Article 2: General Development Regulations

Division 4: Coastal Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Added 9-19-2005 by O-19413 N.S.; effective 10-19-2005.)

§132.0401 Purpose of the Coastal Overlay Zone

The purpose of the Coastal Overlay Zone is to protect and enhance the quality of public access and coastal resources.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§132.0402 Where the Coastal Overlay Zone Applies

(a) This overlay zone applies to all property located within the boundaries designated on Map No. C-908, filed in the office of the City Clerk as Document No. OO-18872. These areas are shown generally on Diagram 132-04A.

(b) Table 132-04A shows the sections that contain the supplemental regulations and the type of permit required by this division, if any, for specific types of development proposals in this overlay zone. Coastal Development Permit procedures are provided in Chapter 12, Article 6, Division 7.
## Table 132-04A
**Coastal Overlay Zone Applicability**

<table>
<thead>
<tr>
<th>Type of Development Proposal</th>
<th>Supplemental Development Regulations</th>
<th>Required Permit Type/Decision Process</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Coastal development that is categorically excluded pursuant to order of the Coastal commission or that is exempted by Section 126.0704</td>
<td>See use and development regulations of the base zone and Chapter 14, Article 3, Division 1, Environmentally Sensitive Lands Regulations</td>
<td>No permit required by this division</td>
</tr>
<tr>
<td>(2) Any coastal development within this overlay zone that is partially or completely within the Coastal Commission Permit Jurisdiction or the Deferred Certification Area</td>
<td>See use and development regulations of the base zone and Chapter 14, Article 3, Division 1, Environmentally Sensitive Lands Regulations</td>
<td>Coastal Development Permit(s) are issued by the Coastal Commission and the City for their respective jurisdictions</td>
</tr>
<tr>
<td>(3) Coastal development, except a capital improvement program project or public project, in this overlay zone that is not exempt under (1) of this table or that is not in the area described in (2) of this table</td>
<td>See use and development regulations of the base zone and Chapter 14, Article 3, Division 1, Environmentally Sensitive Lands Regulations</td>
<td>Coastal Development Permit/Process Two or Three</td>
</tr>
<tr>
<td>(4) Coastal development, except a capital improvement program project or public project, in this overlay zone that is not exempt under (1) of this table or that is not in the area described in (2) of this table</td>
<td>See use and development regulations of the base zone and Chapter 14, Article 3, Division 1, Environmentally Sensitive Lands Regulations</td>
<td>Coastal Development Permit/Process CIP/Public Project -Two</td>
</tr>
<tr>
<td>(5) Coastal development for a capital improvement program project in this overlay zone that is not exempt under (1) of this table or that is not in the area described in (2) of this table and is in the appealable area of this overlay zone</td>
<td>See use and development regulations of the base zone and Chapter 14, Article 3, Division 1, Environmentally Sensitive Lands Regulations</td>
<td>Coastal Development Permit/Process CIP-Five</td>
</tr>
</tbody>
</table>
DIAGRAM 132-04A
Coastal Overlay Zone
This is a reproduction of the Coastal Overlay Zone Boundary, as shown on the official zoning maps, for illustration purposes only.
§132.0403 Supplemental Regulations of the Coastal Overlay Zone

(a) If there is an existing or potential public view and the site is designated in the applicable land use plan as a public view to be protected,

   (1) The applicant shall design and site the coastal development in such a manner as to preserve, enhance or restore the designated public view, and
   
   (2) The decision maker shall condition the project to ensure that critical public views to the ocean and shoreline are maintained or enhanced.

(b) A visual corridor of not less than the side yard setbacks or more than 10 feet in width, and running the full depth of the premises, shall be preserved as a deed restriction as a condition of Coastal Development Permit approval whenever the following conditions exist:

   (1) The proposed development is located on premises that lies between the shoreline and the first public roadway, as designated on Map Drawing No. C-731; and
   
   (2) The requirement for a visual corridor is feasible and will serve to preserve, enhance or restore public views of the ocean or shoreline identified in the applicable land use plan.

(c) If there is an existing or potential public view between the ocean and the first public roadway, but the site is not designated in a land use plan as a view to be protected, it is intended that views to the ocean shall be preserved, enhanced or restored by deed restricting required side yard setback areas to cumulatively form functional view corridors and preventing a walled effect from authorized development.
(d) Where remodeling is proposed and existing legally established development is to be retained that precludes establishment of the desired visual access as delineated above, preservation of any existing public view on the site will be accepted, provided that the existing public view is not reduced through the proposed remodeling.

(e) *Open fencing* and landscaping may be permitted within the view corridors and visual accessways, provided such improvements do not significantly obstruct public views of the ocean. Landscaping shall be planted and maintained to preserve public views.

*(Retitled from “Supplemental Use Regulations of the Coastal Overlay Zone” on 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)*