

Additional Definitions:

(Note: the draft definitions in blue font (below) have been added since the 12/14/23 Planning Commission meeting. They are specific to the Coastal Hazards/SLR amendments, and are intended to supplement existing definitions in the 1982 LCP. If approved, they could be incorporated into the larger comprehensive LCP update currently underway)

Existing Development: An “existing development” means any structure or development lawfully in existence post January 1, 1977, and currently existing within the coastal zone. (Added by PC, 12/14/23)

Pre-Coastal Act Development: A “Pre-Coastal Act development” means a structure or development lawfully in existence prior to the effective date of the Coastal Act (January 1, 1977) that has not been redeveloped since.

Shoreline Protective Device: Structures along the shoreline that are used to protect development against coastal hazards, including but not limited to seawalls, revetments, gunite, sheet piles, breakwaters, groins, bluff retention devices, retaining walls, and pier/caisson foundation and/or wall systems.

Redevelopment: A structure shall be considered redeveloped, whereby the structure is no longer considered an existing structure and instead the entire structure and all development on the site must be made to conform with all applicable LCP policies, when such development consists of:

- (1) Alteration (including interior and/or exterior remodeling and renovations, demolition or partial demolition, etc.) of 50% or more of the major structural components (including exterior walls, floor and roof structure, and foundation) of such development.
- (2) Additions and alterations to such development that lead to more than a 50% increase in floor area for the development.

Changes to floor area and individual major structural components are measured cumulatively over time from January 1, 1977.

Coastal Hazards: Including but not limited to, episodic and long-term shoreline retreat, dune recession and coastal erosion, high seas, ocean waves, storms, tsunamis, coastal flooding, landslides, bluff and geologic instability, and the interaction of same, and all as impacted by sea level rise.

Development: As used in these policies, "development" is synonymous with "new development" and shall include construction of entirely new structures (whereby the policies apply to the entire new structure), additions to existing structures (whereby the policies apply only to the addition itself), and redevelopment (whereby the entire structure shall be considered new development subject to all applicable coastal hazards policies).