



# Local Coastal Program Implementation Plan Seal Beach Municipal Code Title XX

## *Draft Framework*

*May 02, 2023*

## **PART 1 IMPLEMENTATION PLAN APPLICABILITY**

### **CHAPTER XX.XX - GENERAL**

- This intent of this chapter is to provide an overview of the Implementation Plan Applicability and may include the following sections once finalized:
  - Title;
  - Purpose and Intent;
  - Applicability;
  - Relationship to Other Plans and Regulations;
  - Responsibility for Administration;
  - Interpretations;
  - Periodic Review and Update;
  - Severability.

### **CHAPTER XX – COASTAL ZONING DISTRICT MAP**

- This intent of this chapter is to identify zoning districts within the Coastal Zone and establish the boundaries and jurisdictions within the Implementation Plan. This chapter may include the following sections once finalized:
  - Coastal Zoning Districts Established;
  - Adoption of a Coastal Zoning Map;
  - Determination of Coastal Zoning District Boundaries;
  - Post-LCP Certification Permit and Appeal Jurisdiction Map.

## **PART 2 COASTAL DEVELOPMENT PERMITS**

### **CHAPTER XX – COASTAL DEVELOPMENT PERMIT REVIEW PROCESS**

- This intent of this chapter is to provide an overview of the filing and review process for coastal development permits and may include the following sections once finalized:
  - Purpose and Intent;
  - Authority for Decisions;
  - Projects Bisected by Jurisdictional Boundaries;
  - Filing an Application for a Coastal Zone Project;
  - Posting Notice;
  - Determination of Notice,



- Hearing and Appeals Procedures;
- Application Completeness;
- Failure to Provide Information;
- Environmental Review;
- Project Evaluation and Extensions of Approvals;
- Applicant Requests to Amend an Approved Coastal Development Permit;
- Public Hearings;
- Appeals of an Action;
- Enforcement.

## CHAPTER XX – APPLICATIONS

- This intent of this chapter is to detail the requirements and exemptions of Coastal Development Permit Applications and may include the following sections once finalized:
  - Purpose and Intent;
  - Coastal Development Permits;
  - Emergency Coastal Development Permits;
  - Development Exempt from CDP Requirements;
  - Categorically Excluded Projects;
  - De Minimis Waiver of Coastal Development Permit;
  - Coastal Commission Review of Recorded Access Documents.

## PART 3 GENERAL COASTAL DEVELOPMENT STANDARDS

### CHAPTER XX – GENERAL COASTAL DEVELOPMENT STANDARDS

- This chapter will describe general development standards applicable to the entirety of the Seal Beach Coastal Zone and may include the following sections once finalized:
  - Purpose and Intent;
  - General Site Planning and Development Standards;
  - Accessory Buildings and Structures;
  - Setbacks and Encroachments;
  - Fences, Walls, and Hedges;
  - Height Limitations;
  - Lighting;
  - Substandard Lots;
  - Grading;
  - Public Beaches.

### CHAPTER XX – COASTAL NONCONFORMING STRUCTURES AND USES

- This intent of this chapter is to establishes procedures for the regulation of nonconforming uses and structures and may include the following sections once finalized:



- Purpose and Intent;
- Applicability;
- Determination of Nonconformity,
- Existing Legal Nonconforming Status;
- Nonconforming Structure Requirements;
- Nonconforming Use Restrictions;

## CHAPTER XX – VISITOR SERVING AND RECREATIONAL DEVELOPMENT STANDARDS

- This intent of this chapter is to ensure visitor serving and recreational development is consistent with the Local Coastal Program Land Use Plan and may include the following sections once finalized:
  - Purpose and Intent;
  - Applicability;
  - Visitor Serving Commercial;
  - Visitor Serving Open Space;
  - Lower-Cost Visitor and Recreation;
  - Overnight Accommodations.

## CHAPTER XX – COASTAL DEPENDENT AND RELATED USES

- This intent of this chapter is to establishes procedures for the regulation of coastal dependent and related uses and may include the following sections once finalized:
  - Purpose and Intent;
  - Applicability;
  - Coastal Dependent Commercial Development;
  - Coastal Dependent Public Facility Development.

## CHAPTER XX – TIDELANDS AND SUBMERGED LANDS

- This intent of this chapter is to establishes procedures for the regulation of tidelands and submerged lands and may include the following sections once finalized:
  - Purpose and Intent;
  - Applicability;
  - The Public Trust;
  - Tidelands Leases.

## CHAPTER XX – LANDSCAPE STANDARDS

- This intent of this chapter is to establish landscape standards within the Coastal Zone that are consistent with the Local Coastal Program Land Use Plan and may include the following sections once finalized:
  - Purpose and Intent;
  - Applicability;
  - Related Documents;
  - General Landscaping Requirements;



- Maintenance Requirements.

## **CHAPTER XX – ENVIRONMENTAL JUSTICE**

- This intent of this chapter is to provide development standards to ensure the fair treatment of all people regarding the Local Coastal Program and may include the following sections once finalized:
  - Purpose and Intent;
  - Applicability;
  - Coastal Environmental Justice;
  - Coastal Access;
  - Participation in the Decision-Making Process.

## **PART 4 COASTAL ZONING DISTRICTS, ALLOWABLE LAND USES & STANDARDS**

### **CHAPTER XX – DEVELOPMENT AND LAND USE APPROVAL REQUIREMENTS**

- This intent of this chapter is to provide the general requirements for the approval of proposed development and land use activities and may include the following sections once finalized:
  - Purpose and Intent;
  - General Requirements for New Development;
  - Additional Permits and Approvals.

### **CHAPTER XX – RESIDENTIAL ZONES AND STANDARDS**

- This intent of this chapter is to provide an standards for residential development within the Coastal Zone and may include the following sections once finalized:
  - Purpose and Intent;
  - Residential Zone Allowed Uses;
  - Residential Zone General Development Standards;
  - Residential Zone Special Development Standards.

### **CHAPTER XX – COMMERCIAL ZONES AND STANDARDS**

- This intent of this chapter is to implement the goals, objectives and policies of the LUP for the City's commercial zones and may include the following sections once finalized:
  - Purpose and Intent;
  - Permitted and Conditionally Permitted Commercial Land Uses;
  - Commercial Zone General Development Standards;
  - Commercial Zone Special Development Standards.

### **CHAPTER XX – INDUSTRIAL ZONES AND STANDARDS**



- This intent of this chapter is to implement the goals, objectives and policies of the LUP for the City's commercial zones and may include the following sections once finalized:
  - Purpose and Intent;
  - Permitted and Conditionally Permitted Industrial Land Uses;
  - Industrial Zone General Development Standards;
  - Industrial Zone Special Development Standards.

## CHAPTER XX – MIXED-USE ZONES AND STANDARDS

- This intent of this chapter is to implement the goals, objectives and policies of the LUP for the City's mixed-use zones and may include the following sections once finalized:
  - Purpose and Intent;
  - Permitted and Conditionally Permitted Uses in Mixed-Use Zones;
  - Mixed-Use General Development Standards;
  - Mixed-Use Zone Special Development Standards.

## CHAPTER XX – PUBLIC/OPEN SPACE ZONES AND STANDARDS

- This intent of this chapter is to implement the goals, objectives and policies of the LUP for the City's public and open space zones and may include the following sections once finalized:
  - Purpose and Intent;
  - Public and Open Space Zone Uses;
  - Public and Open Space Zone General Development Standards;
  - Public and Open Space Zone Special Development Standards.

## CHAPTER XX – OVERLAY DISTRICTS AND STANDARDS

- This intent of this chapter is to provide standards for overlay designations within the Seal Beach Coastal Zone and may include the following sections once finalized:
  - Purpose and Intent;
  - Applicability;
  - Coastal Zone Overlay Districts;
  - Specific Plan Regulation.

# PART 5 PUBLIC ACCESS AND TRANSPORTATION STANDARDS

## CHAPTER XX – COASTAL PUBLIC ACCESS AND RECREATION

- This intent of this chapter is to provide procedures and standards for the preservation, dedication, and improvement of public access to and along the shoreline and may include the following sections once finalized:
  - Purpose and Intent;
  - Applicability and Exemptions;
  - Determination of Public Access and Recreation Impacts;



- Protection for Existing Access or Provision of New Public Access Required;
- Public Coastal Access Standards; Access Title and Guarantee;
- Coastal Commission Review of Recorded Access Documents;
- Timing of Access Requirements;
- Management and Maintenance;
- Encroachments into Public Rights-of-Way and Accessways.

## CHAPTER XX – COASTAL TRANSPORTATION, PARKING AND SITE ACCESS STANDARDS

- This intent of this chapter is to provide parking standards within the Coastal Zone and may include the following sections once finalized:
  - Purpose and Intent;
  - Applicability;
  - Public Transit;
  - Off-Street Parking Requirements by Land Use;
  - Design Standards for Off-Street Parking Facilities;
  - On Street Parking;
  - Bicycle Trails & Parking Standards;
  - Disabled-Accessible Parking Spaces;
  - Boat, Trailer, and Oversized Vehicle Parking;
  - Shared Parking;
  - Waivers of Parking Requirements.

## PART 6 COASTAL ENVIRONMENTAL RESOURCES AND HAZARDS

### CHAPTER XX – HABITAT PROTECTION STANDARDS

- This intent of this chapter is to provide development standards to protect and maintain the biological resources and environmentally sensitive habitats within the Seal Beach Coastal Zone and may include the following sections once finalized:
  - Purpose and Intent;
  - Applicability;
  - Biological Resources Assessment;
  - Environmentally Sensitive Habitat Areas;
  - ESHA Mitigation and Monitoring;
  - Wetlands and Other Water Areas.

### CHAPTER XX – SCENIC AND VISUAL RESOURCES

- This intent of this chapter is to establish requirements to protect scenic and visual resources and may include the following sections once finalized:
  - Purpose and Intent;
  - Applicability;
  - Coastal Views;



- Bulk and Height Standards;
- Signs and Utilities.

## CHAPTER XX – STORMWATER RUNOFF CONTROL AND WATER QUALITY PROTECTION

- This intent of this chapter is to establish requirements for stormwater runoff management and water quality protection and may include the following sections once finalized:
  - Purpose and Intent;
  - Applicability;
  - Submittal Requirements;
  - Water Quality Protection Plan Measures and Standards;
  - Processing and Review;
  - Stormwater Compliance and Relation to Other City Documents;
  - Recycled Water.

## CHAPTER XX – PALEONTOLOGICAL, ARCHAEOLOGICAL, AND HISTORICAL RESOURCES

- This intent of this chapter is to ensure that historic, archaeological, paleontological, cultural resources and tribal cultural resources are protected and may include the following sections once finalized:
  - Purpose and Intent;
  - Applicability;
  - Cultural and Archaeological Resources;
  - Historic Resources.

## CHAPTER XX – SEA LEVEL RISE

- This intent of this chapter is to protect public health and safety by reducing, mitigating, and adapting to sea level rise and may include the following sections once finalized:
  - Purpose and Intent;
  - Applicability;
  - Identification of Sea Level Rise Hazard Areas;
  - Application Requirements;
  - Sea Level Rise Adaptation;
  - Development in Hazardous Areas.

## CHAPTER XX – COASTAL HAZARDS AND RESILIENCE

- This intent of this chapter is to protect public health and safety by reducing, mitigating, and adapting to hazards within the Coastal Zone and may include the following sections once finalized:
  - Purpose and Intent;
  - Applicability;
  - Identification of Hazard Areas;
  - Application Requirements;
  - Coastal Hazards Report;





- Development in Hazardous Areas.

## **PART 7 DEFINITIONS AND ACRONYMS**

### **CHAPTER XX – ACRONYMS AND DEFINITIONS**

- This intent of this chapter is to ensure precision in interpretation of the Implementation Plan and may include the following sections once finalized:
  - Purpose and Intent;
  - General Interpretation;
  - Acronyms;
  - Definitions.

## **PART 8 MAPS AND FIGURES**

### **CHAPTER XX – MAPS AND FIGURES**

## **APPENDICES**