

CALIFORNIA COASTAL COMMISSION

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HANDOUTS FOR JANUARY 19 PUBLIC WORKSHOP DISCUSSION

For Public Issue Scoping, the following lists some of the major LCP Implementation issues that may be considered based on LCP goals/objectives/policies or by Commission actions on LCP Amendment or permit appeals. Due to limited resources, not all these issues will be evaluated, but only priority ones. This handout is intended to help facilitate discussion and public input on priority issues to review.

1. SHORELINE PUBLIC ACCESS

- Has existing access been protected and has new access been provided in new development, and along bulkheads?
- Have access, benches and rest areas been provided?
- Has Vertical access along all fire roads and across all dedicated open space areas been provided?
- Have public parks been provided at parcels 64,112 and 113?
- Have public views of the water areas been enhanced and preserved?
- Has development included signage to enhance public awareness?

2. TRANSPORTATION AND PARKING ACCESS

- Has development been designed and mitigated to avoid impacts to public access.
 - Has development fostered alternative transportation? Have transit/loop shuttle improvements been made?
 - Have required parking standards been adhered to?
- Has public parking changed and how has it affected access? Has parking for recreational uses changed?
- Have conflicts increased between private leaseholds and public parking?
 - Have effects of special events changed?
 - Have alternative strategies been implemented and what has been effect?
 - Has loss of parking been mitigated .5 to 1?
 - Have required parking management plans been implemented?
 - How is the allocation of parking spaces at public lots implemented and enforced?
 - Has access for persons with disabilities increased?

3. RECREATION AND VISITOR FACILITIES

- Have visitor facilities increased/decreased and have uses changed?
- Are requirements for visitor serving uses and amount still sufficient to reflect priority uses consistent with Coastal Act?
- Has new development provided additional recreational opportunities and protected priority uses? Have non-priority/non-coastal dependent facilities been built and if so was mitigation provided?

- Has demand for various types of recreation changed so as to require different support facilities?
- Have recreation facilities been protected and maintained? Have lower cost facilities and uses been protected and where feasible encouraged?
- Have multiple use projects protected existing visitor uses and marine commercial?
- Has the Coastal Improvement Fund been established?

4. RECREATIONAL BOATING

- Are boating requirements in LCP still sufficient to protect recreational boating consistent with Coastal Act?
- Has recreational boating remained a top priority? Is new development enhancing boating facilities?
- Has dry storage increased?
- Have boating support facilities been maintained?
- Have yacht clubs included 50% boat storage as required in specific plan?
- Has small boat owner access through public ramp facilities been emphasized?
- Has relocation provided replacement of uses?

5. MARINE RESOURCES

- Does LCP reflect new requirements for addressing polluted runoff? What has been done to address new requirements and changed conditions?
- Has new development included measures to reduce runoff?
- Have there been retention basin/bird conservation area changes?
- Has flood control and water quality protection been balanced?
- Has biological productivity of marina been maintained or restored?
- Has sampling shown that marina water quality improved?
- Has storm water runoff been better controlled?

6. ENVIRONMENTALLY SENSITIVE HABITAT AREAS (ESHA)

- Have conditions changed regarding biological resources? Is LCP still sufficient to protect resources consistent with Coastal Act?

7. CULTURAL RESOURCES

- Have any impacts been identified, avoided or mitigated through permits?

8. NEW DEVELOPMENT

- Have priority uses been maintained and does mix of uses in new development still reflect Coastal Act priorities?
- Has the main focus of the Marina (recreational boating and visitor serving commercial) been maintained?
- Has development matched capacity of planned circulation facilities? Has development been phased with transportation improvements?
- Have traffic studies been updated and Development Zones (DZ) revised accordingly?
- Has conversion monitoring worked? Has plan achieved no increase in trip generation?

- Has Specific Development potential by parcel been carried out? Has development achieved intended results? Have DZ caps been effective or has overall transfer of units had impacts?
- Has residential mitigation been required? If in-lieu fee mitigation paid to Coastal improvement Fund, have funds been collected, spent? If park open space required, has it been constructed and opened?
- Has redevelopment of nonconforming uses been effective?

9. VISUAL RESOURCES

- Have scenic resources been protected? Have specified views/main channel views been protected? Are requirements in LCP still sufficient to protect scenic resources consistent with Coastal Act?
- Have recommended design features been implemented?
- Has the design of structures afforded greater waterfront views and access?
- Have Scenic Drives been designated and signed and ordinances for scenic drives implemented?
- Have degraded visual resources been restored?
- Have development projects provided views of no less than 40%-20% of parcel's waterfront?
- Have height limits been maintained?

10. HAZARD AREAS

- Have geological reports been required and measures implemented?

11. CIRCULATION

- Have circulation conditions changed? Have internal circulation improvements been made? What has been effect of improvements if made? Have mitigations been carried out? (DKS study mitigations for internal traffic)?
- Has development been approved that exceeds capacity of subregional street system? Has relocation of DZ units affected traffic?

12. PUBLIC WORKS

- Have entitlement limits been reached? Is water available for new development?
- Is water available for new development?

13. DIKING, DREDGING, FILLING & SHORELINE STRUCTURES

- Has shoaling been monitored?
- Has dredging been mitigated? Has suitable material been placed on beaches? Have options for dredge disposal been implemented?
- Have turbidity management plans been required?

14. INDUSTRIAL DEVELOPMENT AND ENERGY FACILITIES

15. PROCEDURES

- Is public noticing adequate?
- Are there other procedural issues?