an emergency (§30624).

Review and Appellate Authority

The permitting process under a certified Local Coastal Program will enable the City to issue Coastal Development Permits per review authority procedures developed as a part of the Implementation Plan. The Coastal Commission maintains appellate authority in certain areas and for certain types of development. In general, the Coastal Commission requires that all opportunities for local appeal be exhausted, prior to filing an appeal with the Coastal Commission. If a City charges an appeals fee an appellant may file an appeal directly with the Coastal Commission.

The Coastal Commission will retain appeal jurisdiction over the following Coastal Development Permit applications (See Public Resources Code §30603):

- Development located within the geographic appeals area defined by the Coastal Act. This is the area located between the Pacific Ocean, including the Monterey Bay, and the first public road paralleling the ocean or within 300 feet of the inland extent of any beach or the mean high tide line of the ocean where there is no beach (whichever is the greater distance); on tidelands, submerged lands, or public trust lands; where the Commission does not retain permitting authority within 300 feet of the top of the seaward face of any coastal bluff; or areas within 100 feet of

any estuary, stream, or wetland. These geographic appeal areas are shown on maps adopted by the Coastal Commission;

- Development located within sensitive coastal resource areas; and
- Development that constitutes major public works projects and/or major energy facilities projects.