

Sunset Beach LCP Review Board Meeting – Dec. 12, 2018

**Please rank the 21 items below in terms of how opposed you are to the modification from 1 (most) – 21 (least) and submit to the LCP Review Board.**

Rank	Summary of 2016 LCP Key Coastal Commission Staff Draft Suggested Modifications	Citation in CCC drafts
	<b>1. HAZARDS</b> - Add new section in SBSP regarding coastal hazards.	New Hazards Sec. 3.3.9
	a. Require with coastal development applications for new construction/major remodel the submittal of a coastal hazards analysis prepared by a coastal engineer to look at impacts during 75 year life of a structure.	1 on p. 1
	b. Factor in eroded beach, sea level rise, storm waves comparable to 1982/83 El Nino.	1(B) on p. 1
	c. Higher standards to be applied to critical facilities.	1(K) on p. 2
	d. Locate projects outside of hazard areas or avoid hazard areas to maximum extent practicable.	2 on p. 3
	e. Provide protection without relying on shoreline protective device.	3 on p. 3
	f. Require additional findings addressing protection from coastal hazards in order to approve a coastal development permit.	6 on p. 5
	g. Requirement to remove development and the affected area to be restored to a natural condition under certain situations through a deed restriction recorded on the property.	7(D) on p. 6
	h. Require citywide sea level rise measures to be incorporated into SBSP with prohibition of new development in hazardous area if such amendment is not certified within ten years of initial SBSP certification.	SBSP Suggested Mods 17 and 18 on pp. 13-14
	<b>2. PUBLIC ACCESS</b> - Add new section in SBSP regarding beach encroachments.	New Encroachments Sec. 3.3.11
	a. Reduce beach encroachments from current 20 ft. down to 15 ft.	B on p. 1
	b. Prohibit encroachments that don't have an approved	C on p. 1

	coastal development permit or that impact sensitive habitat.	
	c. Require the submittal of a biological survey prepared by a biologist when proposing to construct or retain an encroachment.	E(3) on p. 2
	d. Collect an annual fee for encroachments to be used to enhance public beach access and/or establish/expand dune habitat.	F on p. 3
	e. Delete current prohibition on fire rings/fire on the beach.	SBSP Suggested Mod. 38 on p. 23
	f. Delete current prohibition on the installation of a roadway, bike path, hiking trail, and parking facility on the beach, adjacent to beachfront homes.	SBSP Suggested Mod. 35 on p. 23
	g. Maintenance of public parking along greenbelt for public beach access.	SBSP Suggested Mod. 13 on p. 8
	h. Protection of existing low-cost visitor serving uses and accommodations.	SBSP Suggested Mod. 11 on p. 7
	i. Add viewpoints looking into harbour and beach access at 11 <sup>th</sup> Street beach.	SBSP Suggested Mod. 8 on p. 6
	<b>3. BIOLOGICAL RESOURCES</b>	
	a. Require protection of snowy plover.	SBSP Suggested Mod. 7 on p. 3 and Mod. 15 on p. 12
	<b>4. MISCELLANEOUS</b>	
	a. Require major remodel including demo and reconstruction of 50% or more of a structure or addition of 50% or more to comply with current requirements.	Throughout SBSP Suggested Mods
	b. Preference over commercial use in SB Tourist zone if residential cannot be accommodated in compliance with the SBSP.	SBSP Suggested Mod. 28 on p. 20
	c. Prohibit compact parking for commercial and tandem parking for any use.	SBSP Suggested Mod. 41 on p. 26