

Marina Local Coastal Program Comprehensive Update

Draft Land Use Plan (LUP) Policy Framework

Introduction

The Draft Policy Framework covers the major resource chapters within the LUP portion of the Local Coastal Program (LCP) and includes proposed policy ideas for each resource chapter. This draft Policy Framework provides the community with a chance to review and provide feedback on goals and ideas prior to the development of the draft Land Use Plan policies.

This Policy Framework document integrates feedback received from the community at the April 27, 2024 workshop, the April 21, 2025 Field Trip, and from the Beach and Coastal Access Questionnaire survey responses, which ran from April 10, 2024 to June 30, 2024.

Based on the feedback received on the Draft Policy Framework, the City and their consultant, EMC Planning Group, will prepare a Public Review Draft Land Use Plan which will be available for public review and comment.

Public Access and Recreation

General

PAR-1: Provide maximum coastal access and recreational opportunities for all people.

PAR-2: Reduce barriers to public coastal access.

PAR-3: Design public access facilities vulnerable to coastal dune erosion or sea level rise to anticipate eventual loss, retreat, and replacement.

PAR-4: Require new development proposed between the first public roadway and the shoreline to provide public access.

PAR-5: Require a Coastal Development Permit with public access mitigation for any proposed project that reduces or limits access to the beach or coast.

PAR-6: Enhance the quality of the City's beaches and wetlands by reducing sources of pollution and litter, as feasible.

PAR-7: Retreat non-coastal dependent facilities, such as offices, inland of State Route 1.

Coastal Access Points

PAR-8: Improve wayfinding coastal access signs throughout the City and provide all signs in English, Spanish and Korean.

PAR-9: Improve safety, accessibility, environmental sustainability, and aesthetics of coastal access points.

PAR-10: Improve and expand parking near existing coastal access points.

PAR-11: Minimize beach parking lot curfews and fees.

PAR-12: Design coastal trails to reduce biological impacts and to adapt to coastal hazards.

PAR-13: Allow abandonment of public rights-of-way that provide access to the coast only if adequate public access is preserved or provided elsewhere.

PAR-14: New coastal access that is required as a condition of new development must be maintained by an identified public or private entity.

PAR-15: Retrofit or relocate existing trails and amenities to prepare for and prevent potential impacts from sea level rise.

PAR-16: Consider coastal trails and beach accessways as coastal-dependent uses, unless there is a habitat-specific limitation that precludes development or aggravates hazards.

ADA Accessibility

PAR-17: Require ADA accessible coastal access, where feasible.

Bicycle Access

PAR-18: Provide bicycle lanes connecting Marina's City-center to coastal access points, where feasible.

Low Cost Overnight Accommodations

PAR-19: Protect and retain existing lower cost visitor and recreational facilities. Provide low-cost overnight accommodations (hotels/motels/RV Parks, etc.) at a rate comparable to the standard rate required by the Coastal Commission at the time the development is proposed.

PAR-20: Prioritize recreation-related development over private residential or general commercial development on land designated for Visitor Serving Commercial.

Fort Ord Dunes State Park

PAR-21: Increase awareness of the coastal access at Fort Ord Dunes State Park with wayfinding on State Route 1, Second Avenue, 9th Street, and 8th Street.

Lake Court

PAR-22: Encourage the repurposing of the existing city-owned corporation yard at Lake Court for State Parks (or similar public agency) employee housing, offices, a corporation yard, or lower-cost public overnight accommodations such as a small campground.

PAR-23: Assess parking and street improvements, a day-use area, playground, restroom, and limited overnight uses at the end of Lake Court.

PAR-24: The City will collaborate with State Parks to address trail improvements, parking, and coastal access from Lake Court.

Marina State Beach

PAR-25: Encourage the inland retreat and relocation of the Marina State Beach parking lot further from the shore to avoid the erosion impacts of sea level rise and storm surge.

Sanctuary Beach Resort

PAR-26: At Sanctuary Beach Resort, ensure public beach access is clearly marked and visually distinct from the resort and that public parking spaces are clearly marked in accordance to its CDP.

PAR-27: Allow dogs on leash only due to the presence of federally threatened snowy plovers at the beach fronting the Sanctuary Beach Resort.

Dunes Drive

PAR-28: Encourage the Monterey Peninsula Regional Parks District (MPRPD) to construct a boardwalk to provide easier beach access to the Marina Dunes Preserve, as feasible.

PAR-29: Evaluate constructing a parking lot along Dunes Drive near the trailhead to the Marina Dunes Preserve.

North Dunes (Former CEMEX Site)

PAR-30: Develop the North Dunes (former CEMEX site) to enhance public access and recreation opportunities, including a visitor center, restrooms, parking facilities, ADA-accessible trails, viewing areas, and tent camping areas.

PAR-31: Provide additional parking at the north end of Dunes Drive to support future trails on the North Dunes (former CEMEX property).

PAR-32: Permit and encourage minimal public agency employee housing on the North Dunes site (former CEMEX site) to support park operations and management in the regional area.

Locke-Paddon Park

PAR-33: Plan and implement recreation improvements in concert with habitat enhancement and restoration activities at Locke-Paddon Park.

PAR-34: Provide educational opportunities about wetlands and birds at Locke-Paddon Park.

Biological Resources and Environmentally Sensitive Habitat Areas/ESHA (BIO)

General

BIO-1: A qualified biologist shall conduct a site visit to evaluate whether environmentally sensitive habitat area (ESHA) is present at the time of the proposed development.

BIO-2: Limit development in ESHA to uses dependent on the resource (e.g., habitat restoration, scientific research, low-intensity public access and recreation, including trails and boardwalks, parking for coastal access, low-impact camping, educational signage, activities relating to managed retreat in response to sea-level rise, etc.).

BIO-3: Site and design development to avoid and reduce impacts to ESHA including, but not limited to, vernal ponds, wetlands, and watercourses to the greatest extent feasible.

BIO-4: Allow impacts to ESHA for projects that fulfill other Coastal Act priorities, provided coastal resources are protected on balance.

BIO-5: Require a biological assessment, botanical survey, and/or a wetland delineation prepared by a qualified biologist for development within and near ESHA, as needed.

BIO-6: Require a Restoration and Monitoring Plan as part of the CDP filing requirement for development impacting ESHA.

BIO-7: Require revegetation of project sites within ESHA to use drought tolerant plant species naturally found around the project site. Prohibit species listed on the California Invasive Plant Council's (Cal-IPC) Invasive Plant List (Cal-IPC 2024).

BIO-8: Require a Coastal Development Permit for conservation projects that reduce public coastal access. Incorporate mitigation that minimizes access impacts while achieving the conservation goal.

BIO-9: Plan and accommodate managed retreat in a manner that maintains contiguous ESHA habitat and wildlife corridors between the beach, foredune, and back dune to the greatest extent feasible.

BIO-10: Allow trimming of up to 25 percent of a trees canopy, including trees classified as major vegetation, without a Coastal Development Permit.

Mitigation Ratios

BIO-11: Mitigate impacts to ESHA on sliding scale ratio depending on the development's impacts.

BIO-12: Replace trees that are considered major vegetation at a ratio of 5:1.

Coastal Dune Habitat

BIO-13: Maintain the natural and undeveloped state of Marina’s coastal dunes and beaches.

BIO-14: Support and encourage conservation, land acquisition, and habitat restoration efforts of Marina’s coastal sand dunes.

BIO-15: Concentrate dune conservation and restoration efforts in areas which provide high-quality, contiguous habitat.

BIO-16: Prohibit activities which alter the profile of a dune, result in the disturbance or removal of dune vegetation, or involve any direct removal or excavation of sand from dunes.

BIO-17: Ensure that access to or across coastal dune habitats does not cause significant damage or degradation to the habitat.

BIO-18: Protect sensitive species habitat, including but not limited to Western snowy plovers nesting and roosting areas.

Wetlands including Vernal Ponds

BIO-19: Preserve and maintain Marina’s vernal ponds and wetlands as productive wildlife habitats.

BIO-20: Prohibit development in wetlands; the only exception shall be for development that supports nature observation.

BIO-21: Allow routine maintenance activities in and around the Locke-Paddon Park vernal pond.

BIO-22: Permit active and passive recreation improvements at Locke-Paddon Park, provided that all applicable mitigation requirements of the BIO Chapter are met.

Marine Resources and Water Quality (MWQ)

Marine Environment

MWQ-1: Allow restoration, public access, viewing areas, temporary lifeguard facilities, and coastal-dependent recreation in the marine environment.

Water Quality

MWQ-2: Require new development to incorporate stormwater pollution controls as required by local and State law.

MWQ-3: Require development to minimize new impervious surfaces.

Opportunistic Beach Nourishment Program (OBNP)

General

OBNP-1: Prioritize the Opportunistic Beach Nourishment Program as the preferred emergency response to dune erosion.

OBNP-2: Identify potential receiver and stockpile sites for sand placement.

OBNP-3: Identify potentially-suitable sources of sand in the region.

OBNP-4: Establish cost-effective and streamlined environmental compliance and permitting processes for OBNP-related activities.

OBNP-5: Prior to any sand transfer, the City shall define the design considerations for each planned placement activity, including maximum volume, placement techniques, placement rates and location(s), and transportation methods.

OBNP-6: Ensure the OBNP will maximize the benefits of beach nourishment while avoiding significant adverse impacts to water quality, sensitive species and/or habitats, cultural resources, and recreation.

OBNP-7: Utilize OBNP in conjunction with other nature-based living shoreline approaches where applicable.

OBNP-8: Apply standard biological resource protection mitigation measures to all OBNP projects.

Land Use and Development

General

LUD-1: All new development shall comply with the policies of the Land Use Plan.

LUD-2: Exempt the following uses from Coastal Development Permits: trail improvements, minor improvements to single-family dwellings including, but not limited to JADUs and ADUs, small habitat restoration projects (defined by CEQA Section 15333), and temporary uses.

LUD-3: Design public infrastructure, including water, sewer, stormwater management, communications, renewable energy, and transportation systems to meet the needs of anticipated development.

LUD-4: Concentrate new development within existing developed areas.

LUD-5: Encourage affordable public transit accessibility to coastal access areas.

LUD-6: Encourage multi-modal streets that support active transportation.

LUD-7: Identify parcels which can be redeveloped to accommodate managed retreat for critical coastal uses.

Urban Growth Boundary

LUD-8: Until December 31, 2040, no new development other than public parks and open space uses (including agricultural uses) shall be permitted at the former CEMEX site.

Coastal – Open Space

LUD-10: Permitted uses in the C – OS Land Use Designation include preserved open space, dune preservation, coastal dependent research, beach access, public parks and recreation facilities and supporting uses, sensitive habitat areas and restoration projects supporting them, vernal ponds, open space for hazard protection or scenic preservation, and coastal-dependent recreation.

LUD-11: Prioritize improvements to recreational facilities within the C-OS district.

Coastal – Public Service Facilities

LUD-12: Uses allowed in the C – Public Facility (C-PF) district include, but are not limited to civic center, library, police and fire stations, post office, and parks district employee housing, public works yard, school, and other civic offices.

Coastal - Visitor Serving Commercial

LUD-13: Principally permitted uses in the Visitor Serving Commercial land use category are hotels, restaurants, retail, and other visitor serving uses. Drive-thru uses are prohibited.

LUD-14: Prioritize visitor-oriented commercial activities over other types of commercial on the east side of Dunes Drive.

LUD-15: Visitor-serving commercial uses shall be located and designed so that they complement one another and meet a range of visitor needs, including affordability.

LUD-16: Encourage visitor-oriented commercial uses that meet the affordability needs of visitors.

LUD-17: Prioritize low-cost visitor serving accommodations. Low-cost visitor serving accommodations are lodging facilities that are accessible and affordable to the general public and are typically offered at a rate that is less than the average rate for overnight accommodations in the area.

Coastal – Low-Density Residential

LUD-18: Principally permitted uses in the Low-Density Residential land use category include single family homes and accessory dwelling units (ADUs and JADUs).

LUD-19: Apply the City of Marina’s Housing Element housing programs in the areas designated for residential use in the coastal zone.

LUD-20: Encourage retention and further construction of ADUs and JADUs on parcels with single family dwellings.

LUD-21: Adopt the city’s ADU/JADU ordinance by reference, to ensure compliance with State law.

LUD-22: Design new housing units in the coastal zone so that habitat impacts are minimized.

Coastal – General Commercial

LUD-23: Permitted uses in the General Commercial Land Use Designation include retail stores, commercial shops conducted within a building and other uses with similar characteristics and which will not be detrimental or obnoxious to the neighborhood in which they are to be located, and supportive and transitional housing uses mandated by State law.

LUD-24: General Commercial uses are a low priority use in the coastal zone and shall be sited to have no impact on sensitive coastal resources.

Scenic and Visual Resources

General

VIS-1: Site and design new development west of Highway 1 to protect views to and along the ocean.

VIS-2: Prevent fences, walls, and landscaping from obstructing public scenic views.

VIS-3: Protect views of the dunes from Highway 1 and the beach by prohibiting ridgeline development.

VIS-4: Revegetate disturbed areas of sand dunes, particularly those which are highly visible.

VIS-5: Cluster development to preserve coastal view corridors from Highway 1.

Lighting, Signs, Utilities, and Landscaping

VIS-6: Protect dark night skies as part of Marina's scenic and visual character.

VIS-7: Ensure that signs are designed and located to minimize visual impacts.

VIS-8: Prohibit the construction of new non-wayfinding, off-site commercial signs, including billboards.

VIS-9: Require new development applications to include preliminary utility plans that address and minimize visual impacts.

VIS-10: Require all telecommunications facilities to include concealment features and shall place support facilities underground where feasible.

VIS-11: Require drought tolerant species for landscaping and use native species to the greatest extent feasible. Require drip or micro-spray irrigation when irrigation is required.

Tribal, Cultural, and Historic Resources

General

CUL-1: Protect and preserve historical, archaeological and paleontological resources.

CUL-2: Adhere to the Coastal Commission’s 2018 Tribal Consultation Policies when reviewing LCP amendments and Coastal Development Permits.

CUL-3: Require a Phase 1 archaeological survey report, prepared by a Registered Professional Archaeologist, for any development within the coastal zone that involves new disturbance of soils.

CUL-4: Site and design new development to avoid impacts to known cultural resources or when cultural resources are discovered through the archaeological survey report process.

CUL-5: Cease work immediately if archaeological resources are discovered during construction in accordance to State law.

Environmental Justice

General

EJ-1: The City shall promote and protect equitable access to beaches, recreational facilities, and open spaces for all.

Community Engagement

EJ-2: Create an open and transparent community engagement process.

EJ-3: Provide civic materials in English, Spanish, Korean, and other languages if needed.

Public Health

EJ-4: Ensure that disadvantaged communities are not disproportionately affected by pollution.

EJ-5: Avoid siting hazardous facilities in flood-prone areas and areas prone to erosion.

EJ-6: Require adverse environmental and Environmental Justice impacts to be mitigated for within the City of Marina.

EJ-7: Support and facilitate local farmers markets.

Multi-Modal Transportation

EJ-8: Prioritize improvements to walking and biking infrastructure that provide safe, accessible, and convenient routes to the coast.

EJ-9: Expand public transit service in the form of flat rates and increased headway frequency to the City’s coast.

Coastal Access

EJ-10: Invest in improvements to ADA accessible overlooks, as feasible, along the coast to improve access to the coast for all.

Housing

EJ-11: Encourage lower-cost housing within the coastal zone.