



EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

Workshop #2 - Policy Framework

Comprehensive Local Coastal Program Update

July 30, 2025



Agenda

- 4:00pm - 4:30pm - Presentation on the Local Coastal Plan Update
- 4:30pm - 5:30pm - Policy Framework Interactive Activity
- 5:30pm - 5:50pm - Group share-out
- 5:50pm - 6:00pm - Closing and Next Steps

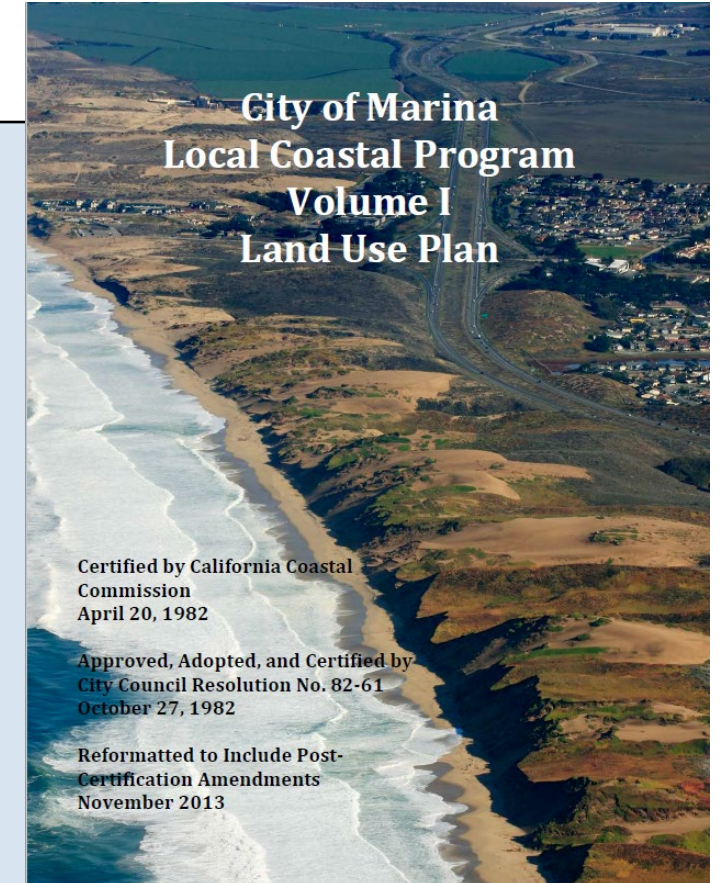
Background

What is a Local Coastal Program?

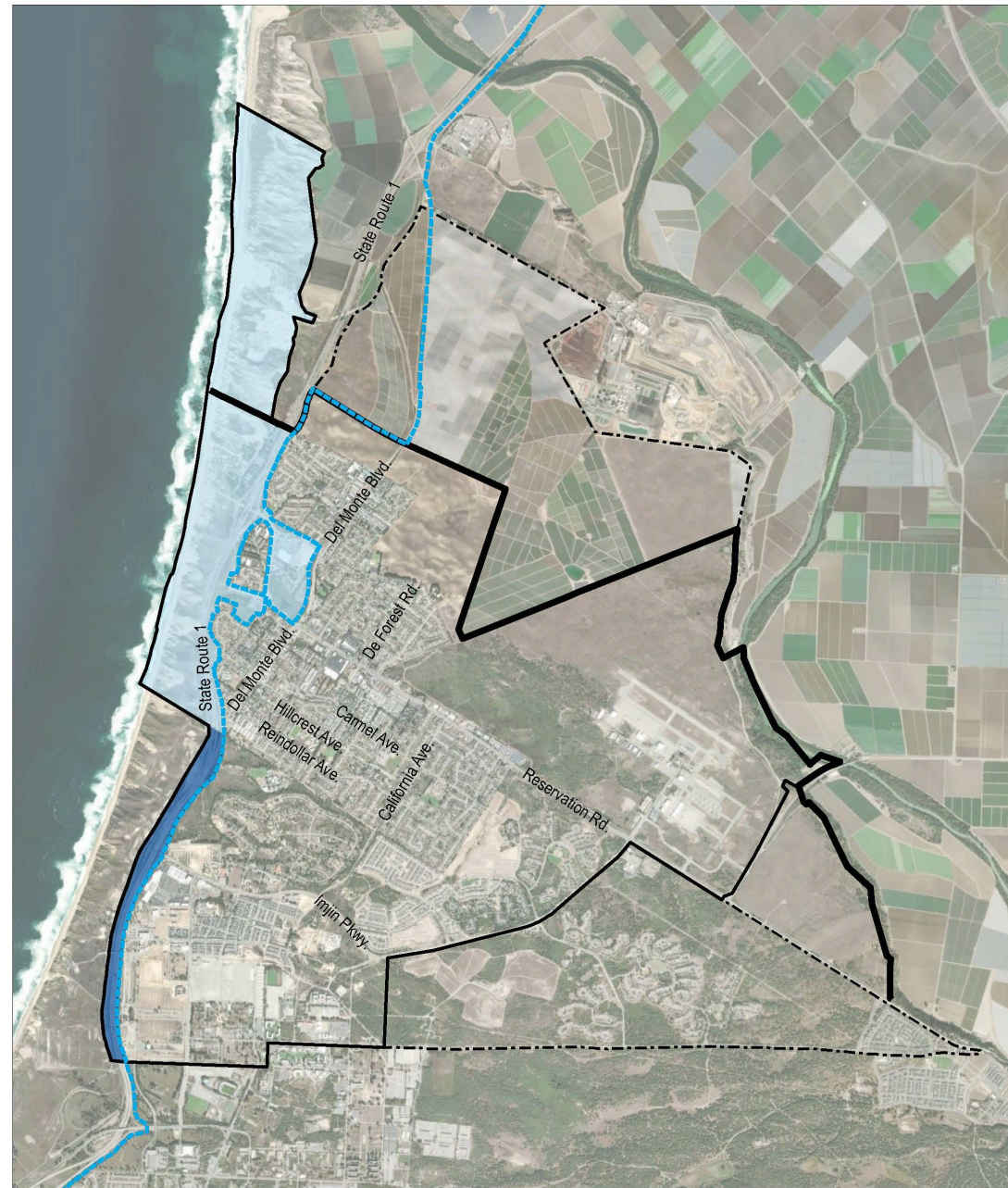
- City's planning document for development in the Coastal Zone

Why the Comprehensive Update?

- City's LCP fully certified in 1982, with no significant updates since
- City received grant for comprehensive update
- Mapping technology has advanced
- New CCC Guidance
- Style and format updated



Coastal Zone Boundary



0 4000 feet



Marina City Limit



City of Marina
Sphere of Influence



Urban Growth Boundary



California
Coastal Zone



Coastal Commission
Retained Jurisdiction

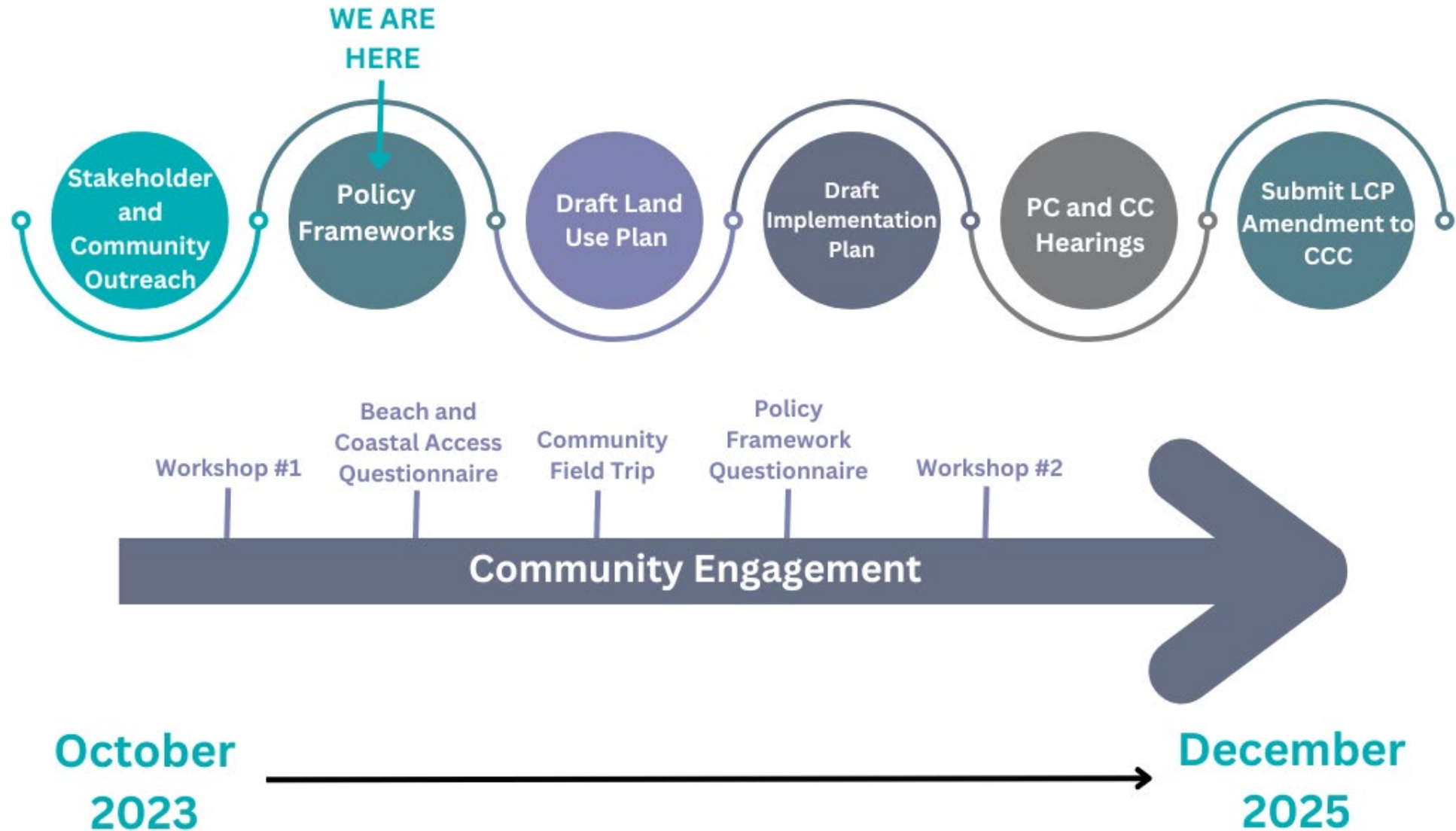


City of Marina LCP
Jurisdiction

Source: Monterey County GIS 2024,
Google Earth 2024,
California State Geoportal 2024

Figure 2

Comprehensive LCP Update Process



Meeting Objectives

- Provide an overview of each Land Use Plan section
- Receive feedback on the policy framework
- Share the proposed Land Use Designation map



Public Access and Recreation

- Creating and maintaining public access to the coast is one of the major goals of the Coastal Act
- Barriers to access in Marina
- Access points in the city



Biological Resources and Environmentally Sensitive Habitat Areas (ESHA)

ESHA

- Dune habitat
- Vernal ponds

Development limitations and considerations

- Mitigation ratios to reduce severity of impacts



Marine Resources and Water Quality

Marine Resources

- Protect biological productivity
- Intertidal and subtidal areas of the beach
- Vernal ponds

Water quality

- Stormwater runoff



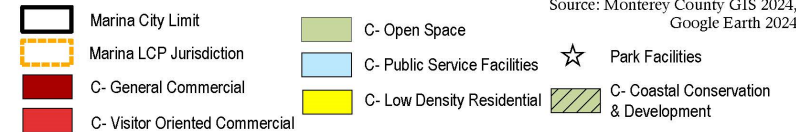
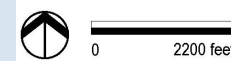
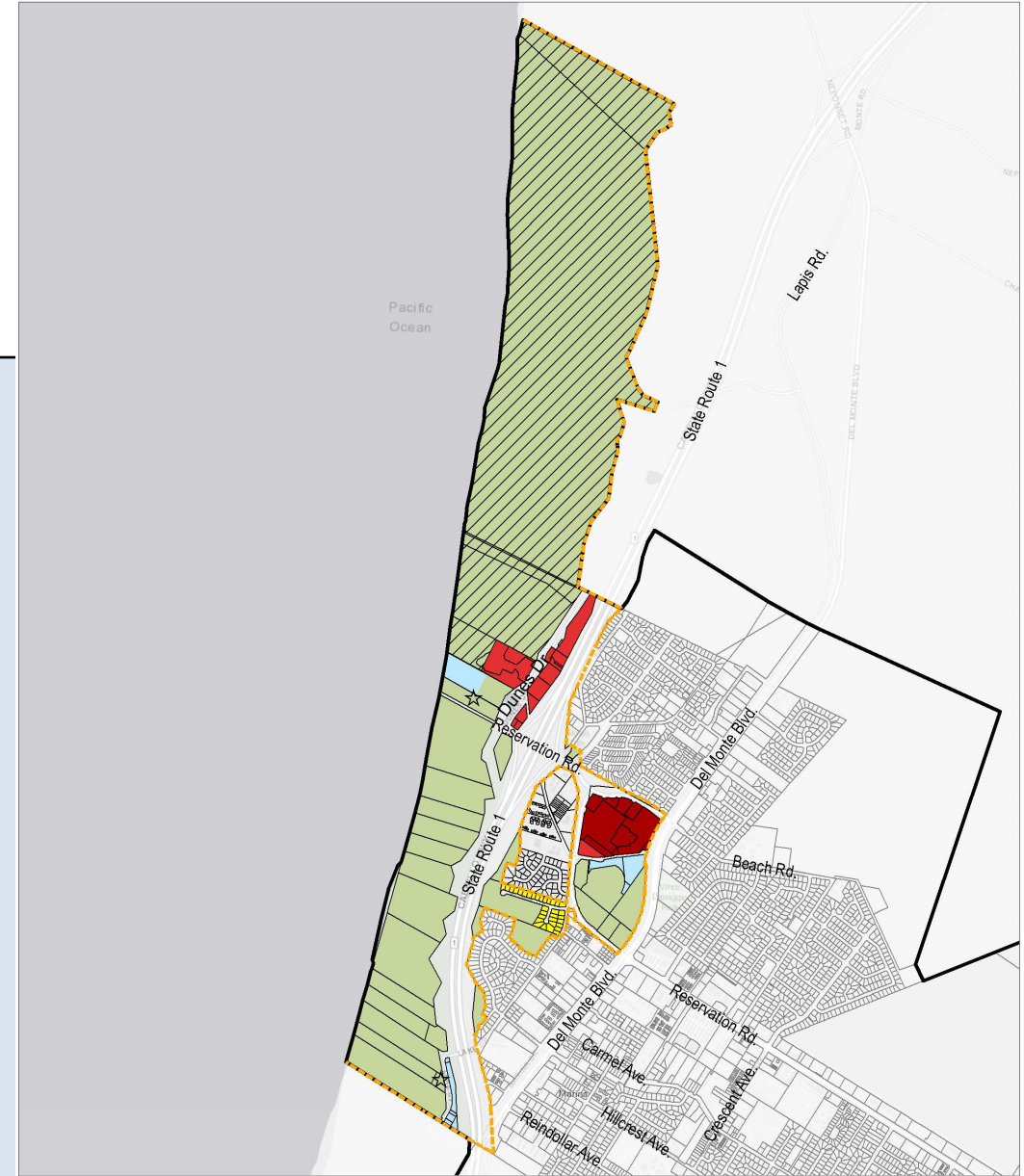
Opportunistic Beach Nourishment Program

- Nature-based adaptation strategy to address coastal erosion
- Regional approach
 - Source sites
 - Receiver sites
 - Stockpile sites



Land Use and Development

- Land Use Designation change
 - “Coastal Conservation and Development” to “Open Space”
- Open Space
- General Commercial
- Visitor Serving Commercial
- Public Service Facilities
- Low-Density Residential



Source: Monterey County GIS 2024,
Google Earth 2024

Scenic and Visual Resources

- Coastal Act considers scenic and visual qualities of coastal areas as a resource of public importance
- Large sand dunes are defining view
- Policies related to lighting, signs, utilities, and landscaping



Tribal, Cultural and Historic Resources

- Coastal Commission 2018 Tribal Consultation policy
- Conform with state and federal law

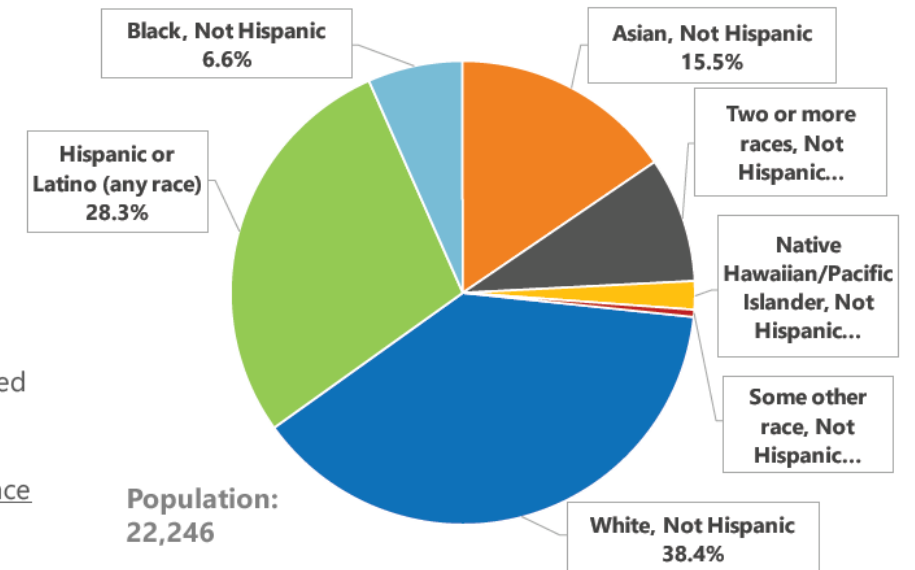


Environmental Justice

- Equitable coastal access
- Affordable housing
- Civic engagement

Race & Ethnicity (Single Category Only)

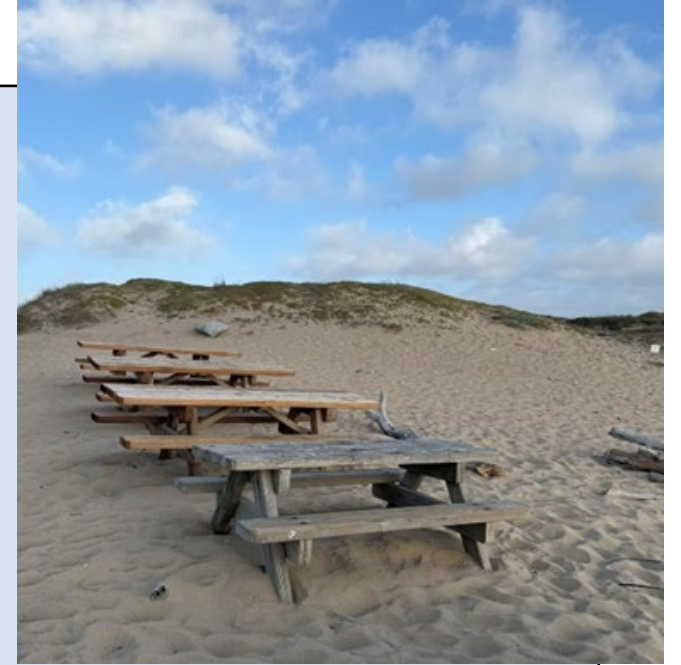
- All non-Hispanic residents are represented as a single racial category:
 - White
 - Asian
 - Black
 - Native Hawaiian/P.I.
 - Some Other Race
 - Two or More Races
- Hispanic/Latino residents (of any racial group) are **ONLY** represented as Hispanic
- Sums to 100% -- because all residents are only represented once as a single category



Source: American Community Survey, 2021 5-Year Estimates, DP05: Demographic and Housing

Small Group Activity

- Policy Framework Activity - around the room (4:30pm - 5:30pm)
 - 5 groups
 - 12 minutes at each station
- Group Report-Out (5:30-5:50pm)



Next Steps

- Public Review Draft Land Use Plan
- Stay Involved!

<https://marinalcpupdate.org/>

