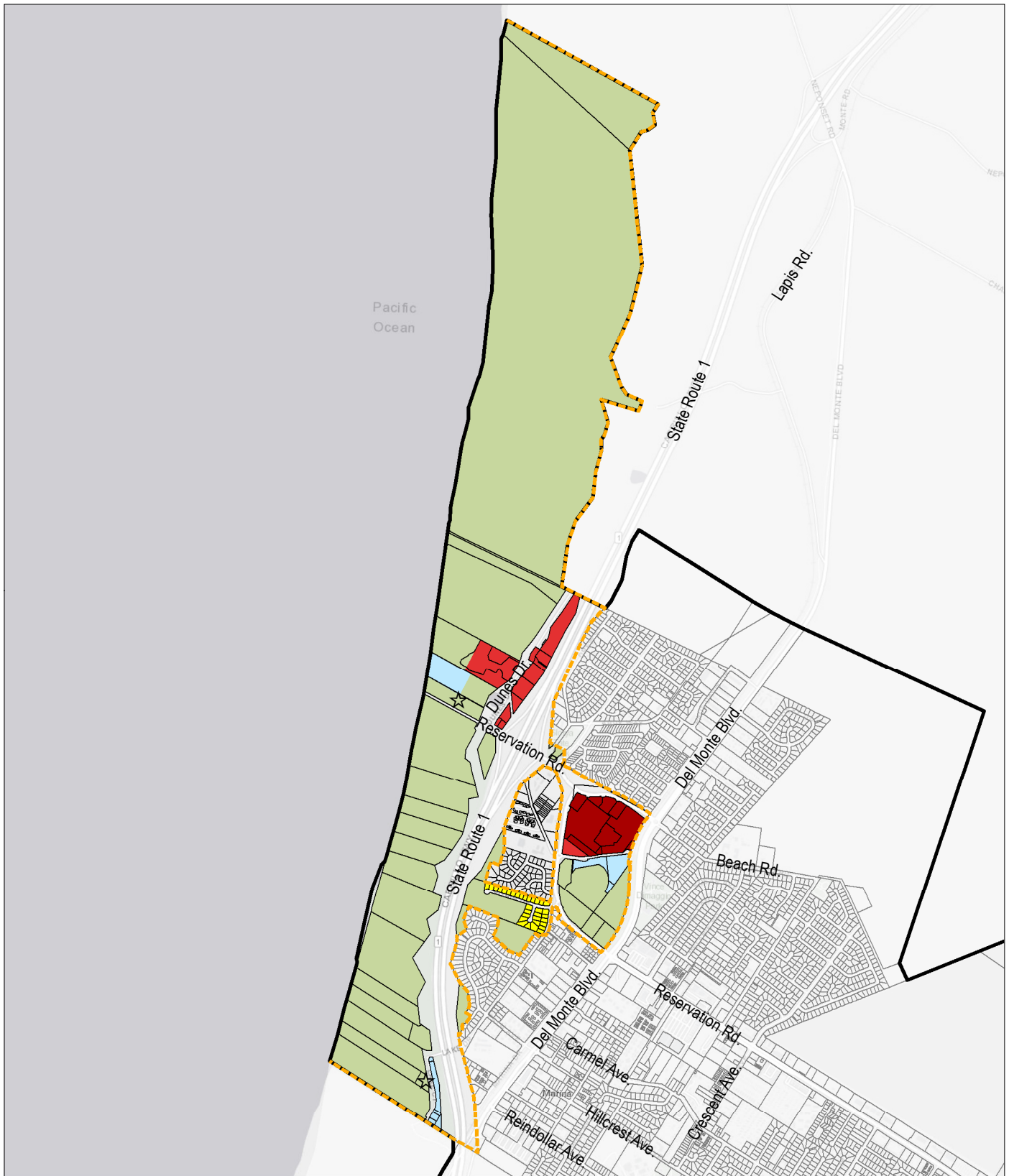


- | | | |
|--------------------------------|------------------------------|---------------------------------------|
| Marina City Limit | C- Open Space | Park Facilities |
| Marina LCP Jurisdiction | C- Public Service Facilities | C- Coastal Conservation & Development |
| C- General Commercial | C- Low Density Residential | |
| C- Visitor Oriented Commercial | | |

Source: Monterey County GIS 2024, Google Earth 2024



Existing Coastal Zone Land Use Designation Map



Source: Monterey County GIS 2024,
Google Earth 2024



0 2200 feet



Marina City Limit



Marina LCP Jurisdiction



C- General Commercial



C- Visitor Oriented Commercial

C- Open Space

C- Public Service Facilities

C- Low Density Residential

☆ Park Facilities



Proposed Coastal Zone Land Use Designation Map

Public Access and Recreation



General

- Provide coastal access and recreation opportunities for all.
- Reduce barriers to public coastal access.
- Design public access facilities vulnerable to coastal dune erosion or sea level rise to anticipate eventual loss, retreat, and replacement.
- Require new development along the shoreline to provide coastal access.
- Enhance the quality of the City's beaches and wetlands.
- Retreat non-coastal dependent facilities, such as offices, inland of State Route 1.
- Prioritize development of coastal-oriented uses west of Highway 1.
- Consider coastal trails and beach accessways as coastal-dependent uses.



Coastal Access Points

- Improve wayfinding coastal access signs throughout city.
- Improve and expand parking near existing coastal access points.
- Minimize beach parking lot curfews and fees.
- Design and plan coastal trails with sensitive habitat and sea level rise in mind.

ADA Accessibility

- Require ADA accessible coastal access where feasible.

Bicycle Access

- Provide bicycle lanes connecting Marina's city-center to coastal access points.

Low Cost Overnight Accommodations

- Protect and retain existing lower cost visitor and recreational facilities.
- Provide low-cost overnight accommodations at a rate of 20 percent of the number of high-cost overnight accommodations.



What do you think?

Use a sticky note to provide detail about how some ideas miss the mark or could be improved.

Needs Work

Pretty Close

Love them

Public Access and Recreation



Fort Ord Dunes SP

- 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

- 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.
- Improve parking, trails, and coastal access at Lake Court.
- Consider a day-use area, playground, restroom, and other improvements at the end of Lake Court.
- The City will collaborate with State Parks to address trail improvements, parking, and coastal access from Lake Court.



Marina State Beach

- 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

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



Dunes Drive

- Encourage the Monterey Peninsula Regional Parks District (MPRPD) to construct a boardwalk to provide easier beach access to the Marina Dunes Preserve, as feasible.
- Evaluate constructing a parking lot along Dunes Drive near the trailhead to the Marina Dunes Preserve.

North Dunes (former CEMEX site)

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

- Plan and implement recreation improvements in concert with habitat enhancement and restoration activities at Locke-Paddon Park.
- Provide educational opportunities about wetlands and birds at Locke-Paddon Park.

What do you think?

Use a sticky note to provide detail about how some ideas miss the mark or could be improved.

Needs Work

Pretty Close

Love them

Biological Resources and ESHA



General

- A qualified biologist shall evaluate whether environmentally sensitive habitat area (ESHA) is present at the time of the proposed development.
- Limit development in ESHA to uses dependent on the resource (i.e., habitat restoration, low-intensity public access and recreation, etc.).
- Site and design development to avoid and reduce impacts to ESHA
- Allow impacts to ESHA for projects that fulfill other Coastal Act priorities as long as coastal resources are provided on balance.
- Require a biological assessment, botanical survey, and/or a wetland delineation prepared by a qualified biologist for development within and near ESHA, as needed.
- Require a Restoration and Monitoring Plan as part of the CDP filing requirement for development impacting ESHA.
- 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).
- Allow trimming of up to 25 percent of a trees canopy, including trees classified as major vegetation, without a Coastal Development Permit.

Mitigation Ratios

- Mitigate impacts to ESHA on sliding scale ratio depending on the development's impacts.
- Replace trees that are considered major vegetation at a ratio of 5:1.



Coastal Dune Habitat

- Maintain the natural and undeveloped state of Marina's coastal dunes and beaches.
- Support and encourage conservation, land acquisition, and habitat restoration efforts of Marina's coastal sand dunes.
- Concentrate dune conservation and restoration efforts in areas which provide high-quality, contiguous habitat.
- 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.
- Ensure that access to or across coastal dune habitats does not cause significant damage or degradation to the habitat.

Wetlands (vernal ponds)

- Preserve and maintain Marina's vernal ponds and wetlands as productive wildlife habitats.
- Prohibit development in wetlands; the only exception shall be for development that supports nature observation.
- Allow routine maintenance activities in and around the Locke-Paddon Park vernal pond.
- Permit active and passive recreation improvements at Locke-Paddon Park, provided that all applicable mitigation requirements of the BIO Chapter are met.

What do you think?

Use a sticky note to provide detail about how some ideas miss the mark or could be improved.

Needs Work

Pretty Close

Love them

Marine Resources and Water Quality



Marine Environment

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

Water Quality

- Require new development to incorporate stormwater pollution controls as required by local and State law.
- Require development to minimize new impervious surfaces.



Opportunistic Beach Nourishment Program (OBNP)

General

- Prioritize the Opportunistic Beach Nourishment Program as the preferred emergency response to dune erosion.
- Identify potential receiver and stockpile sites for sand placement.
- Identify potentially-suitable sources of sand in the region.
- Establish cost-effective and streamlined environmental compliance and permitting processes for OBNP-related activities.
- 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.
- 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.
- Utilize OBNP in conjunction with other nature-based living shoreline approaches where applicable.
- Apply standard biological resource protection mitigation measures to all OBNP projects.



What do you think?

Use a sticky note to provide detail about how some ideas miss the mark or could be improved.

Needs Work

Pretty Close

Love them

Land Use and Development



General

- 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.
- Concentrate new development within existing developed areas.
- Identify parcels which can be redeveloped to accommodate managed retreat for critical coastal uses.



Urban Growth Boundary

- 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

- Principally permitted uses 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.
- Conditional uses shall include camping, employee housing for State Parks (or similar public agency), and community gardens. Sports fields shall be prohibited.



Coastal - Public Service Facilities

- Permitted uses 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

- Permitted uses are hotels, restaurants, retail, and other visitor serving uses. Drive-thru uses are prohibited.
- Prioritize visitor-oriented commercial activities over other types of commercial on the east side of Dunes Drive.
- 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

- Permitted uses include single family homes and accessory dwelling units (ADUs and JADUs).

Coastal - General Commercial

- Permitted uses include retail stores, commercial shops (no outdoor storage), supportive and transitional housing, lodging (hotels, motels), etc.
- General Commercial uses are a low priority use in the coastal zone and shall be sited to have no impact on sensitive coastal resources.

What do you think?

Use a sticky note to provide detail about how some ideas miss the mark or could be improved.

Needs Work

Pretty Close

Love them

Scenic and Visual Resources



General

- Design new development west of Highway 1 to reduce visual impacts to and along the ocean.
- Prevent fences, walls, and landscaping from obstructing public scenic views.
- Revegetate disturbed areas of sand dunes, particularly those which are highly visible.
- Cluster development to preserve coastal view corridors from Highway 1.



Lighting, Signs, Utilities and Landscaping

- Protect dark night skies as part of Marina's scenic and visual character.
- Ensure that signs are designed and located to minimize visual impacts.
- Prohibit the construction of new non-wayfinding, off-site commercial signs, including billboards.
- Require new development applications to include preliminary utility plans that address and minimize visual impacts.
- Require all telecommunications facilities to include concealment features and place support facilities underground where feasible.
- 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

- Protect and preserve historical, archaeological and paleontological resources.
- Adhere to the Coastal Commission's 2018 Tribal Consultation Policies when reviewing LCP amendments and Coastal Development Permits.
- 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.
- Site and design new development to avoid impacts to known cultural resources or when cultural resources are discovered through the archaeological survey report process.
- Cease work immediately if archaeological resources are discovered during construction in accordance to State law.

What do you think?

Use a sticky note to provide detail about how some ideas miss the mark or could be improved.

Needs Work

Pretty Close

Love them

Environmental Justice



General

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

Community Engagement

- Create an open and transparent community engagement process.
- Provide civic materials in English, Spanish, Korean, and other languages if needed.



Public Health

- Ensure that disadvantaged communities are not disproportionately affected by pollution.
- Avoid siting hazardous facilities in flood-prone areas and areas prone to erosion.
- Require adverse environmental and Environmental Justice impacts to be mitigated for within the City of Marina.
- Support and facilitate local farmers markets.



Multi-Modal Transportation

- Prioritize improvements to walking and biking infrastructure that provide safe, accessible, and convenient routes to the coast.
- Expand public transit service in the form of flat rates and increased headway frequency to the City's coast.

Coastal Access

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

Housing

- Encourage lower-cost housing within the coastal zone.



What do you think?

Use a sticky note to provide detail about how some ideas miss the mark or could be improved.

Needs Work

Pretty Close

Love them