

TABLE OF CONTENTS

CHAPTER 1 – INTRODUCTION	1-1
A. Description of the City of Solana Beach.....	1-1
B. Local Coastal Planning History.....	1-4
C. The California Coastal Act	1-6
D. General Goals and Objectives.....	1-8
CHAPTER 2 – PUBLIC ACCESS AND RECREATION	2-1
A. Introduction.....	2-1
1. Coastal Act Provisions	2-8
2. Land Use Plan Provisions.....	2-8
B. Coastal Act Policies	2-11
C. Land Use Plan Policies	2-15
1. Parklands, Trails and Bikeways	2-14
2. California Coastal Rail Trail & California Coastal Trail	2-28
3. Coastal Access	2-28
CHAPTER 3 – MARINE AND LAND RESOURCES.....	3-1
A. Introduction.....	3-1
1. Coastal Act Provisions	3-12
2. Land Use Plan Provisions.....	3-13
B. Coastal Act Policies	3-27
C. Land Use Plan Policies	3-29
1. Land Resources.....	3-29
a. ESHA Designation	3-29
b. ESHA Protection	3-30
c. Areas Adjacent to ESHA	3-32
d. Stream Protection	3-33
e. Application Requirements	3-34
f. Environmental Review	3-34
g. New Development.....	3-34
h. Native Tree Protection	3-38

TABLE OF CONTENTS

2. Marine Resources.....	3-39
3. Wetlands.....	3-39
a. Wetland Designation.....	3-41
b. New Development.....	3-41
4. Water Quality	3-41
a. Watershed Planning.....	3-41
b. New Development.....	3-42
 CHAPTER 4 – HAZARDS & SHORELINE / BLUFF DEVELOPMENT	4-1
A. Introduction.....	4-1
1. Coastal Act Provisions	4-10
2. Land Use Plan Provisions.....	4-10
B. Coastal Act Policies	4-19
C. Land Use Plan Policies	4-20
1. General Development.....	4-20
2. Shoreline Development.....	4-22
3. Shoreline Erosion and Protective Structures	4-26
4. Beach Sand Replenishment and Retention	4-39
5. Fire Hazard Management in the Wildland Urban Interface	4-41
6. Emergency Actions and Response.....	4-43
 CHAPTER 5 – NEW DEVELOPMENT	5-1
A. Introduction.....	5-1
1. Coastal Act Provisions	5-1
2. Land Use Plan Provisions.....	5-3
B. Coastal Act Policies	5-5
C. Land Use Plan Policies	5-6
1. Land Use Plan Map	5-6
2. Land Use Designations.....	5-6
3. General Policies.....	5-11
4. Commercial Development Policies	5-14

TABLE OF CONTENTS

5. Residential Development Policies.....	5-15
6. Land Divisions	5-15
7. Water Policies.....	5-17
8. Non-Conforming Uses and Structures	5-17
8.5 Repair and Maintenance.....	5-17
8.6 Replacement of Structures Destroyed by Disaster.....	5-18
9. Communications Facilities	5-19
10. Archaeology.....	5-19
 CHAPTER 6 – SCENIC AND VISUAL RESOURCES.....	 6-1
A. Introduction.....	6-1
1. Coastal Act Provisions	6-1
2. Land Use Plan Provisions.....	6-1
B. Coastal Act Policies	6-12
C. Land Use Plan Policies	6-13
1. Scenic and Visual Resource Identification	6-13
2. New Development	6-13
3. Development Review Criteria for Scenic Overlay Area.....	6-15
4. Land Divisions	6-16
5. Signs.....	6-17
6. Pacific Coast Highway/Highway 101	6-17
 CHAPTER 7 – PUBLIC WORKS.....	 7-1
A. Introduction.....	7-1
1. Coastal Act Provisions	7-1
2. Land Use Plan Provisions.....	7-1
B. Coastal Act Policies	7-2
C. Land Use Plan Policies	7-2
1. General.....	7-2
2. Circulation and Traffic.....	7-2
3. Green Infrastructure / Water Systems / Wastewater Management.....	7-6

TABLE OF CONTENTS

CHAPTER 8 – DEFINITIONS	8-1
-------------------------------	-----

CHAPTER 9 – REFERENCES	9-1
------------------------------	-----

LIST OF EXHIBITS

Exhibit 2-1	Public and Private Coastal and Lagoon Access Points	2-6
Exhibit 2-2	Public Parking Inventory.....	2-7
Exhibit 3-1	Citywide Biological Resources	3-4
Exhibit 3-2	Citywide Biological Resources	3-5
Exhibit 3-3	Citywide Biological Resources	3-6
Exhibit 3-4	Citywide Biological Resources	3-7
Exhibit 3-5	Citywide Biological Resources	3-8
Exhibit 3-6	Environmentally Sensitive Habitat Map	3-15
Exhibit 3-7	Environmentally Sensitive Habitat Map	3-16
Exhibit 3-8	Environmentally Sensitive Habitat Map	3-17
Exhibit 3-9	Environmentally Sensitive Habitat Map	3-18
Exhibit 3-10	Environmentally Sensitive Habitat Map	3-19
Exhibit 4-1	Coastal Bluff Topography, Approximate Bluff Edge & Setbacks	4-3
Exhibit 4-2	Coastal Bluff Topography, Approximate Bluff Edge & Setbacks	4-4
Exhibit 4-3	Coastal Bluff Topography, Approximate Bluff Edge & Setbacks	4-5
Exhibit 4-4	Coastal Bluff Topography, Approximate Bluff Edge & Setbacks	4-6
Exhibit 4-5	Coastal Bluff Topography, Approximate Bluff Edge & Setbacks	4-7
Exhibit 4-6	Citywide Floodplain Map	4-8
Exhibit 4-7	Wildland Urban Interface Map	4-9
Exhibit 5-1	Existing Land Use Map.....	5-2
Exhibit 5-2	Special Zone Overlays	5-8
Exhibit 6-1	View Corridors.....	6-3
Exhibit 6-1a	Photographs 1-4.....	6-4
Exhibit 6-1b	Photographs 5-8.....	6-5
Exhibit 6-1c	Photographs 9-12.....	6-6
Exhibit 6-1d	Photographs 13-16.....	6-7

TABLE OF CONTENTS

Exhibit 6-1e	Photographs 17-20.....	6-8
Exhibit 6-1f	Photographs 21-24.....	6-9
Exhibit 6-1g	Photographs 25-26.....	6-10
Exhibit 6-2	Citywide Scenic Overlay.....	6-11
Exhibit 7-1	Existing Transit Routes and Stops.....	7-7

APPENDICES

A	Sand Mitigation Fee Formula & Hypothetical Example of Mitigation Fee Offset Calculation	A-1
B	Preferred Coastal Bluff Retention Designs.....	B-1
C	Public Recreation Impact Fee	C-1
	Glossary of Terms.....	Glossary-1