

Attachment A

Local Coastal Element and Coastal Zoning Ordinance Track Changes

May 13, 2025

The following policy changes have been made to the May 13, 2025, Draft Local Coastal Element. These changes were based on comments from the public and or direction from the Commission.

3.2.4. ~~Hazardous~~ Industrial Development. ~~Hazardous~~ Industrial development, which may include hazardous materials or operations, is allowable in the Coastal Zone only when ~~demonstrated that all health and safety risks associated with the industrial operations~~ are fully ~~mitigated-ameliorated to a level~~ consistent with existing and proposed adjacent development and uses and when consistent with all other policies of the Land Use Plan.

4.2.8. Lower Cost Overnight Accommodations. The City shall encourage new overnight visitor accommodation development that serves all income levels, including lower-cost overnight accommodations such as campgrounds, RV parks, hostels, lower cost hotels, and motels.

4.2.9. Visitor Parking. Free and low-cost visitor parking is provided within the Coastal Zone to accommodate visitors at coastal access points. Coastal access is also available for pedestrians, bicyclists, and transit users, but these facilities have not received the same historical investment as vehicle parking. The City shall provide equitable access to the coastal recreational areas that include a range of mobility options, and new parking shall be minimized.

.....

7.2.15. Siting Development. Development on contaminated sites shall be designed to avoid or mitigate impacts to human health and the environment. Predevelopment studies of sites with potential legacy hazardous materials contamination shall be required prior to project approval. The City shall consult with partner agencies responsible for oversight and other interested parties during review of development proposals.

9.2.14. New Overnight Accommodations. The City shall encourage new overnight visitor accommodation development that contributes to a city-wide supply of campgrounds, RV sites, and room types ~~and room at~~ prices that serve all income levels.

The following changes have been made to the May 13, 2025, Draft Coastal Zoning Ordinance. These changes were based on comments from the public and or direction from the Commission.

2.12.050.B

B. → **Parking.** Off-street parking for new development shall be provided to the [minimum](#) extent necessary to adequately serve the development and ensure that the development does not adversely impact public access to the coast. The review authority may reduce or waive parking requirements for transit-oriented development (TOD) and projects that incorporate alternative/active transportation amenities. ¶

2.14.070.B

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 [Association's 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 (high pressure sodium, metal halide, low pressure sodium, hard-wired compact fluorescent, or other lighting technology that is of equal or greater efficiency) 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.

2.26.030.B

B. → Maximizing Existing Public Access.¶

1. → When justified by project impacts on coastal access, new development shall improve and enhance on-site designated existing public coastal access points identified in Local Coastal Element Figure C-9-1. Improvements and enhancements include, but are not limited to:¶

a. → Widening existing accessways to conform with current standards or as needed to accommodate present and foreseeable future demand;¶

b. → Creating new on-street parking spaces by closing curb cutouts or other methods;¶

b-c. → Adding secure bike parking, public transit stops, and ride share options;¶

c-d. → Adding wayfinding signage consistent with City standards to encourage public use of the shoreline and recreational facilities;¶

d-e. → Expanding of hours of public use; and¶

e-f. → Removing gates, fences, barriers, or other structures where they inhibit public access to and along the shoreline or recreational facilities.¶