

City of Pacifica
Local Coastal Land Use Plan Update

Meeting 2

Roundtable Discussions

Alternative Modifications for Special Resiliency Areas

December 5, 2023

Agenda

- Overview of LCLUP Update Process
- Introduce Alternative Modifications
- Case Studies
- Facilitator Introduction
- Roundtable Discussions
- Report Out from Table Discussions
- Public Comment



LCLUP Update Process

- Two parts to Local Coastal Program (LCP)
 - Local Coastal Land Use Plan (LCLUP)
 - Implementation Plan (IP)
- LCLUP the “General Plan for Coastal Zone”
- Update process ongoing process more than 10 years
- City Council approved Certification Draft LCLUP in Feb 2020
- Requires certification by California Coastal Commission (CCC)
- CCC issued suggested modifications in early 2023



LCP Certification



- California Coastal Act of 1976 requires Local Coastal Program (LCP) for each local jurisdiction in the Coastal Zone
- Initial approval and subsequent amendments require CCC certification
- Coastal Act § 30500 states

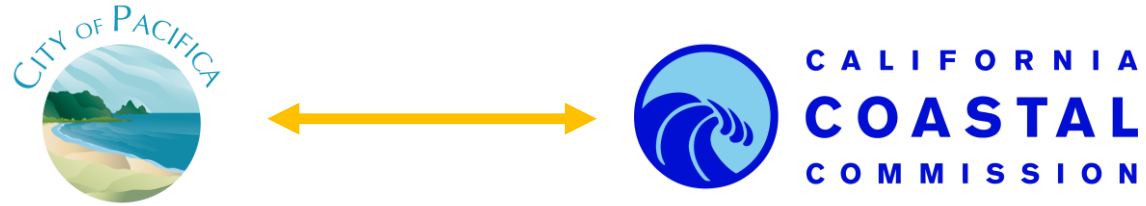
The precise content of each local coastal program shall be determined by the local government, consistent with Section 30501, in full consultation with the commission and with full public participation.

- Coastal Act § 30512(c) also states

The commission shall certify a land use plan, or any amendments thereto, if it finds that a land use plan meets the requirements of, and is in conformity with, the policies of Chapter 3 (commencing with Section 30200). Except as provided in paragraph (1) of subdivision (a), a decision to certify shall require a majority vote of the appointed membership of the commission.

- Both the City and CCC have significant authority and important roles in LCP amendment process
- Coastal Act grants CCC the authority to certify (or not)

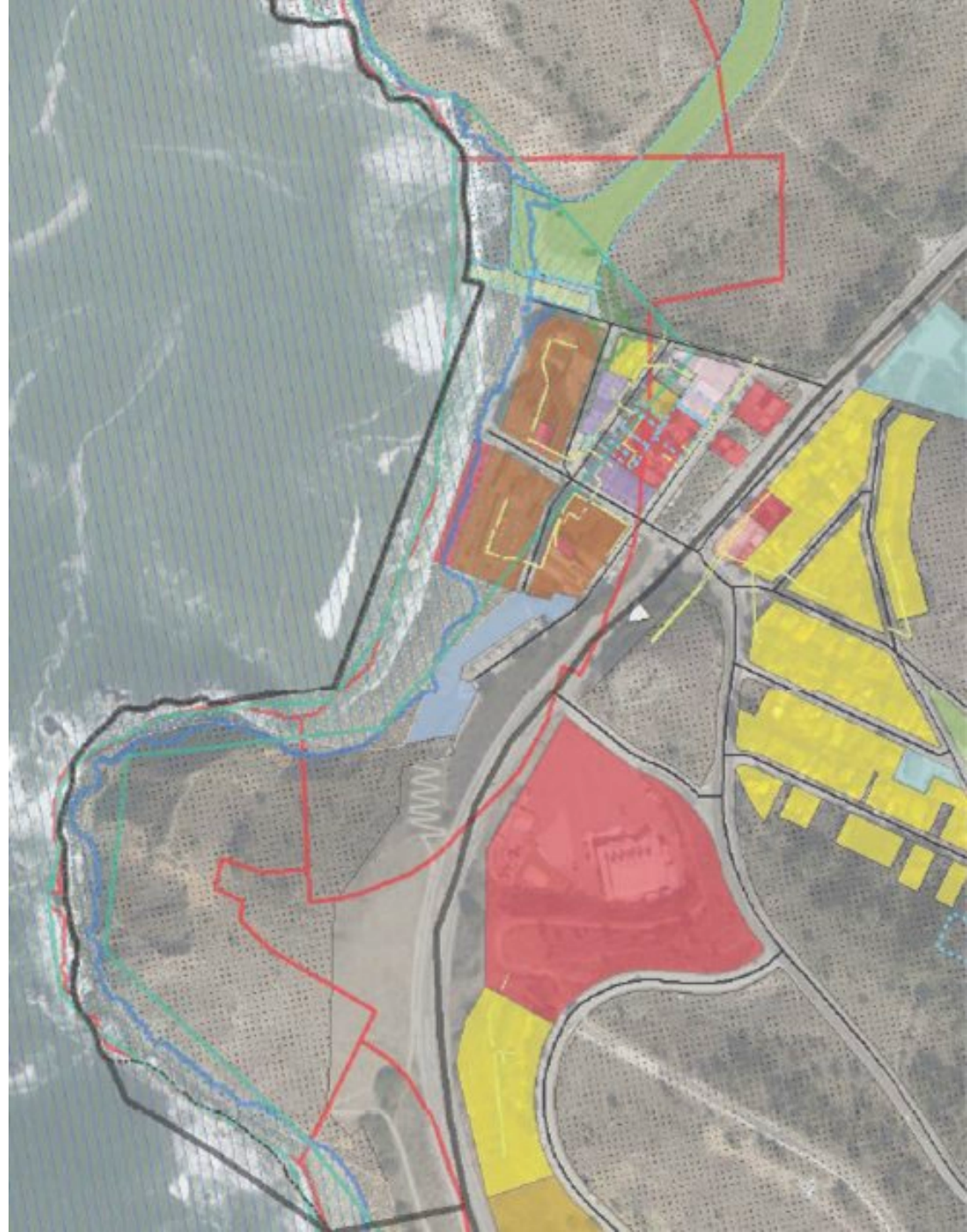
LCP Certification



- A balancing act between agencies, where CCC is “first among equals”
- Final say is with City either to accept or reject the LCP as certified
- Adoption of an updated LCLUP will have many benefits for the City
 - Better informed decision making (updated maps and other info)
 - Enhanced environmental protections
 - Modernized land use designations (economic development and housing, including affordable housing)
 - Greater support for grant applications to fund implementation projects
 - Aligned with 2040 General Plan
- Without update, 1980 LCLUP remains in effect
 - Not reflective community’s needs
 - Doesn’t acknowledge or respond to climate change and SLR
- Critical to find a way forward to CCC certification of an LCLUP that City can accept

Key Points in LCLUP Update

- CCC's general approach is more restrictive of development than City's
- Analysis of hazards assuming shoreline protection is not present
- Development cannot rely on new or existing shoreline protection
- Not reflective of Pacifica's existing built environment, challenges to major adaptation



Alternative Modifications

- City staff engaged with CCC staff after release of March 2023 suggested modifications
- Discussed possibility of new approach to key areas of disagreement
- CCC staff receptive, multiple meetings since June 2023
- Advances City Council strategic plan priorities to certify LCLUP and improve relationship with CCC



Alternative Modifications

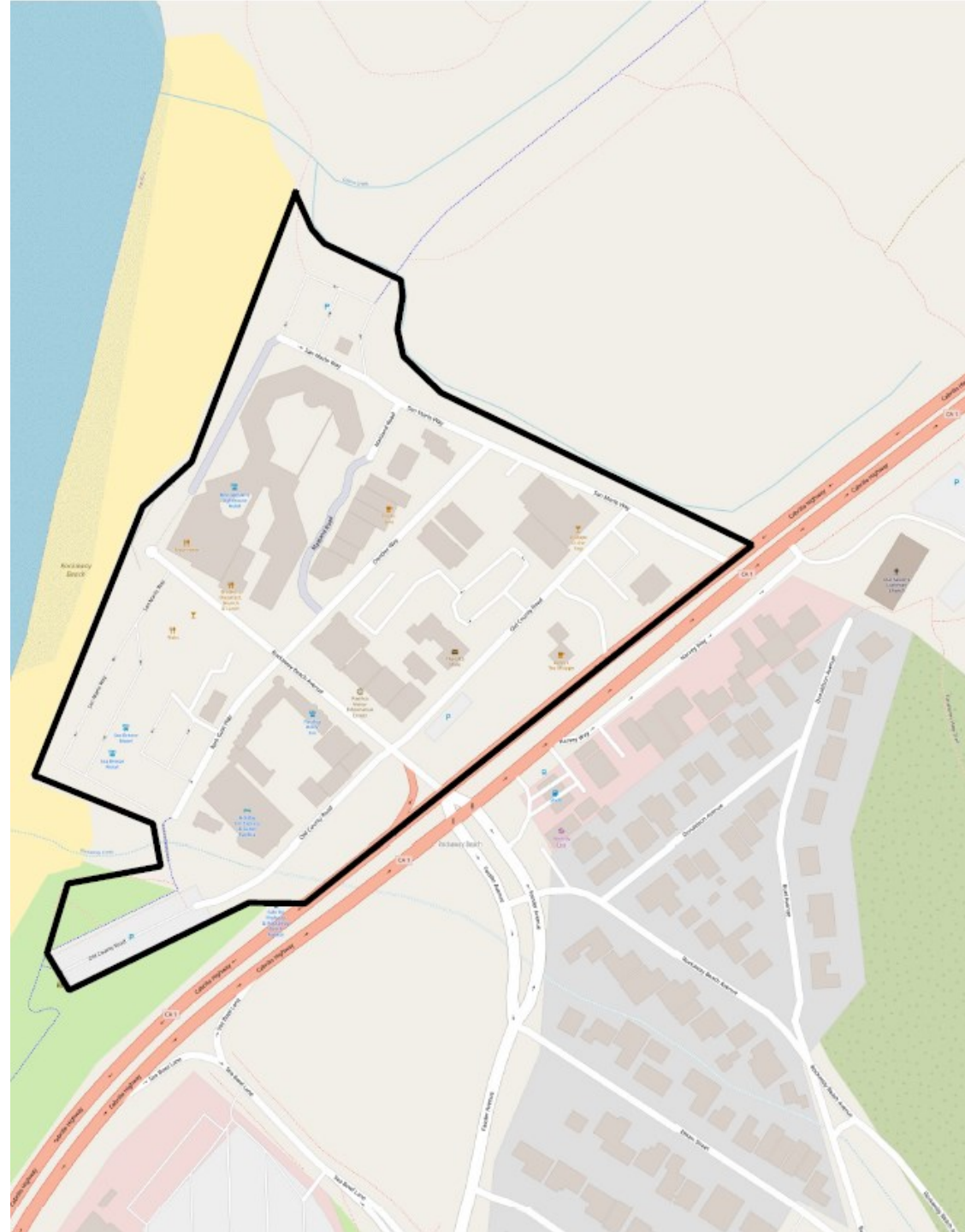
- Extensive list of alternative modifications City can propose to CCC
- Meeting #3 to consider all alternative modifications in detail
- Discussion at this meeting focused on creation of Special Resiliency Areas (SRAs)
 - Input on other LCLUP policies welcome



Special Resiliency Areas (SRAs)

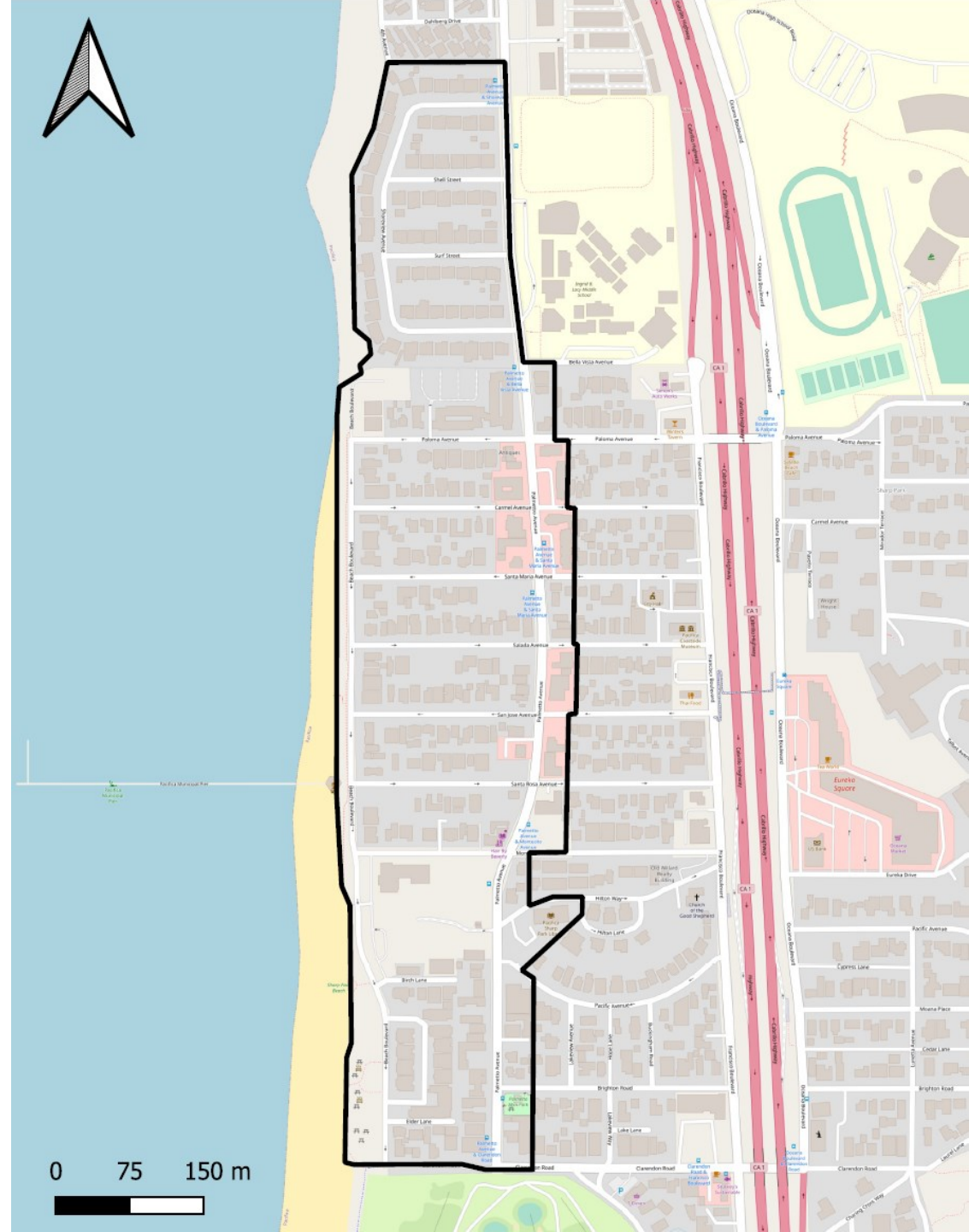
Special Resiliency Areas

- Alternative policies applicable in two neighborhoods
 - Rockaway Beach
 - West Sharp Park
- Recognizes existing shoreline protection & extensive Coastal Act-supported land uses in these areas
- The most restrictive LCLUP policies would not apply
- Allows development to occur behind existing shoreline protection while incorporating reasonable adaptation measures



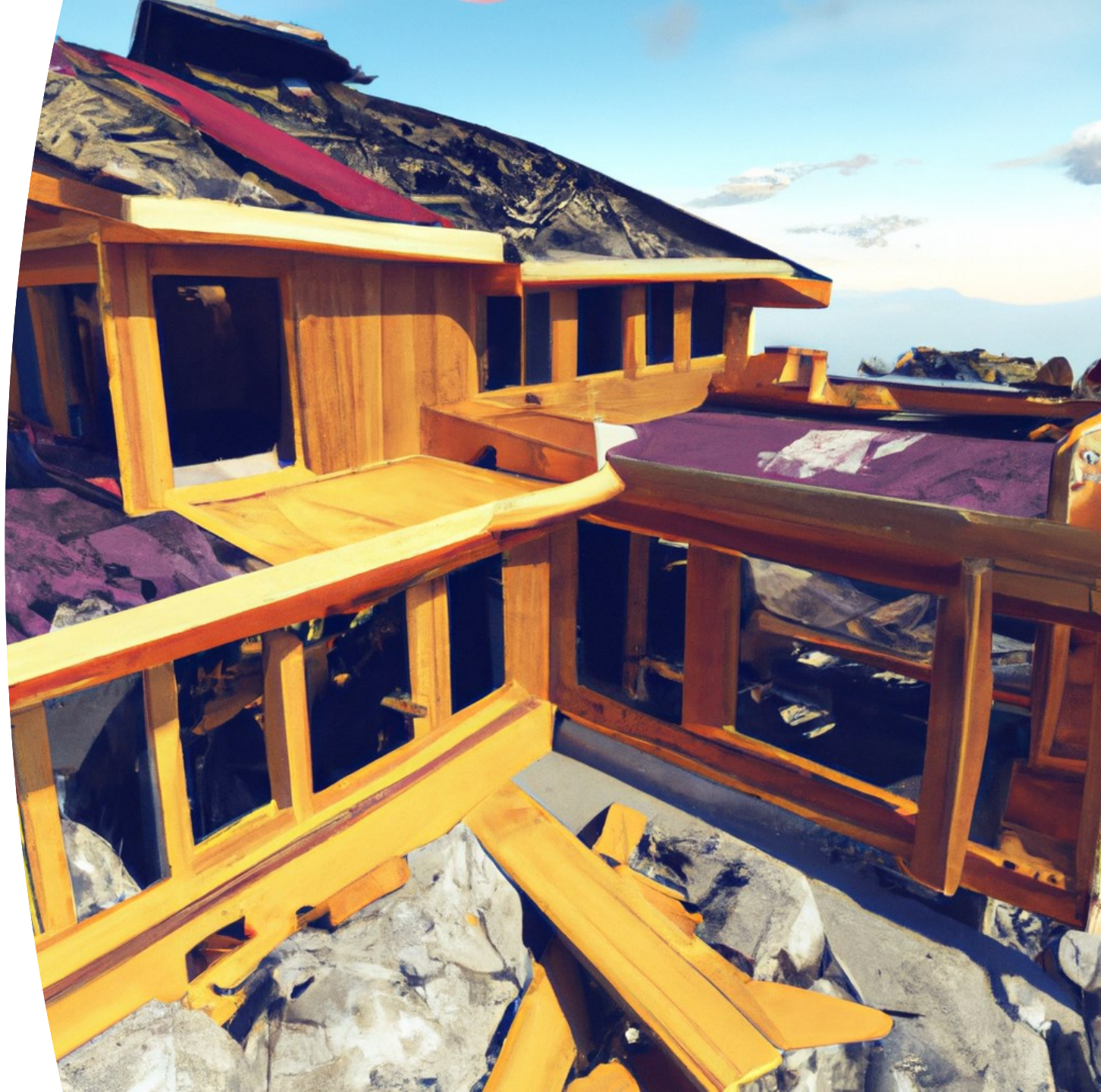
Special Resiliency Areas

- Development standard waivers to incorporate adaptive project design (e.g., height, setbacks, parking type & number)
- Removal of nonconforming features when Substantial Structural Modification (SSM) occurs
- Deed restriction waiving rights to future shoreline protection, and other legal waivers/disclaimers
- City to implement visitor amenity enhancements in SRA
 - Also explore opportunities to remove/modify shoreline protection throughout the City
- Requires modification/removal of development after successive, significant coastal hazard damage
- Effective in 5-year increments, subject to CCC review



Substantial Structural Modification (SSM) Definition

- Key definition for application of several policies in LCLUP
- Determines when a project crosses critical threshold that imposes additional obligations on proposed development



SSM Definition (CCC Suggested Version)

Substantial Structural Modification

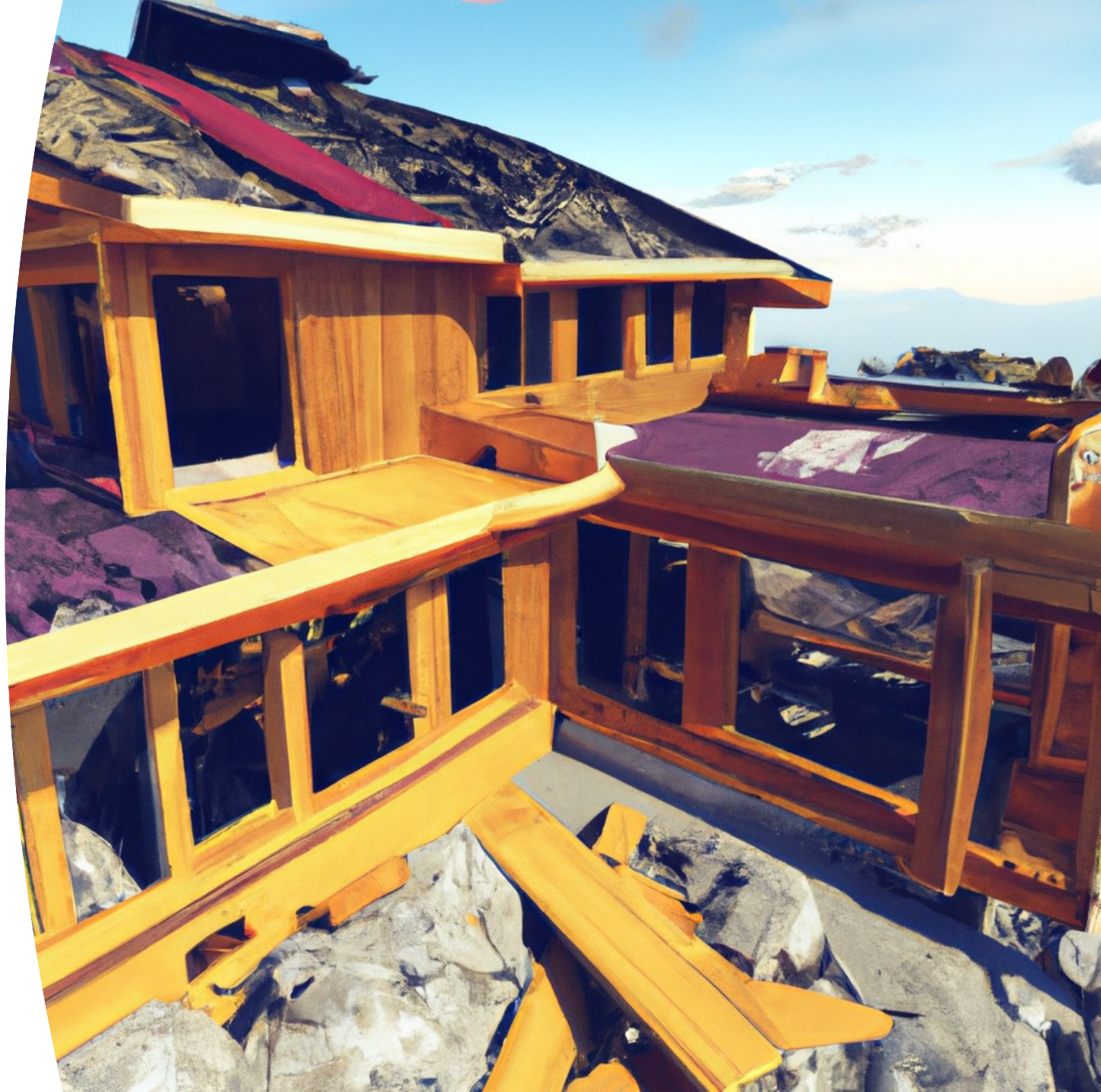
Any physical improvement which modifies an existing structure-in any of the following ways:

- i) Alteration, removal or replacement of 50 percent or more of the linear length of the exterior walls, or other major structural components (including but not limited to floor, roof, and foundation structures), whether or not the floor area or building footprint is expanded; or
- ii) An addition that includes new floor area equal to 50 percent or more of the structure's total existing floor area; or
- iii) An increase of the existing building footprint, equal to 50 percent or more of the structure's total existing floor area;

But excluding :

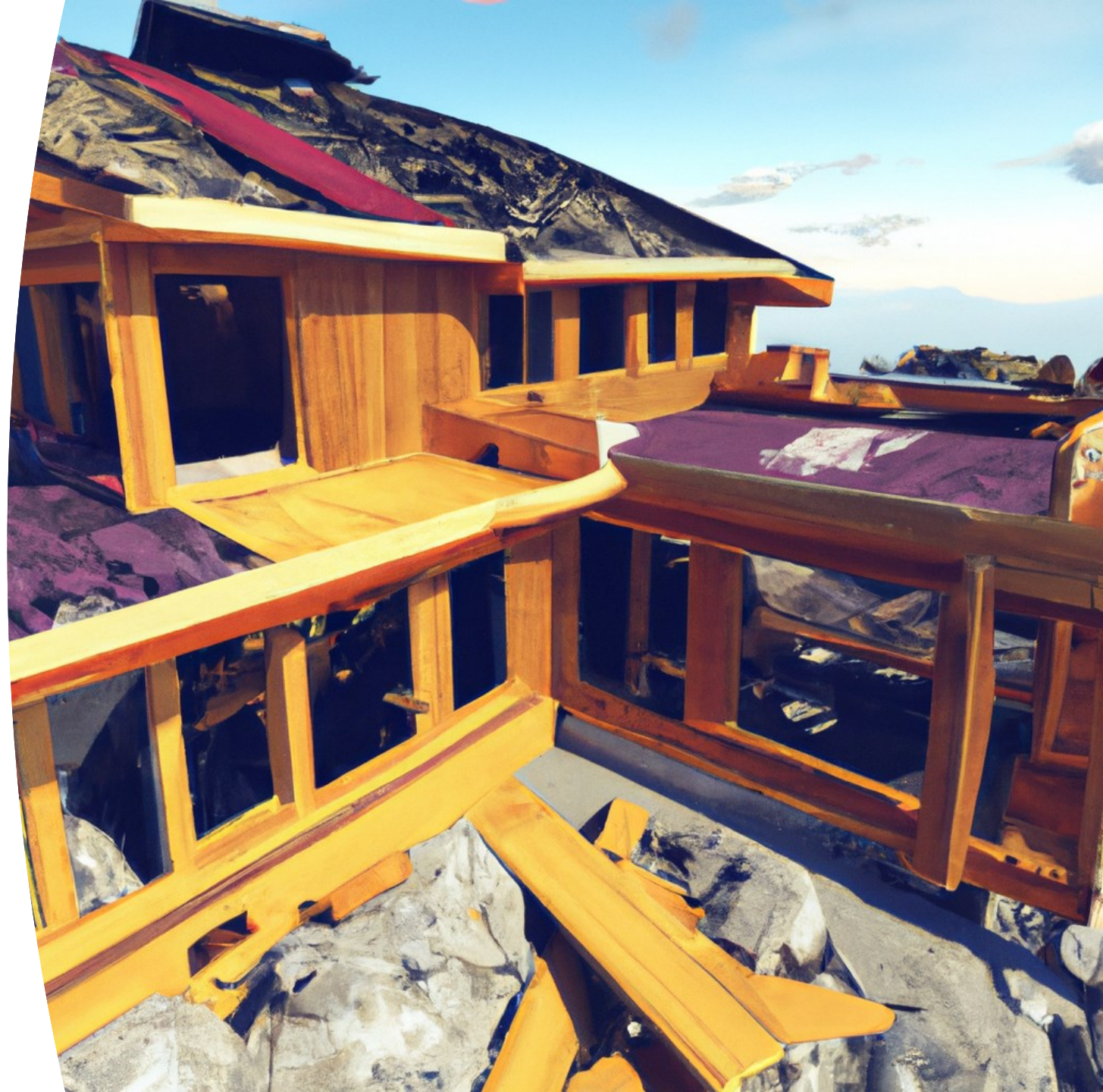
- i) Removal, replacement, or maintenance of nonstructural exterior components such as decorative siding, shingles, and windows.

Incremental changes that cumulatively amount to replacement of 50 percent or more over time shall also be considered a SSM.



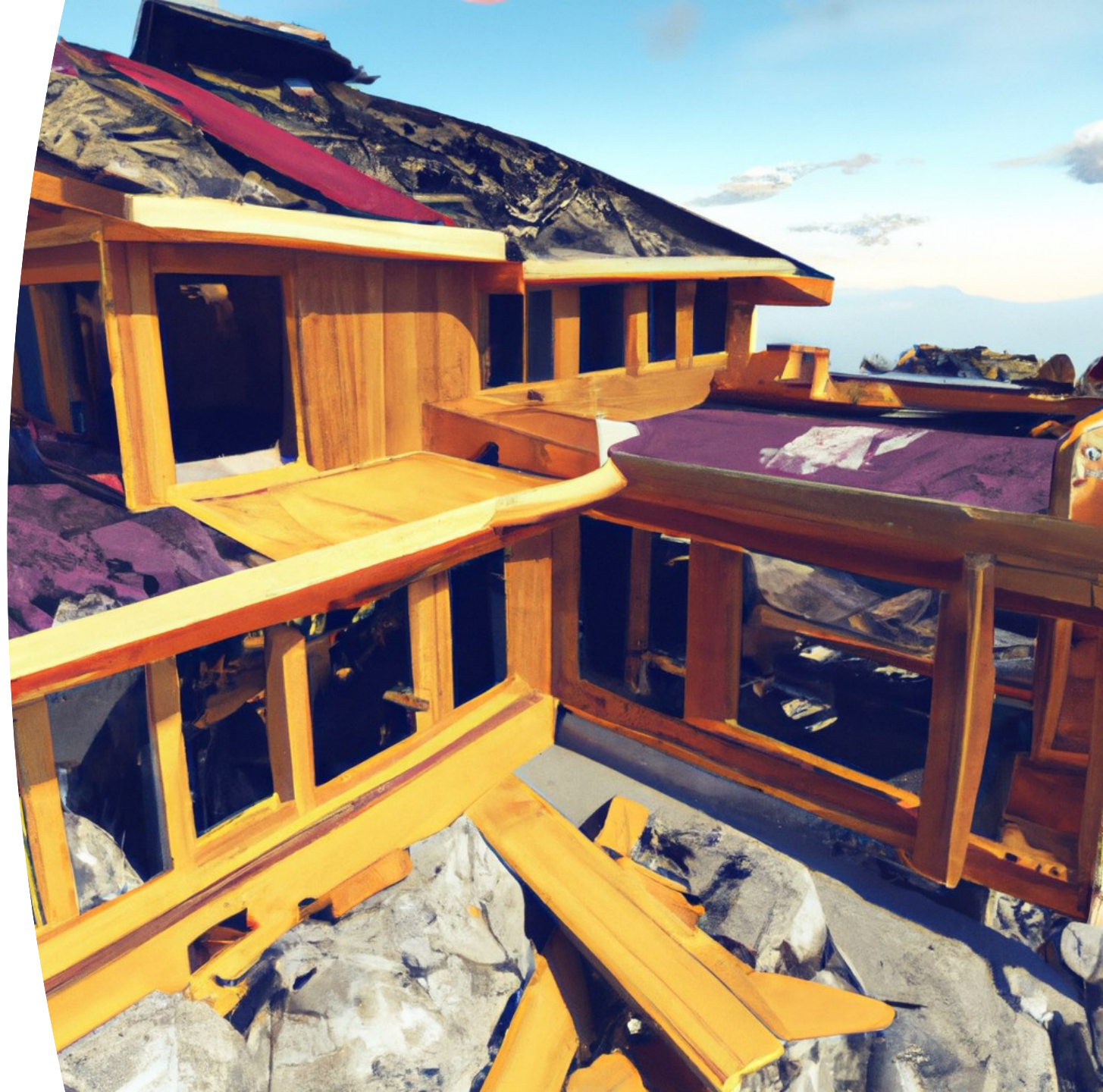
Substantial Structural Modification (SSM) Definition

- Based in CCC's SLR Guidance document.
- CCC's major concern is structural modifications, not weatherproofing functions
 - The "bones" not the "skin"
 - Does not apply to standard re-roofs or window/siding replacements
- City can propose alternative modifications to further clarify:
 - Not applicable to floor or subfloor replacements
 - Not applicable to plywood sheathing under roof or siding replaced for maintenance purposes



SSMs – In Sum

- Removal of nonconformities
- Technical analysis of hazards in CVZs
- Safe design – Site development to avoid hazards
- No shoreline protection – existing or new
- Existing shoreline protection reevaluated when SSM occurs
- Recorded acknowledgement addressing
 - No shoreline protection
 - Removal and restoration plan, including bonding for large projects, to avoid future shoreline protection structures or project failure
- Also relevant to application of Alternative Modifications in the Special Resilience Areas (SRAs)



Case Studies (Disclaimers)

- High-level summary of key policies related to development in hazard areas
- Not addressing any specific property's development potential
- Site-specific consideration is needed based on analysis of a particular development proposal
- Other policies may apply



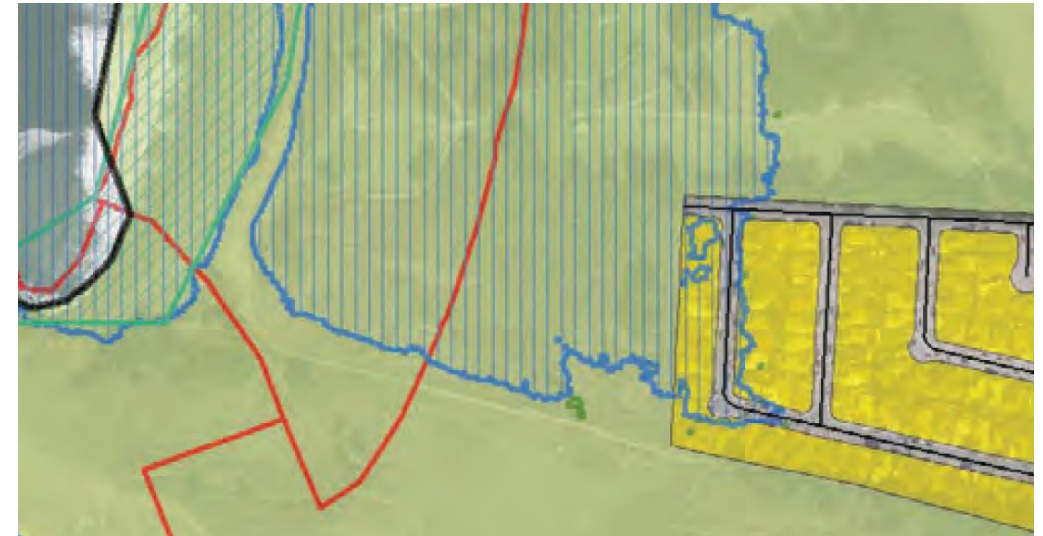
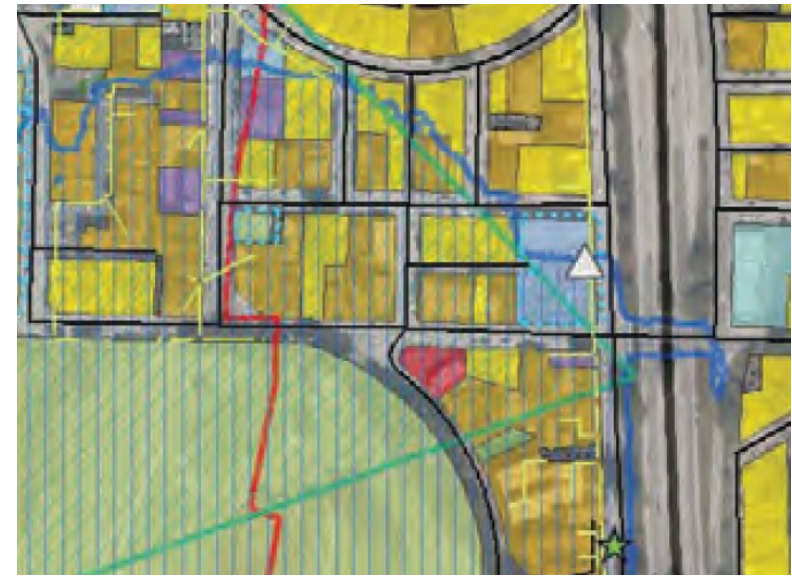
Case Study: Flood Hazard

- Applicable to portions of West Sharp Park and West Fairway Park neighborhoods
- Frequent flooding affects public right-of-way and some individual properties



Flood Hazard Mitigation

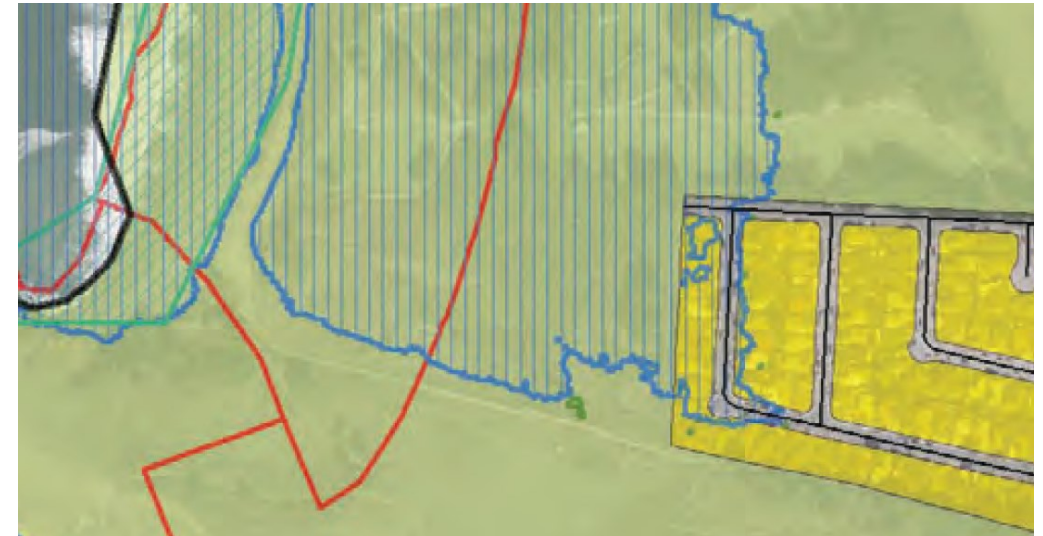
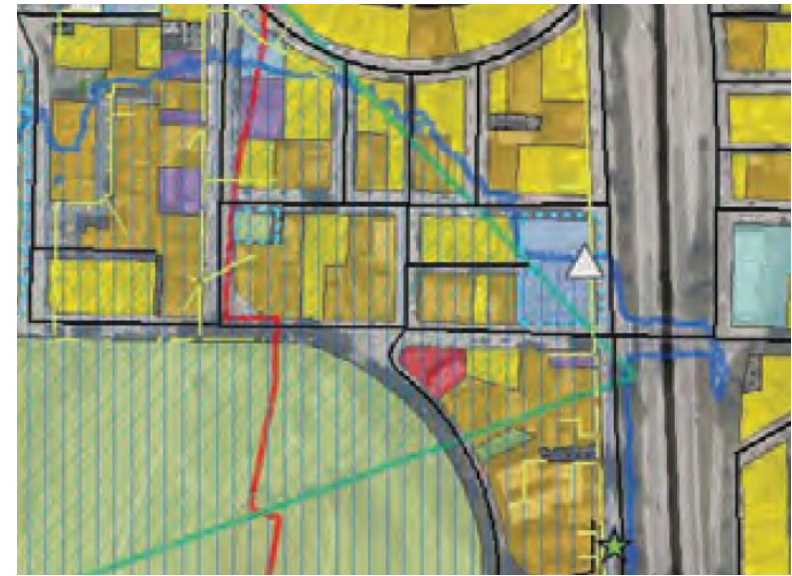
- Portions of southern West Sharp Park and western West Fairway Park are subject to storm flood hazard
- Considerable support for flood hazard mitigation in LCLUP – in and out of SRA
- Comment 5.7 | CCC modification clarifies FEMA flood maps do not currently account for SLR, and flood hazards should be considered with CVZ maps as well for the fullest hazard picture
- Comment 6.13 | Supports floodproofing utilities, roadways and other public infrastructure (unless other adaptation alternatives are implemented and performing well)



Disclaimer: The Coastal Vulnerability Zone (CVZ) maps utilized the best available data at the time of preparation. The erosion scenario does not account for existing shoreline protection structures. This information is continually evolving and the maps reflect a long planning horizon recognizing typical design life of structures. Updated models and site-specific analysis may identify that the respective CVZs may have shifted to include more or less area. CVZ maps are not detailed to the parcel-scale and should not be used for real estate, financing, or insurance transactions, or other uses such as navigation, permitting, or regulatory uses. To confirm vulnerability potential, further studies should be performed for CVZs. CVZ projections were sourced from publicly available data and existing models not created by the City of Pacifica.

Flood Hazard Mitigation

- NH-I-26 | Supports maintenance of flood control structures
- NH-I-27 | Supports new flood control structures after alternatives analysis and mitigation
- CR-I-25 | Supports elevation of structures as necessary to mitigate flood damage, consistent with height limitations, determined via a site-specific study.

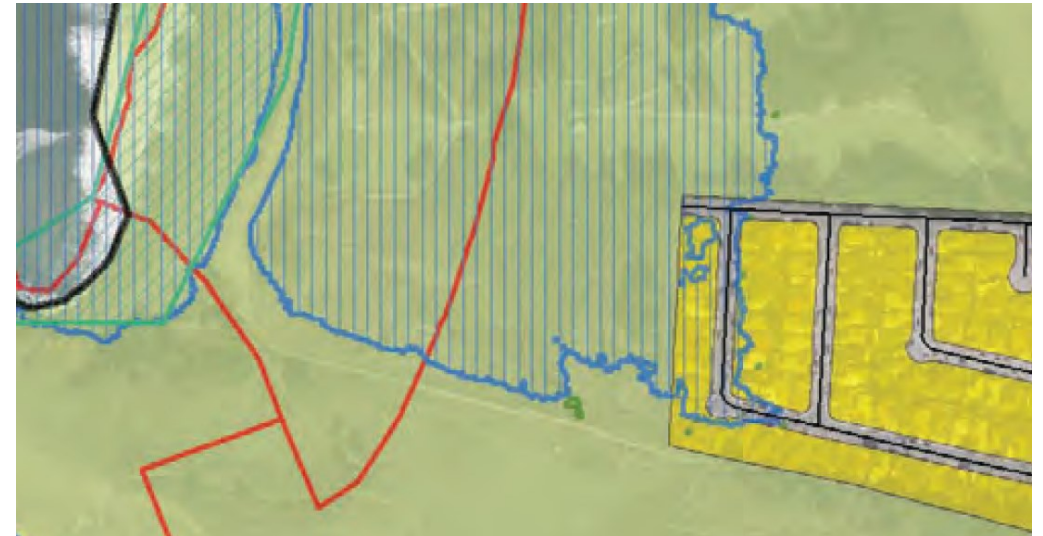
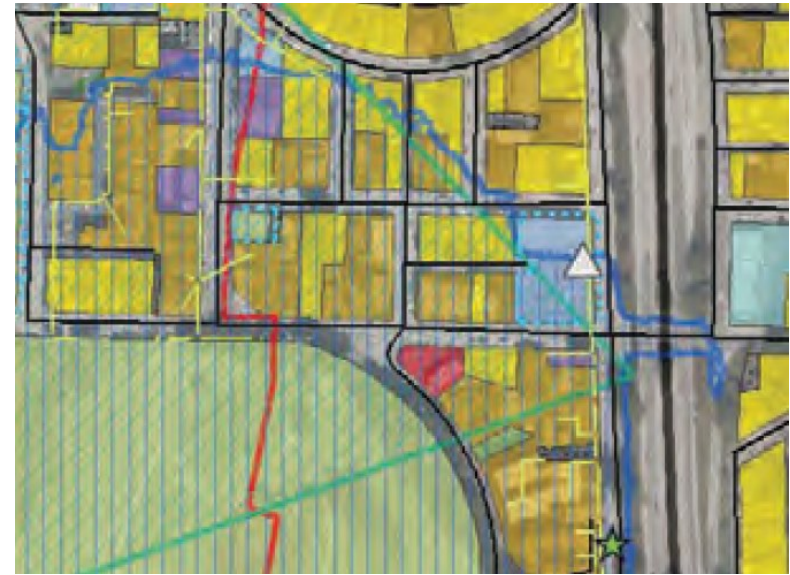


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Flood Hazard Mitigation

- CR-I-61 | Supports City floodproofing of infrastructure and other development in danger from projected flooding by 2050. Also supports private owner floodproofing of development structures, consistent with other LCP policies.
- Also, while not directly related to the storm flood hazard in this case study:

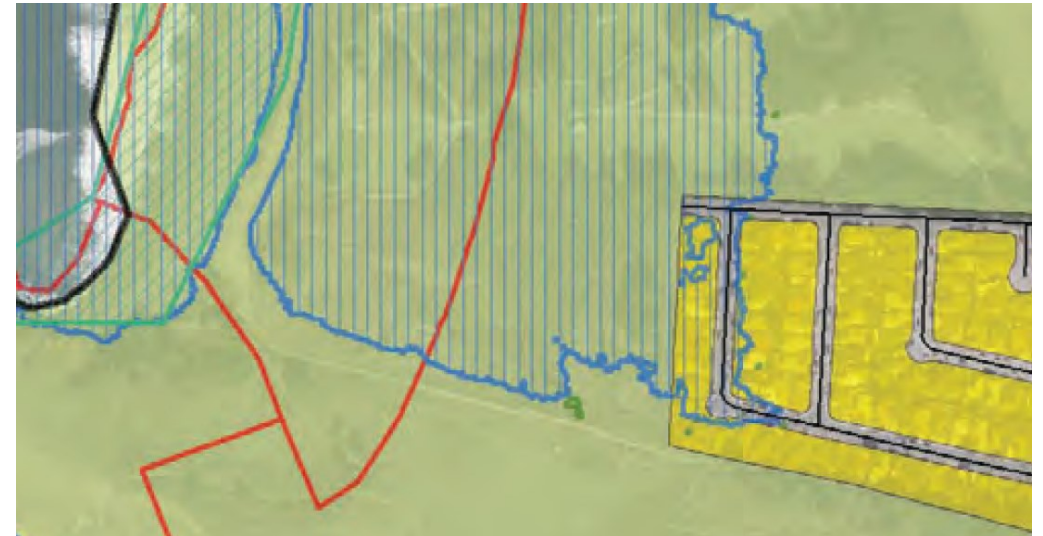
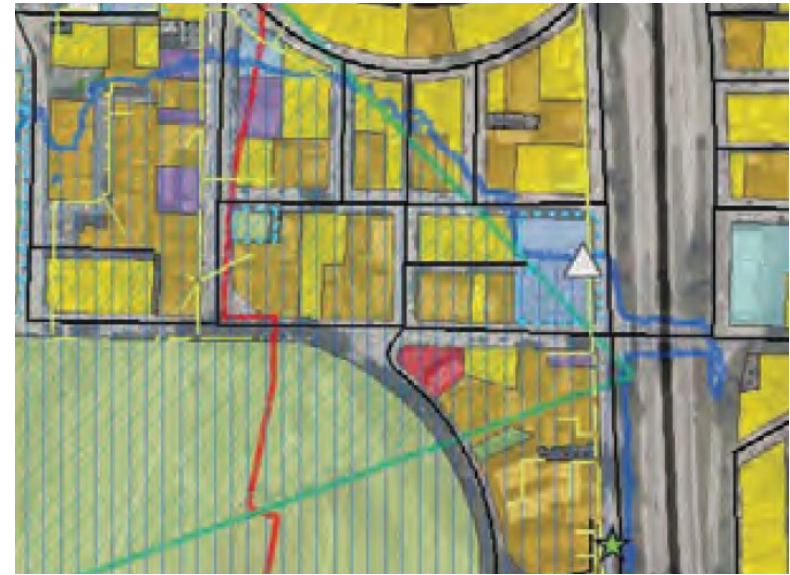
CR-I-22 | Supports property owner modification of development structures to manage impacts of wave run-up and overtopping of bluff face



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Flood Hazard Mitigation

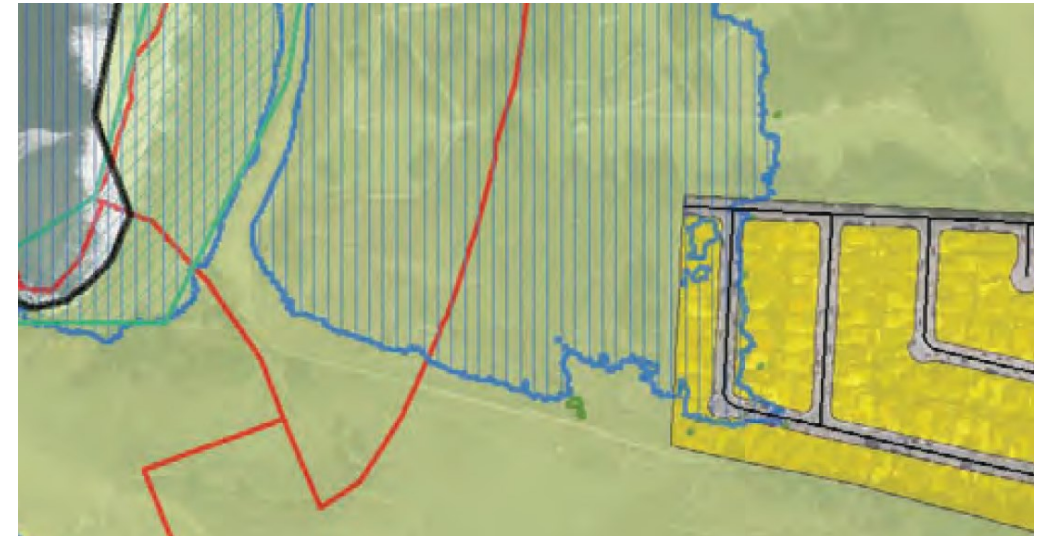
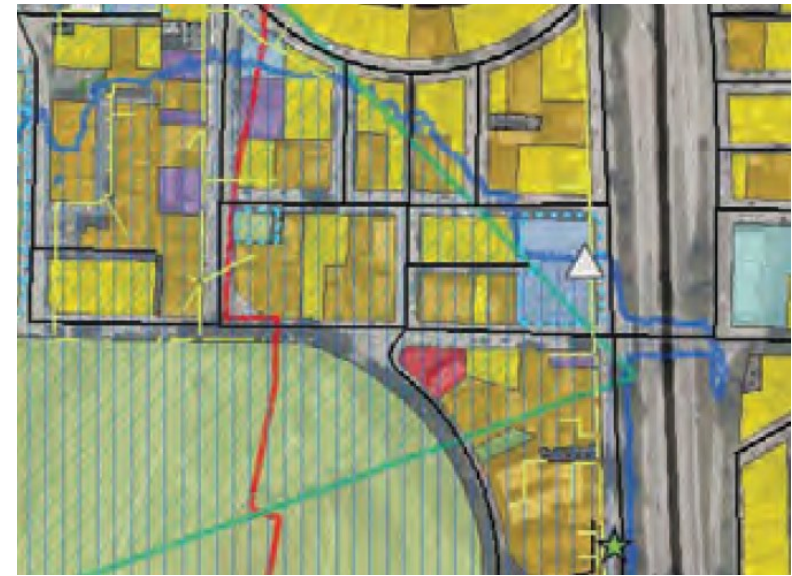
- Per SSM definition, roof/window/siding replacements allowable in all locations
- Additions below SSM – no specific limitations
- Additions above SSM threshold trigger additional requirements



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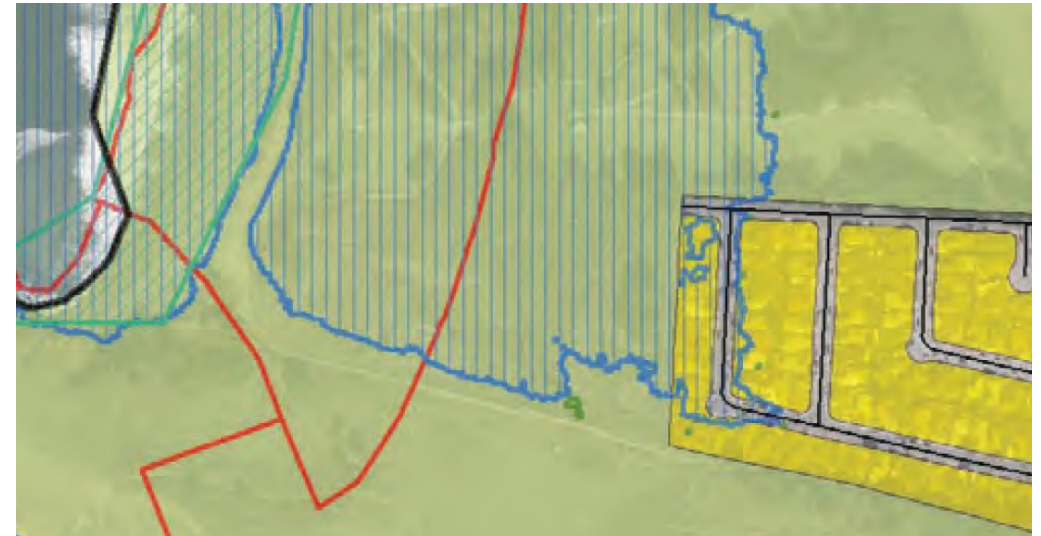
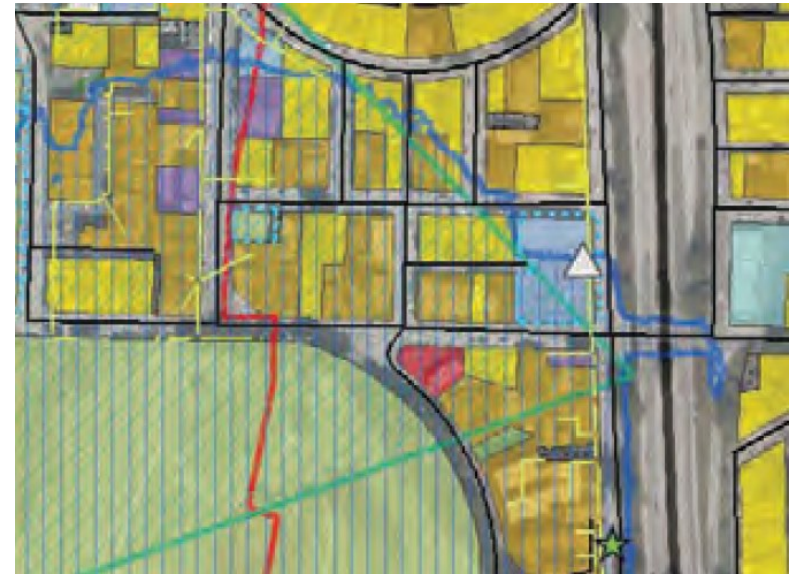
- Additions above SSM
 - In SRA
 - #1 | Development standard waivers to incorporate adaptive project design (e.g., height, setbacks, parking type & number)
 - #1 | Deed restriction waiving rights to future shoreline protection, and other legal waivers/disclaimers
 - #2 | Removal of nonconforming features when SSM occurs
 - #3 | Requires modification/removal of development after successive, significant coastal hazard damage
 - #4 | City program of visitor-amenity improvements
 - Outside SRA
 - New development policies apply, including geotechnical analysis & mitigating hazards through design and siting
 - Waive rights to future shoreline protection
 - Development still allowable



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Flood Hazard Mitigation

- CR-I-44 | New development in CVZs shall be sited and designed to be safe from flooding (and other coastal hazards) for at least 100 years without shoreline protection, considering projected SLR and other climate change effects to be determined from best available science and current guidance at the time of approval (based on site-specific analysis).
 - Requires a prohibition on future shoreline protection, a recorded acknowledgement that the development does not qualify as an existing structure entitled to shoreline protection, that waives any rights to such protection structures that might exist, and that, where necessary, requires a removal and restoration plan, including bonding for large projects, to avoid future shoreline protection structures or project failure.
- CR-I-50 | Allow development to ensure minimum reasonable economic use of property to avoid an unconstitutional taking of private property without just compensation
 - Applies when full compliance with all LCLUP policies would deprive any development potential.



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Case Study: Coastal Erosion

- Case Study Area: Esplanade Avenue
- No areawide shoreline protection for public infrastructure or providing extensive coastal access
 - Oceanaire (Land's End) shoreline protection primarily benefits the large apartment parcel (privately owned)
- Several individual properties have shoreline protection
- Coastal erosion led to demolition of three apartment buildings (300 Esplanade) and numerous single-family residences (500-block)



Case Study: Coastal Erosion

ESPLANADE AVENUE

- Significant area subject to projected coastal erosion
- Outside SRA
- Critical Citywide Policies
 - NH-I-10, CR-I-1 | Geotechnical hazard analysis for anticipated life of development
 - NH-I-1 | Minimize hazards and avoid need for shoreline protection
 - CR-I-2 | Development in CVZs can be approved if consistent with adaptation plan and shoreline protection not required for anticipated life of development
 - CR-I-15 | Development on bluffs shall comply with all LCP setback policies
 - CR-I-43, CR-I-44 | Geotechnical hazard analysis in CVZs demonstrate factors of safety and shoreline protection not needed for anticipated life of development

An aerial photograph of a coastal area, likely Esplanade Avenue, showing property boundaries and various colored overlays. A prominent red line runs vertically through the center of the map, possibly indicating a specific boundary or project area. The map shows a mix of yellow, red, and blue areas, with a grey road or path running through the middle. The left side of the map shows a body of water with a grid overlay.

Case Study: Coastal Erosion

ESPLANADE AVENUE

- Critical Citywide Policies – cont'd
 - CR-I-45 | Development in CVZs & Tsunami Evacuation Zones require deed restriction – assume liability; indemnify and hold City harmless; waive rights to future shoreline protection; acknowledge development may need to be removed and site restored based on future hazard conditions; and assume all responsibility for adverse effects to property caused by the project
 - CR-I-49 | SSM triggers correction of existing nonconformities and new hazard analysis/siting of development
 - CR-I-58 | Shoreline protection shall only be authorized until the structure(s) protected: 1) is/are no longer present, 2) no longer require(s) armoring, or 3) triggers SSM



Case Study: Coastal Erosion

ESPLANADE AVENUE

- SSM is a key trigger
- Properties w/ existing shoreline protection
 - Must design development not to require shoreline protection
 - May be required to remove shoreline protection
- Properties w/o existing shoreline protection
 - Must design development not to require shoreline protection
 - Must waive rights to future shoreline protection



Case Study: Coastal Erosion

ESPLANADE AVENUE

- Non-SSM projects/sites
 - Shoreline protection may still be approved
- CR-I-15 | Support for new shoreline protection when criteria are met:
 - Protect existing structures in danger from erosion
 - Least environmentally-damaging alternative
 - Mitigation of impacts to beach, public access and recreation, and other coastal resources
 - Allow shoreline protection structures for public road and sewer lines if necessary and consistent with Policies CR-I-56 and CR-I-57
- CR-I-57 | Shoreline protection structures that alter natural shoreline processes permitted if consistent Section 30235 of the Coastal Act and with LCP sub-area policies, when criteria are met:
 - Required to serve coastal-dependent uses or protect existing structures or public beaches in danger from erosion
 - Least environmentally-damaging feasible alternative
 - Designed to avoid, and where unavoidable, minimize adverse impacts on sand supply and other coastal resources
 - Where coastal resource impacts unavoidable, required to be commensurately mitigated

Case Study: Coastal Erosion

WEST SHARP PARK

- Significant area subject to projected coastal erosion
- Areawide shoreline protection for public infrastructure, provides extensive coastal access
- SRA Policies Would Apply
 - #1 | Development allowed to rely on existing shoreline protection
 - #1 | Development standard waivers to incorporate adaptive project design (e.g., height, setbacks, parking type & number)
 - #1 | Deed restriction waiving rights to future shoreline protection, and other legal waivers/disclaimers
 - #2 | Removal of nonconforming features when Substantial Structural Modification (SSM) occurs
 - #3 | Requires modification/removal of development after successive, significant coastal hazard damage
 - #4 | City program of visitor-amenity improvements



Case Study: Coastal Erosion

WEST SHARP PARK

- Some Citywide Policies Not Applicable in SRA
 - LIST NOT YET FULLY DISCUSSED WITH CCC STAFF – SOME EXAMPLES INCLUDE
 - NH-I-10, CR-I-1 | Geotechnical hazard analysis for anticipated life of development
 - CR-I-43, CR-I-44 | Geotechnical hazard analysis in CVZs demonstrate factors of safety and shoreline protection not needed for anticipated life of development
 - CR-I-49 | SSM triggers new hazard analysis/siting of development
 - CR-I-58 | Shoreline protection shall only be authorized until the structure(s) protected: 1) is/are no longer present, 2) no longer require(s) armoring, or 3) triggers SSM





Case Study: Repeated, Significant Damage

- Case Study Area: Rockaway Beach
- Areawide shoreline protection
- Frequent wave overtopping during winter storms



Case Study: Repeated, Significant Damage

ROCKAWAY BEACH

- Wave overtopping has damaged buildings on multiple occasions
- SRA Policy #3 Most Relevant
 - Development shall be modified or removed if recurrent, substantial coastal hazard damage occurs
 - Includes coastal flooding, erosion, and wave overtopping
 - Damage measured LCLUP certification
 - Damaged more than once
 - Cumulative damage equal to or greater than 25% of pre-damage appraised value, or repairs would meet SSM definition
 - If threshold met, permits to repair will not be issued
- Intended to address circumstances where shoreline protection is inadequate to provide sufficient protection



Case Study: Repeated, Significant Damage

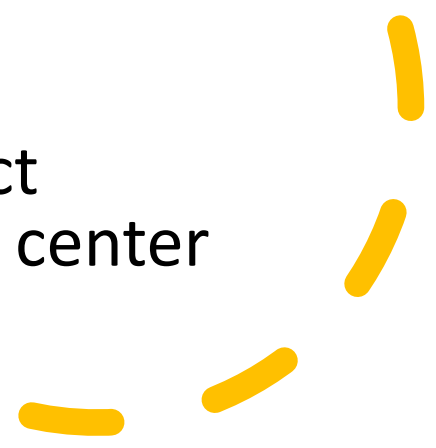
ROCKAWAY BEACH

- Not likely to be a significant issue in Rockaway Beach
- Type/size of existing structures along shoreline
 - Not likely to exceed 25% of appraised value
 - Not likely to be an SSM



Facilitator Introduction

- San Francisco-based nonprofit
- Founded in 1976
- Longest-running nonprofit conflict resolution and restorative justice center in the US.



ROUNDTABLE DISCUSSIONS

Group Agreements (a.k.a. Ground Rules)

- Speak Respectfully
- Let Others Finish
- Speak from Personal Experience
- Use “I” Statements
- Give Space for Other Voices
- Law of Two Feet (Move as Needed)
- Allow Facilitators to Guide the Process

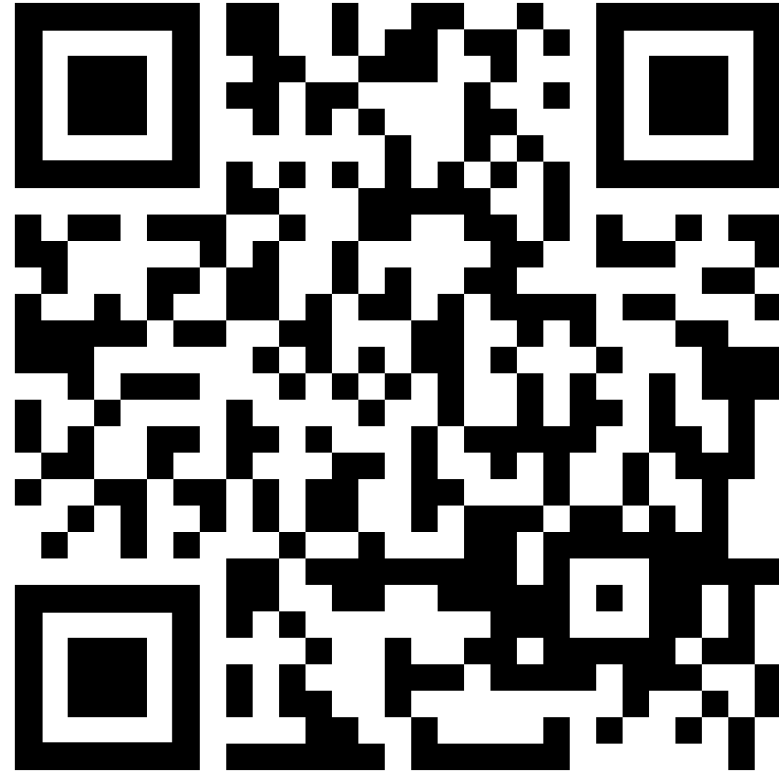
Discussion Questions

1. What are your biggest concerns about the new policies or development near the shoreline?
2. What are you hopeful for or like the most about the proposed policies?
3. What suggested changes or improvements do you have?
4. What questions do you have or what other information would be helpful for you, about the new policies or the LCLUP update overall?

TABLE REPORTS



PUBLIC
COMMENT



REFERENCE APPENDIX



Special Resiliency Area (SRA) Policies

Alternative Adaptation Strategies in Pacifica

Problem Statement

How do we further the Statewide imperative for long-term adaption planning and coastal resource protection while acknowledging the existing development pattern and previous public and private investments in Pacifica?

Narrative

Unique circumstances exist in Pacifica, where many areas are urbanized with existing residential development, coastal dependent development, and critical infrastructure, much of which is currently shielded by shoreline protection. Conventional adaptation strategies, such as relocation of existing development to allow removal of shoreline protection, involve significant direct and indirect financial costs, social, cultural, and economic impacts, and complicated legal issues. Moreover, such conventional adaptation strategies would lead to unintended coastal resource impacts based on the existing development pattern in Pacifica. These impacts importantly include loss of significant, cohesive lateral public access (trails) and visitor accommodations (motels and hotels) along the shoreline afforded from existing shoreline protection. These interrelated factors make major shoreline adaptation planning a long-term undertaking. While the City should continue to study and consider appropriate strategies for broad-based, long-term coastal adaptation in response to intensifying coastal hazards, near- to mid-term adaptation strategies in Pacifica should be considered separately and will require different approaches.

Policies are needed in the Local Coastal Land Use Plan (LCLUP) to account for these unique circumstances along Pacifica’s coastline.

Special Resiliency Areas (SRAs)

The following policies apply within the Special Resiliency Areas mapped in Figure CR-XX. These areas have existing development patterns with significant amounts of pre-Coastal Act development, a mix of public streets and infrastructure, land uses prioritized by the Coastal Act, and significant unified public coastal access, all protected by broad existing shoreline protection, that warrant a unique policy approach in the LCLUP. The purpose of these policies is to allow ongoing economic use and vitality of property, provision of public services, operation of visitor-serving uses, and protection of robust coastal access for all persons including persons with disabilities within a Special Resiliency Area (SRA). Accomplishing these goals necessarily requires ongoing reliance on existing shoreline protection, while also requiring sensible adaptation measures to be incorporated into development where feasible and when related to the presence of specific hazards within SRA. Application of these policies to areas not mapped in Figure CR-XX shall require an LCLUP amendment.

While the SRA policies are intended to be exceptions from other LCLUP policies, development within the SRA will still comply with the Coastal Act based on the balancing of Coastal Act priorities provided by these policies. If there is a conflict between a provision in this section and another provision of this LCLUP, this section shall take precedence in the SRA.

CR-I-X1 Development Protected with Existing Shoreline Protection – Development shall be authorized to proceed in reliance on existing shoreline protection provided adaptation measures are implemented consistent with the Adaptation Plan prepared pursuant to Policy CR-I-XX, and subject to other feasible adaptation measures described or required in this policy and Policy CR-I-X2. Adaptation measures may include but not be limited to siting

structures as far from hazard areas as practicable, elevating structures, using materials meant to increase the resilience of development to withstand applicable hazards, and/or waiver of development standards if such waiver would increase the potential for future adaptation. Development standard waivers should focus on site design measures that would advance longer-term efforts to remove shoreline protection devices in the future when areawide circumstances would allow doing so. Development standard waivers may include, but not be limited to, reduced setbacks, increased building heights, reduction or elimination of required covered off-street parking spaces, or reduction or elimination of off-street parking and required vehicular access to the public right-of-way in their entirety. Consideration of appropriate waivers shall take into account other provisions in the LCP intended to protect Coastal Resources, and shall be further guided by the following factors:

- Development shall not create nor contribute significantly to erosion or substantially alter natural landforms.
- In the event that existing shoreline protection devices are removed, the development may remain in place so long as emergency access and utilities services are available, and the development shall not be located on public trust lands.
- There shall be no limit to the number of waivers granted, but each waiver shall be subject to the following limitations:

<u>Development Standard</u>	<u>Maximum Waiver</u>
Height	30% of maximum
Setbacks	Three (3') feet from all property lines
Off-street Parking (Covered)	Where a garage may otherwise be required, a carport may be authorized. In addition, the proportion of required covered parking may be reduced to authorize a greater share of off-street parking spaces to be uncovered.
Off-street Parking (Number of Spaces)	Single-family residential: 50% All other uses: 30% Except, however, that: (i) Special designated spaces required by the California Building Code shall not be reduced below their required amounts. (ii) Elimination of off-street parking entirely may be authorized if necessary in furtherance of future coastal adaptation.
Vehicular Access	Vehicular access to a public right-of-way shall not be required. Provided, however, that pedestrian access is available and all emergency vehicle access requirements of the California Fire Code are satisfied.
Minimum Usable Private Open Space	100 sf/unit

- Development shall be conditioned to require the property owner to execute and record a deed restriction that waives rights to future shoreline protection, acknowledges and assumes all risks from coastal hazards associated with development of the site, waives any claims of damages or liability against the permitting agencies, and agrees to indemnify the permitting agencies against any liability, claims, damages or expenses arising from any injury or damage due to such hazards.

CR-I-X2 Substantial Structural Modification in Protected Areas – When a proposed modification to an existing structure would constitute a Substantial Structural Modification (SSM), as defined, such proposed development shall correct existing nonconformities related to hazards or coastal resource impacts specific to the property and shall be undertaken consistent with the LCP and Coastal Act. Nonconformities related to hazards or coastal resource impacts may include, but are not limited to, reduced setbacks, excessive lot coverage, insufficient off-street parking, encroachment on public trust lands, and habitable space located below the base flood elevation. All other legal nonconformities not directly related to hazards or coastal resource impacts shall be allowed to remain, consistent with other applicable policies addressing legal nonconformities in the LCP.

CR-I-X3 Coastal Hazards Induced Damages – Development in the Special Resiliency Area shall be modified (including partial demolition of structures) or, if necessary, removed if the development is affected by recurrent, substantial coastal hazard damage. Coastal hazard damage shall include coastal flooding, erosion, and wave overtopping. Damage shall be measured starting from date of certification of this LCLUP and shall include development that has been damaged two (2) or more times, in which cumulative damage is equal to or greater than twenty-five (25%) of the appraised value of the property or requires repairs that would meet the criteria for Substantial Structural Modification. Appraised value shall be determined by an appraiser authorized to practice in the State of California, shall be prepared within six months of the determination of applicability of this policy, and shall be based on the value of the property immediately prior to the last occurrence of coastal hazard damage that triggered application of this policy. A property that has exceeded coastal hazard induced damage allowances will not be granted any permits to repair. Modification or removal of development subject to this policy shall be the responsibility of the owner and further subject to applicable policies of the Implementation Plan including but not limited to the requirement for a coastal development permit for alteration or demolition of a structure. The provisions of this policy shall not apply to restoration of shoreline protection devices consistent with their permitted design.

CR-I-X4 Visitor Amenity Improvements. – The City will establish a funding source for visitor amenity improvements. Funding sources may include, but not be limited to, grants, fees, assessments, taxes, and any other lawful public or private funding source. The City will create a funding and implementation plan with specific projects to improve visitor amenities in the Special Resiliency Areas. Creation of this plan will include community outreach and input. The plan will be updated every 5 years and will identify specific short-, medium-, and long-term projects to mitigate coastal resource impacts from ongoing reliance on shoreline protection within Special Resiliency Areas. In general, the implementation plan will fund a variety of projects identifying and carrying out shoreline protection removal opportunities, implementing nature-based solutions to adapt existing shoreline protection devices, maintenance or alteration of existing shoreline protection devices to expand public coastal access including but not limited to trails and beach access, acquiring and conserving undeveloped coastal properties, and enhancing visitor amenities. Specific amenity improvements may be constructed anywhere within mapped Special Resiliency Areas although shoreline protection device removal may occur anywhere within the City of Pacifica.

CR-I-X5 Effective Date of Neighborhood Exception Policies – The Special Resiliency Area policies shall take effect upon certification of the LCLUP and shall remain in effect in five-year increments subject to Executive Director certification that the City has substantially completed the identified visitor amenity plan for the preceding five-year period as described in Policy CR-I-X4. Upon a finding by the Executive Director that the City has not substantially completed the identified visitor amenity plan for the preceding five-year period, unless the City can demonstrate there is good cause for not achieving substantial completion, the Special Resiliency Area policies shall be suspended and shall not be effective until the Executive Director makes the required certification.

Coastal Vulnerability Zone (CVZ) Maps

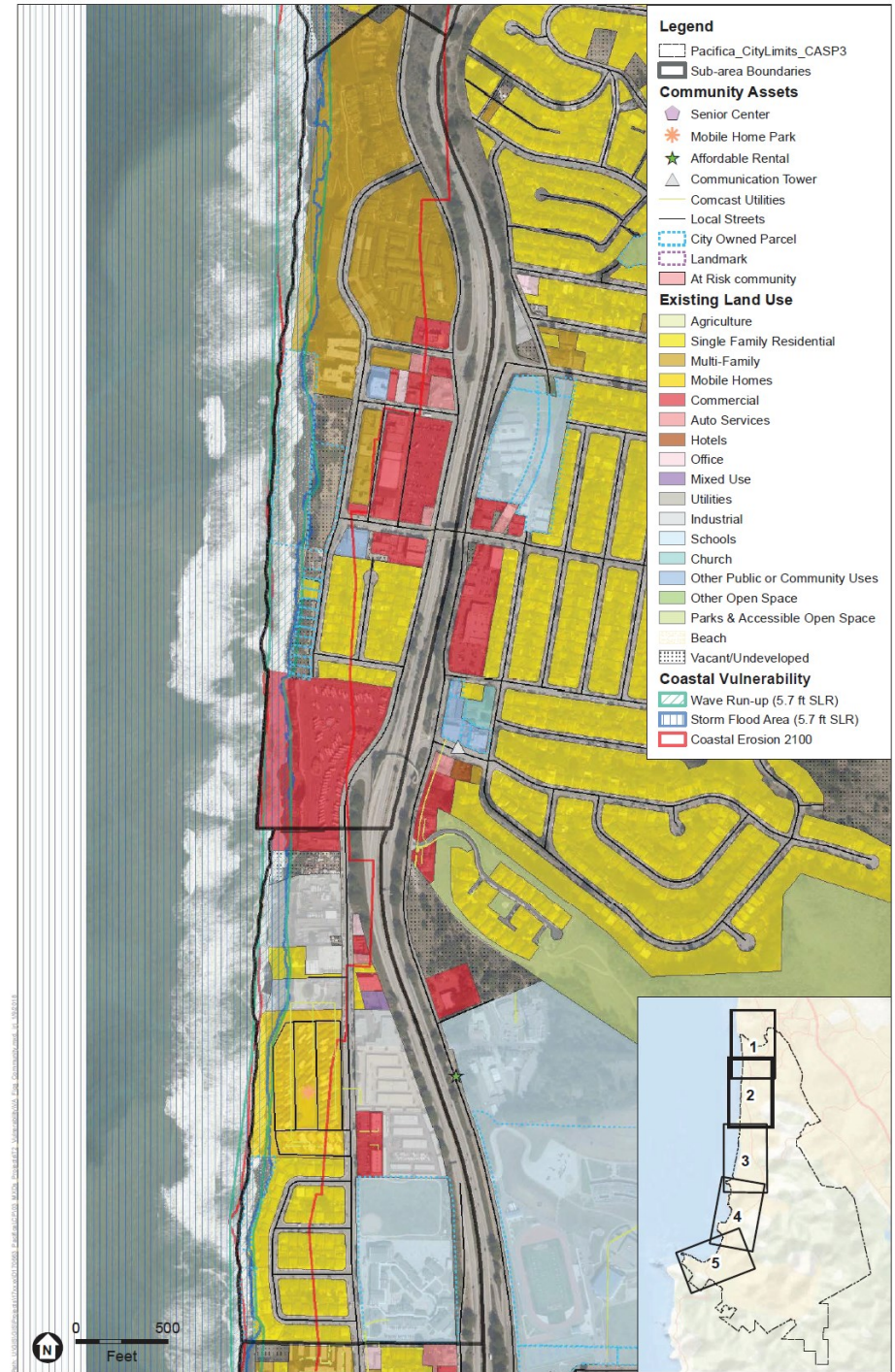
Coastal Vulnerability Zone (CVZ) Maps

Disclaimer: The Coastal Vulnerability Zone (CVZ) maps utilized the best available data at the time of preparation. The erosion scenario does not account for existing shoreline protection structures. This information is continually evolving and the maps reflect a long planning horizon recognizing typical design life of structures. Updated models and site-specific analysis may identify that the respective CVZs may have shifted to include more or less area. CVZ maps are not detailed to the parcel-scale and should not be used for real estate, financing, or insurance transactions, or other uses such as navigation, permitting, or regulatory uses. To confirm vulnerability potential, further studies should be performed for CVZs. CVZ projections were sourced from publicly available data and existing models not created by the City of Pacifica.

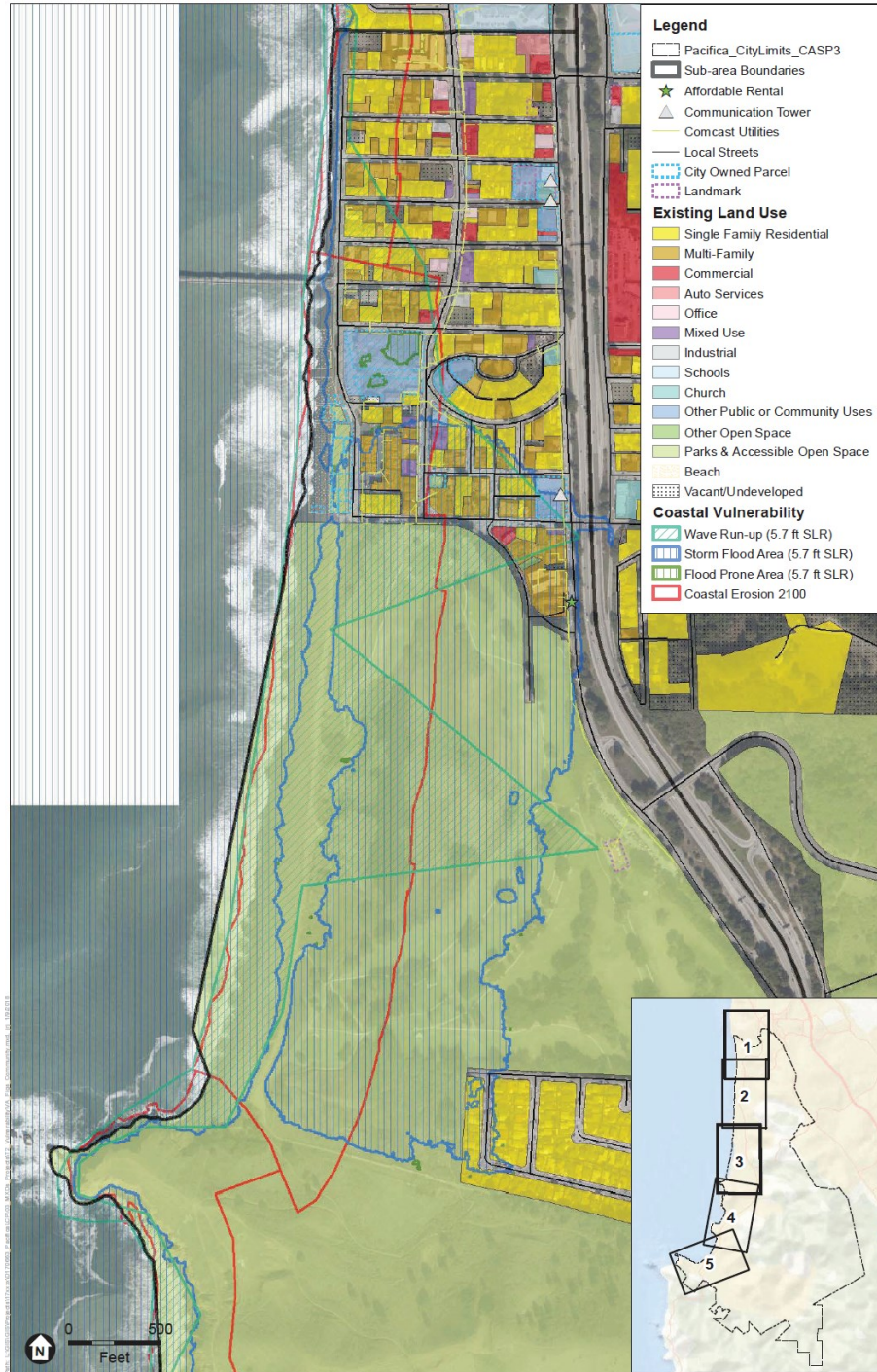
From Appendix B, LCLUP Certification Draft (February 2020)



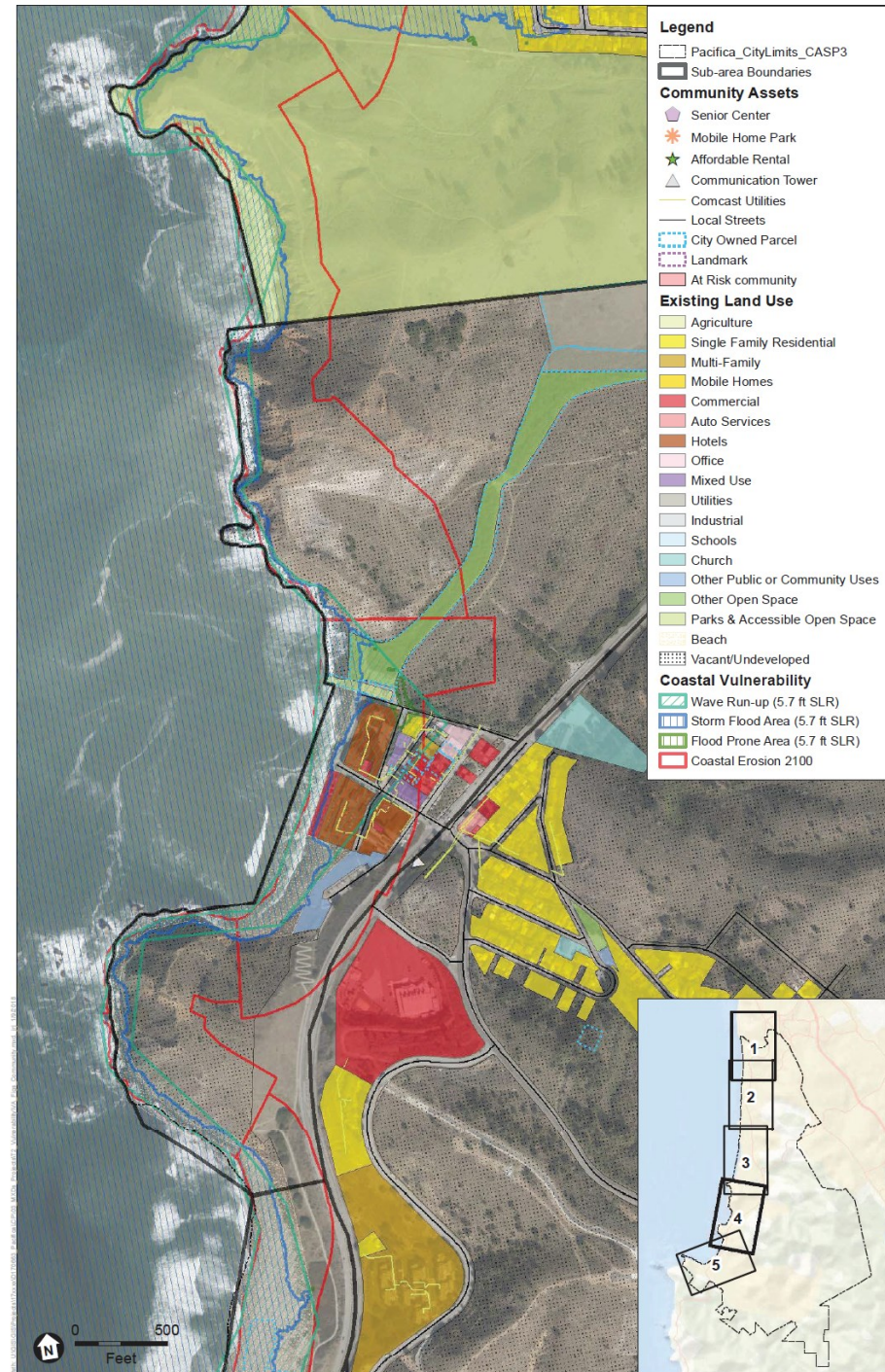
SOURCE: San Mateo County 2017 Imagery; City of Pacific and SMC Assets (2017); Pacific Institute Erosion (2009); OCOF Coastal Flooding (2014)



SOURCE: San Mateo County 2017 Imagery; City of Pacific and SMC Assets (2017); Pacific Institute Erosion (2009); OCOF Coastal Flooding (2014)



SOURCE: San Mateo County 2017 Imagery; City of Pacific and SMC Assets (2017); Pacific Institute Erosion (2006); OCOF Coastal Flooding (2014)



SOURCE: San Mateo County 2017 Imagery; City of Pacific and SMC Assets (2017); Pacific Institute Erosion (2006); OCOF Coastal Flooding (2014)



SOURCE: San Mateo County 2017 Imagery; City of Pacifica and SMC Assets (2017); Pacific Institute Erosion (2009); OCOF Coastal Flooding (2014)

Substantial Structural Modification (SSM) Definition

SSM Definition (City Version)

Substantial Exterior Structural Modification

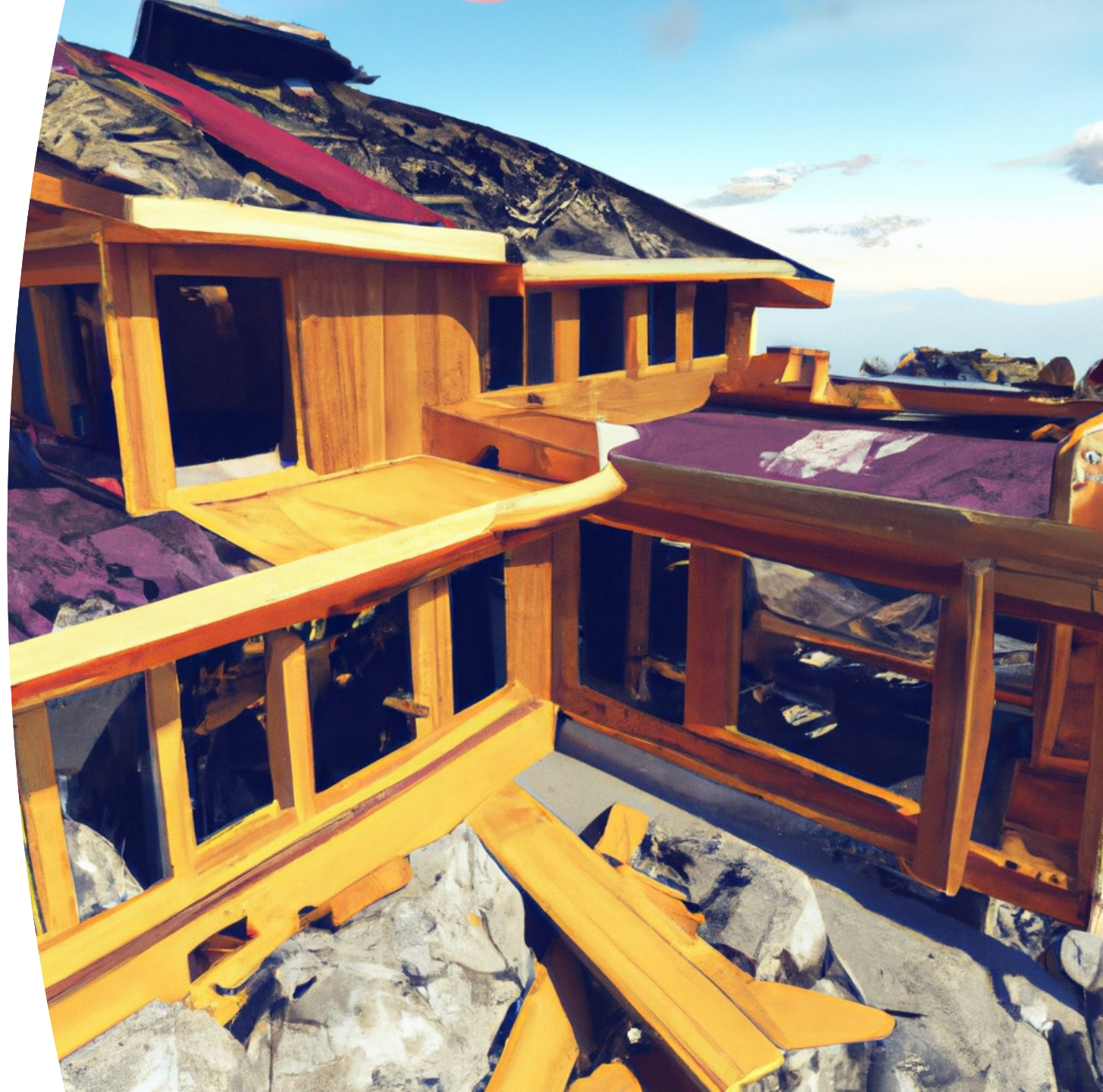
Any physical improvement which modifies an existing structure, as defined, to achieve any of the following:

- i) A seaward encroachment of the structure; or
- ii) Removal or replacement of 50 percent or more of the linear length of the exterior walls, whether or not the floor area or building footprint is expanded; or
- iii) An addition that includes new floor area at or below the first story equal to 50 percent or more of the structure's total existing floor area; or
- iv) An increase of the existing building footprint equal to 50 percent or more of the structure's total existing floor area;

But excluding any of the following:

- i) Removal, replacement, or maintenance of nonstructural components of exterior walls such as siding and roofing materials and windows;
- ii) Development on any site which is protected from coastal erosion by an existing permitted shoreline protection structure;
- iii) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610 of the Public Resources Code;
- iv) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure; or
- v) The reconstruction, repair, or maintenance of any shoreline protection structure; provided, however, that the reconstructed, repaired, or maintained shoreline protection structure is not seaward of the location of the former structure, and that such modifications do not increase the height or length of the former shoreline protection structure by more than 10 percent.

Changes to exterior walls, floor area, height, length, or building footprint shall be measured cumulatively from those existing at the site on the date of certification of the LCLUP. The cost of improvements shall not be used as a basis in application of this definition or any policy relying thereupon unless expressly stated in the policy.



SSM Definition (CCC Suggested Version)

With ~~striketrough~~/underline

Substantial ~~Exterior~~ Structural Modification

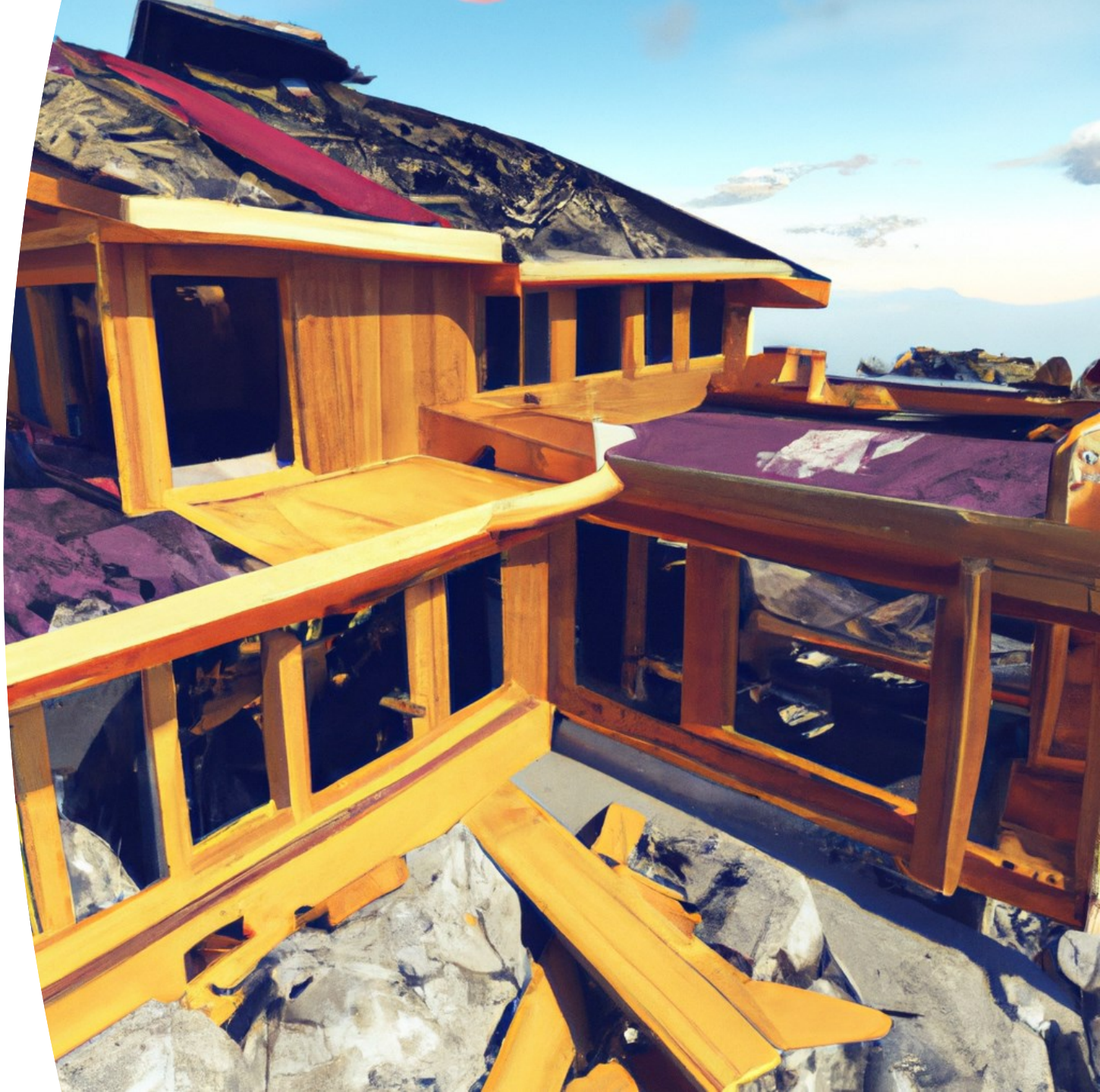
Any physical improvement which modifies an existing structure, ~~as defined, to achieve in any of the following ways:~~

- i) ~~A seaward encroachment of the structure; or~~
- ii) Alteration, removal or replacement of 50 percent or more of the linear length of the exterior walls, or other major structural components (including but not limited to floor, roof, and foundation structures), whether or not the floor area or building footprint is expanded; or
- iii) ~~An addition that includes new floor area at or below the first story equal to 50 percent or more of the structure's total existing floor area; or~~
- iv) ~~An increase of the existing building footprint equal to 50 percent or more of the structure's total existing floor area;~~

But excluding any of the following:

- i) ~~Removal, replacement, or maintenance of nonstructural exterior components of exterior walls such as decorative siding, shingles, and roofing materials and windows;~~
- ii) ~~Development on any site which is protected from coastal erosion by an existing permitted shoreline protection structure;~~
- iii) ~~Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610 of the Public Resources Code;~~
- iv) ~~The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure; or~~
- v) ~~The reconstruction, repair, or maintenance of any shoreline protection structure; provided, however, that the reconstructed, repaired, or maintained shoreline protection structure is not seaward of the location of the former structure, and that such modifications do not increase the height or length of the former shoreline protection structure by more than 10 percent.~~

Changes to exterior walls, floor area, height, length, or building footprint shall be measured cumulatively from those existing at the site on the date of certification of the LCLUP. ~~The cost of improvements shall not be used as a basis in application of this definition or any policy relying thereupon unless expressly stated in the policy.~~ Incremental changes that cumulatively amount to replacement of 50 percent or more over time shall also be considered a SSM.



SSM Definition (CCC Suggested Version)

Substantial Structural Modification

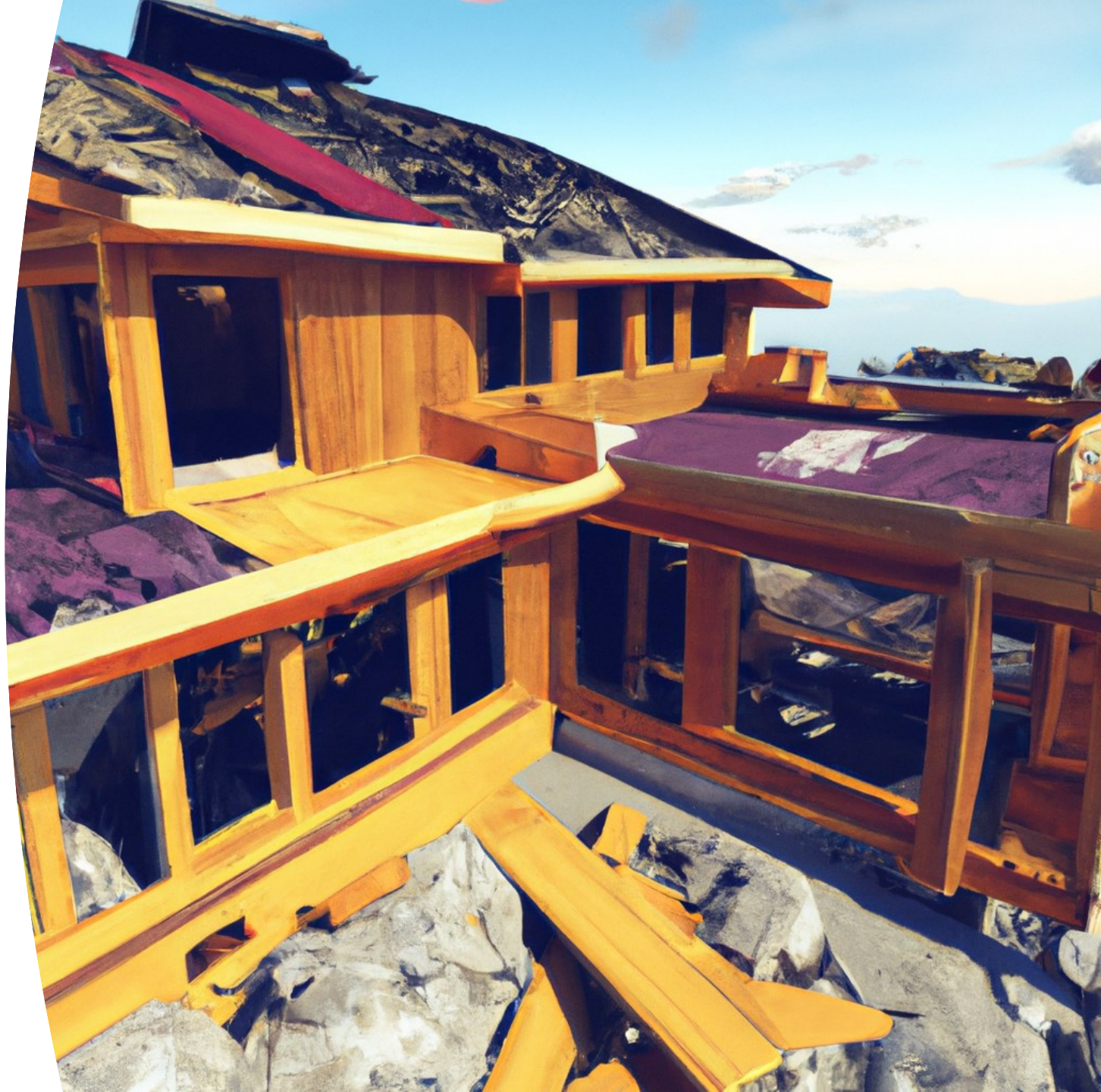
Any physical improvement which modifies an existing structure-in any of the following ways:

- i) Alteration, removal or replacement of 50 percent or more of the linear length of the exterior walls, or other major structural components (including but not limited to floor, roof, and foundation structures), whether or not the floor area or building footprint is expanded; or
- ii) An addition that includes new floor area equal to 50 percent or more of the structure's total existing floor area; or
- iii) An increase of the existing building footprint, equal to 50 percent or more of the structure's total existing floor area;

But excluding :

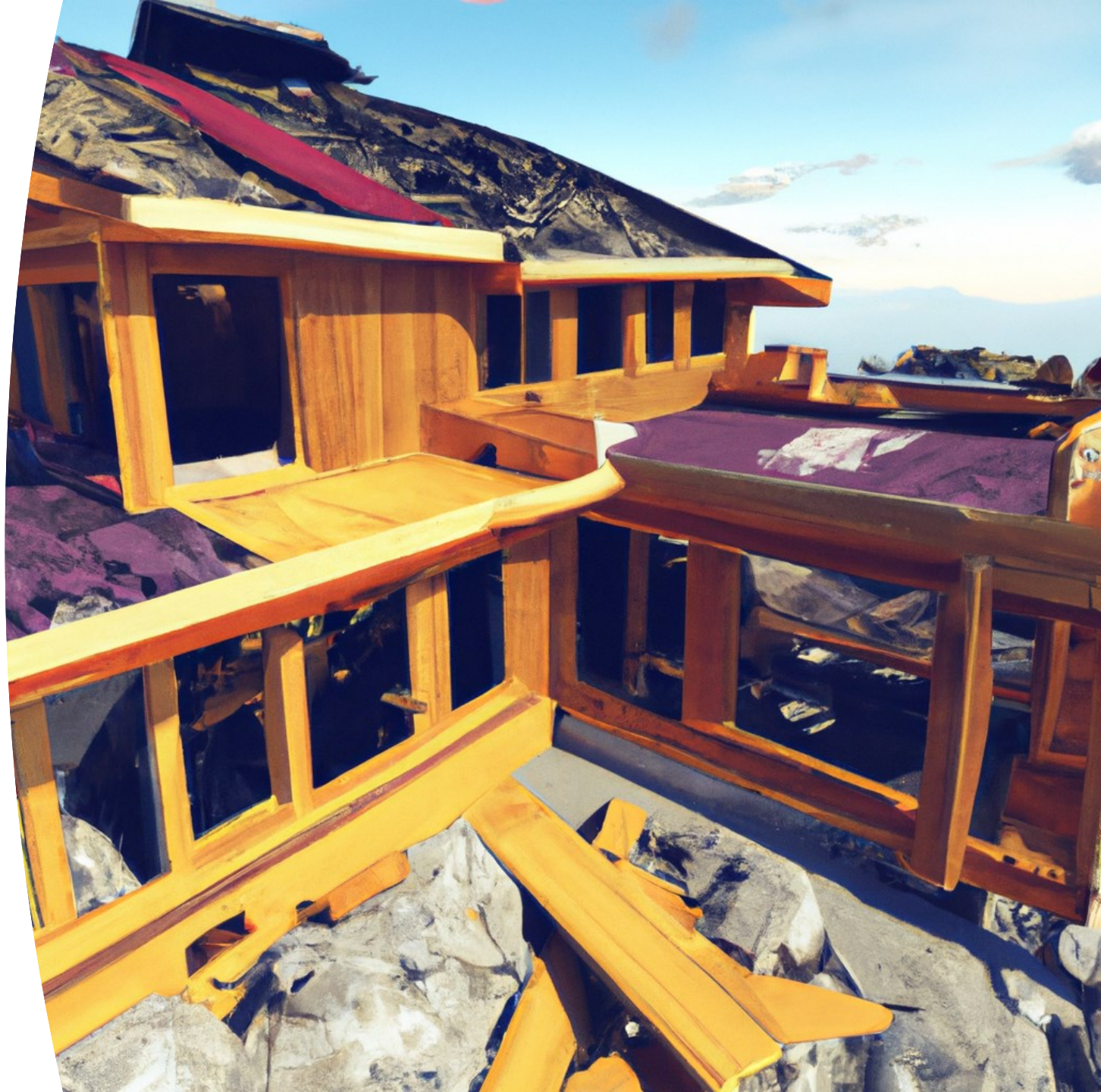
- i) Removal, replacement, or maintenance of nonstructural exterior components such as decorative siding, shingles, and windows.

Incremental changes that cumulatively amount to replacement of 50 percent or more over time shall also be considered a SSM.



Substantial Structural Modification (SSM) Definition

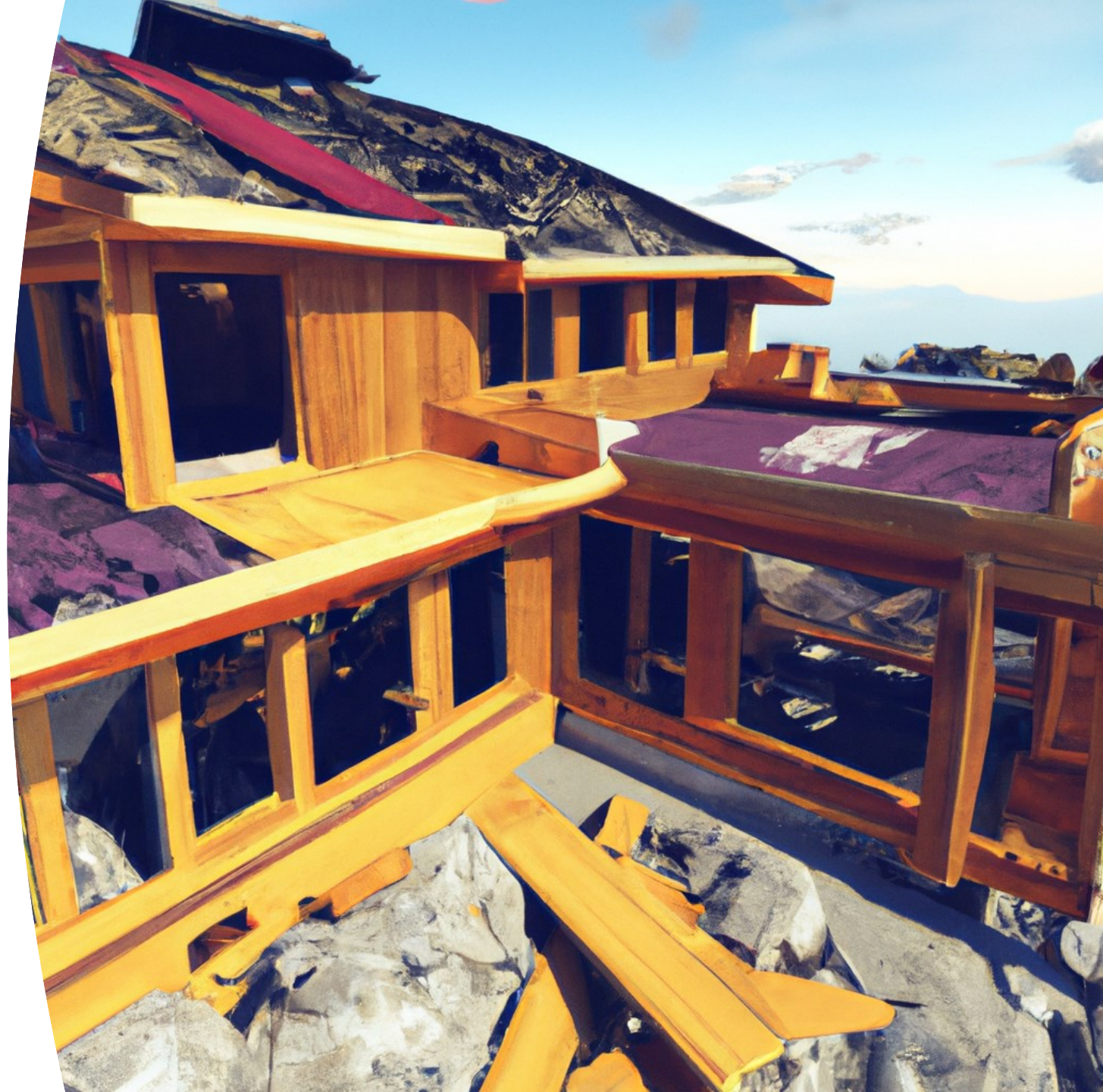
- CR-I-49: When proposed modifications to an existing structure constitute a Substantial Structural Modification (SSM), as defined, such proposed development shall correct any existing legal nonconformities and shall be undertaken consistent with the LCP and the Coastal Act, including but not limited to Policies CR-I-43 and CR-I-44.



Substantial Structural Modification (SSM) Definition

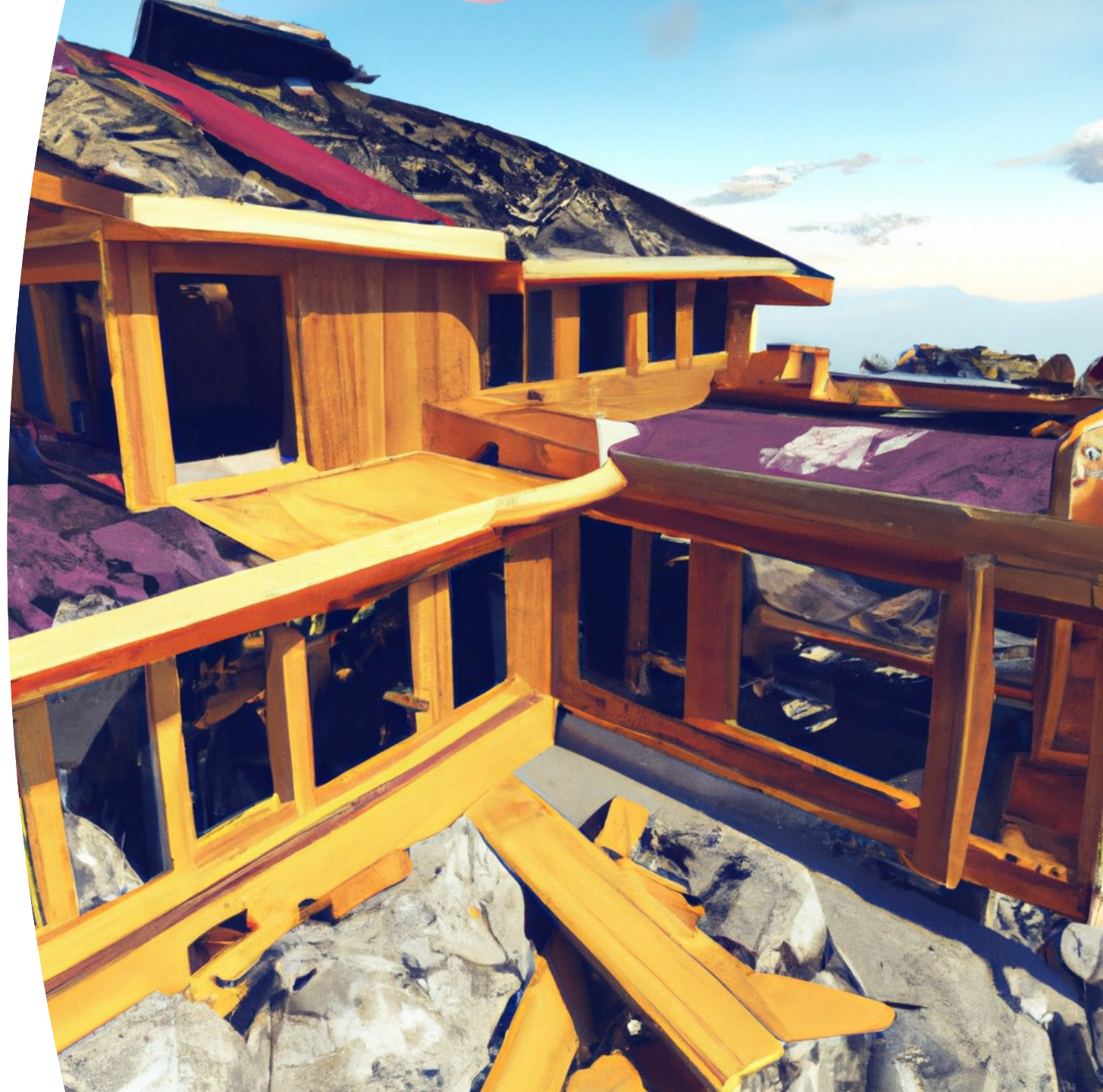
- CR-I-43: Development proposed in Coastal Vulnerability Zones (CVZs) shall include coastal engineering, geomorphology and other relevant technical studies unless on-site hazards already identified in a recent CVZ Map or assessment approved within the last five years are adequate for evaluating and ensuring compliance with the LCP, including through use of permit conditions to address any uncertainty. Reports shall:
 - Be prepared by a licensed civil engineer or other suitably qualified professional;
 - Use the best available science;
 - Consider the impacts from the med-high projection (CalNRA & OPC 2018; or similar precautionary projections as reflected in future updated statewide guidance) of sea-level rise for the anticipated life of the proposed development;
 - Demonstrate that the development will avoid (or if unavoidable, minimize) impacts from coastal hazards for the anticipated life of the proposed development without reliance on any existing or future shoreline protection devices;
 - Demonstrate that the factor of safety for blufftop development will be greater than or equal to 1.5 for static conditions and greater than or equal to 1.1 for seismic conditions; and
 - Evaluate the foreseeable effects that the development will have on coastal resources over time and mitigate the impacts where they are unavoidable.

Reports may be waived for temporary events, temporary development structures or other minor, short-term development where it is clear there will be no significant hazard risks over the project's life.



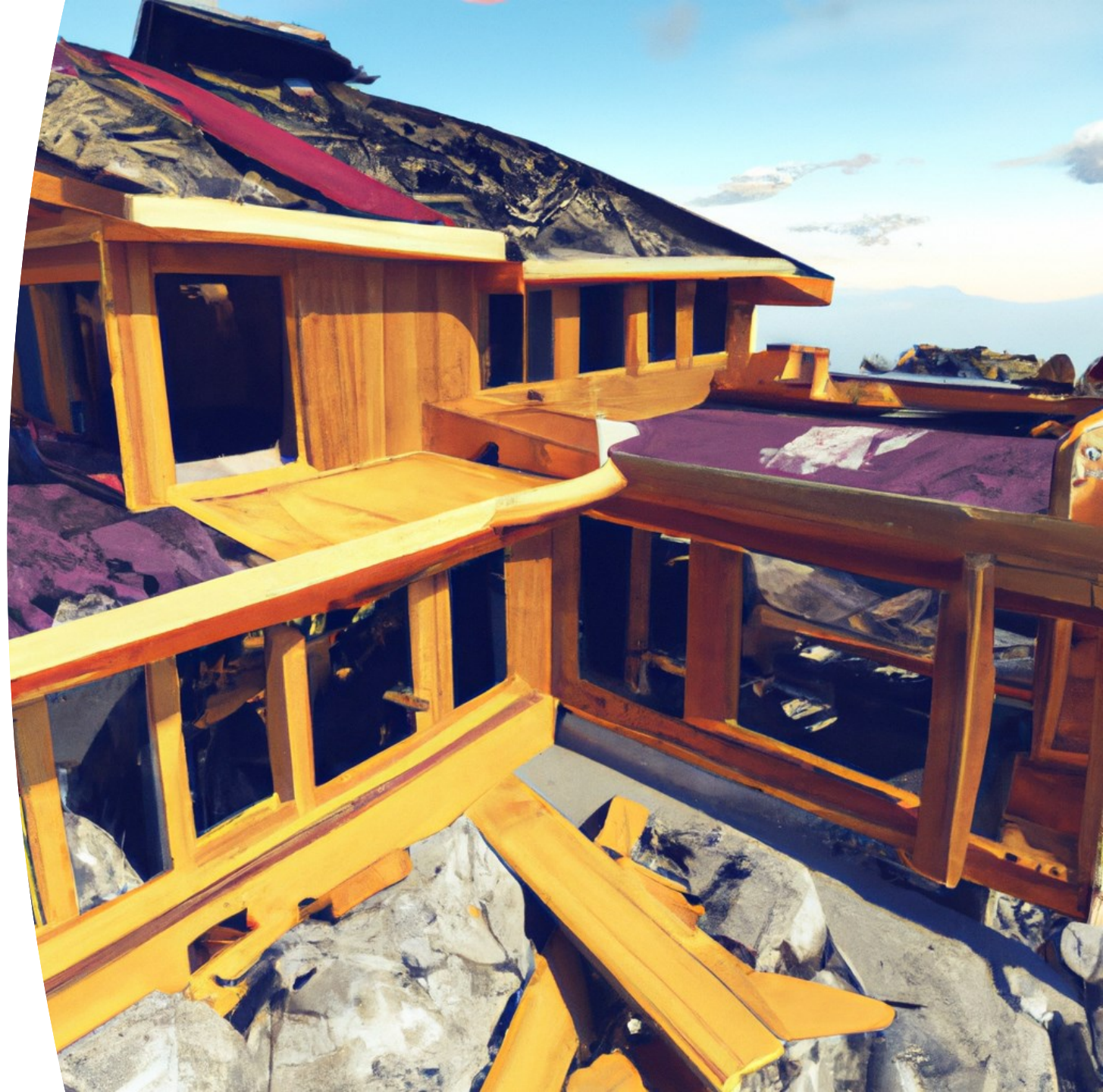
Substantial Structural Modification (SSM) Definition

- CR-I-44: New development in Coastal Vulnerability Zones shall be sited and designed to be safe from erosion, bluff failure, wave run-up, flooding and other coastal hazards for at least 100 years without shoreline protection, considering projected sea level rise and other climate change effects to be determined from best available science and current guidance at the time of approval of the proposed development, as demonstrated by site-specific analyses and/or technical reports. Permit approvals shall prohibit shoreline protection structures for the authorized development, require the property owner to record an acknowledgement that the development does not qualify as an existing structure entitled to construction of a shoreline protection structure under Coastal Act Section 30235, and any other laws, that waive any rights to such protection structures that might exist, and that, where necessary, requires a removal and restoration plan, including bonding for large projects, to avoid future shoreline protection structures or project failure.



Substantial Structural Modification (SSM) Definition

- CR-I-56: Except as may be otherwise provided in the LCP sub-area policies, legally permitted shoreline protection structures may be repaired and maintained, as supported by Section 30235 of the Coastal Act, subject to all coastal development permit requirements (including those associated with the construction of the structure and/or prior repair and maintenance episodes) until the development they are protecting is removed or redeveloped pursuant to the definition of a Substantial Structural Modification (SSM) or no longer requires shoreline protection structures, at which time the shoreline protection structure shall be reevaluated for consistency with the LCP, removed if no longer necessary and/or allowed, and the area restored. Activities considered “repair and maintenance” shall not result in any enlargement or modification to the shoreline protection structure, or any replacement of materials in excess of 50%, or any seaward encroachment or impairment of public trust resources, and shall provide mitigation for any new coastal resource impacts not previously or otherwise mitigated, including through the City’s Shoreline Mitigation Program (CR-I-5) and/or Policy CR-I-59.



Substantial Structural Modification (SSM) Definition

- CR-I-58: Shoreline protection structures shall only be authorized until the time when the structure protected by such shoreline protection structure: 1) is/are no longer present, 2) no longer require(s) armoring, or 3) is redeveloped pursuant to the definition of a Substantial Structural Modification (SSM).

