

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST AREA OFFICE

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*TKC*

June 18, 1998

**To:** Commissioners and Interested Persons

**From:** Tami Grove, Deputy Director  
Charles Lester, District Manager  
Steven Guiney, Coastal Program Analyst

**Subject:** **City of Pismo Beach Local Coastal Program Major Amendment Number 1-98.** For public hearing and Commission action at its meeting of July 9, 1998, to be held at the Hyatt Regency - San Francisco, No. 5 Embarcadero Center, San Francisco 94111, (415) 788-1234

## Synopsis

The City of Pismo Beach is proposing to amend both its Land Use Plan (LUP) and Implementation Plan (IP) concerning the land use designation and zoning of the Dinosaur Caves property. This property is located midway along the City's coastline at the City's narrowest point and lies between the Highway 101 - Shell Beach Road corridor and the ocean. Currently, the land use designation of the site is split between Resort Commercial (from Shell Beach Road up to about 400 feet south and southwest) and Open Space (the rest of the site seaward). The zoning of the entire site is currently Hotel/Motel (R-4). The City has recently purchased the entire site and the submittal would (1) amend the maps, text, tables, and figures in the Land Use and Park and Recreation sections of the LUP to redesignate the Resort Commercial area to Open Space; and, (2) amend the zoning map in the IP to rezone the site from Hotel - Motel (R-4) to Open Space - Recreational Use (OS-R). The result would be that the entire property, about 15 acres, would be designated and zoned for open space and recreational use.

## Summary of Staff Recommendation

Staff recommends that the Commission **approve the proposed changes with suggested modifications** for the reasons given in this report.

## Analysis Criteria

The relationship between the Coastal Act and a local government's Local Coastal Program (LCP) can be described as a three-tiered hierarchy. The Coastal Act articulates statewide policies. The Land Use Plan (LUP) portion of an LCP incorporates and refines the Coastal Act policies for the local jurisdiction, giving local guidance as to the kinds, locations, and intensities of coastal development. The LUP must be consistent with the Coastal Act. In order to approve the proposed LUP changes, the Commission must find that the LUP, as proposed to be amended, is consistent with the Coastal Act. The Implementation Plan (IP), or zoning, portion of an LCP typically sets out the various zone districts and site regulations which are the final refinement specifying how coastal development is to proceed on a particular parcel. The IP must be consistent with and adequate to carry out the policies of the LUP. In order to approve the City's proposed Implementation Plan changes, the Commission must find that the proposed changes are consistent with the LUP, as proposed to be amended.

## Additional Information

For further information about this report or the amendment process, please contact Steven Guiney or Charles Lester, Coastal Commission, 725 Front Street, Suite 300, Santa Cruz, CA 95060, (408) 427-4863.

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## **I. Staff Recommendation**

Staff recommends adoption of the following four resolutions:

### **A. LAND USE PLAN MOTIONS AND RESOLUTIONS**

#### **1. Denial of Land Use Plan Amendment as Submitted**

##### **MOTION 1**

"I move that the Commission certify amendment #1-98 to the City of Pismo Beach Land Use Plan as submitted by the City."

Staff recommends a **NO** vote. An affirmative vote by a majority of the appointed commissioners is needed to pass the motion.

##### **RESOLUTION 1**

The Commission hereby rejects the amendment to the Land Use Plan of the City of Pismo Beach as submitted for the specific reasons discussed in the findings on the grounds that, as submitted, the amendment and the LUP as thereby amended do not meet the requirements of the Coastal Act. The amendment is not consistent with applicable decisions of the Commission that guide local government actions pursuant to Section 30625(c) and approval will have significant adverse environmental effects for which feasible mitigation measures have not been employed consistent with the California Environmental Quality Act.

#### **2. Approval of Land Use Plan Amendment if Modified**

##### **MOTION 2**

"I move that the Commission certify amendment # 1-98 to the City of Pismo Beach Land Use Plan if it is modified as suggested."

Staff recommends a **YES** vote. An affirmative vote by a majority of the appointed commissioners is needed to pass the motion.

##### **RESOLUTION 2**

The Commission hereby certifies Amendment # 1-98 to the Land Use Plan of the City of Pismo Beach Local Coastal Program for the specific reasons discussed in the following findings on the ground that, as modified, these amendments and the LUP as thereby amended meet the requirements of Chapter 3 of the Coastal Act. These amendments, as modified, are consistent with applicable decisions of the Commission that guide local

government actions pursuant to Section 30625(c) and approval will not have significant environmental effects for which feasible mitigation measures have not been employed consistent with the California Environmental Quality Act.

## **B. IMPLEMENTATION PLAN MOTION AND RESOLUTION**

### **3. DENIAL OF IMPLEMENTATION PLAN AMENDMENT AS SUBMITTED**

#### **MOTION 3:**

I move that the Commission reject amendment #1-97 to the Implementation Plan of the City of Morro Bay LCP as submitted by the City.

Staff recommends a **YES** vote which would deny the amendment as submitted. An affirmative vote by a majority of the Commissioners present is needed to uphold the motion according to the staff recommendation (otherwise the amendments are approved as submitted)

#### **RESOLUTION 3:**

The Commission hereby rejects amendment #1-97 to the Implementation Plan of the City of Morro Bay LCP for the specific reasons discussed in the following findings on the grounds that it does not conform with and is inadequate to carry out the provisions of the certified Land Use Plan. There are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impacts which the approval of the amendment would have on the environment.

### **4. APPROVAL OF IMPLEMENTATION PLAN AMENDMENT #3-95 IF MODIFIED AS SUGGESTED**

#### **MOTION 4:**

I move that the Commission certify amendment #1-97 to the Implementation Plan of the City of Morro Bay LCP if it is modified as suggested.

Staff recommends a **YES** vote. An affirmative vote by a majority of the commissioners present is needed to pass the motion.

#### **RESOLUTION 4.**

The Commission hereby certifies amendment #1-97 to the Implementation Plan of the City of Morro Bay LCP as modified, for the specific reasons discussed in the following findings, on the grounds that, as modified, the amendment conforms with and is adequate to carry out the certified Land use Plan; and approval of the amendment as modified will not cause significant adverse environmental effects for which feasible mitigation measures have not been employed consistent with the California Environmental Quality Act.

## C. SUGGESTED MODIFICATIONS

Unaltered text represents City-proposed language. **Bold** is language suggested by Coastal Commission. ~~Struck through~~ language represents deletions suggested by Coastal Commission.

### Land Use Plan

1. Change the subtotal and total number of hotel and motel rooms in Table LU-2, Build Out Land Use Projection (Additions to Existing Development), as follows:

SUBTOTAL 1991 City Limits	...	...	<b>4,208 959</b>	...
TOTALS (City & Sphere)	...	...	<b>4,208 959</b>	...

2. Amend the Background section of Dinosaur Caves, Planning Area I, page LU-31, to read as follows:

The Dinosaur Caves area contains the Shelter Cover Hotel, and a large vacant parcel. The area has historically been recommended for public acquisition but funds have not been available for this purpose **until recently. The City was able to obtain funding and has purchased the property.** The vacant site, ~~which is proposed for hotel use,~~ currently is utilized by travelers, residents and recreational vehicles for day use.

3. Delete reference in Policy LU-I-2 to subsection "d" of Policy LU-4, so that Policy LU-I-2 reads as follows:

This property shall be designated for public park and open space uses which are visitor serving in nature. Non-visitor serving uses shall be prohibited ~~and subsection "d" of Policy LU-4 shall not be applicable to this property.~~ Any future developments shall be consistent with the following requirements: . . . .

4. Amend proposed subsection LU-I-2a (currently LU-I-2b), Bluff Top Conservation and Open Space Area Required, to read as follows:

All development, except for public access facilities, shall be set back from the top of the bluff as shown schematically in LU-13. The extent of the bluff top . . . plus an additionally 50 feet. The extent of the 100-year bluff retreat shall be established through a site-specific study conducted by a qualified registered geologists. . . . Any facilities shall be a safe distance from the edge of the bluff, as determined by the ~~G~~geological study.

5. Modify Policy LU-I-2 by adding a new subsection "b" and reletter subsequent sections accordingly.

#### b. Landscaping

**No landscaping shall, when mature, exceed the height of approved structures on the**

site nor cause additional view obstruction. All landscaping shall consist of drought tolerant, and to the greatest extent feasible, native species. Extensive lawns or other large areas of grass exceeding two acres in size shall be prohibited. Total lawn or grass area shall not exceed 3 acres. Lawns and other grass areas should be located on the parts of the site nearest Shell Beach Road and Cliff Drive. No lawns or other areas of grass requiring irrigation shall be allowed closer than 150 feet from the bluff edge and the hole leading to the sea cave. Any landscaping within 150 feet of the bluff edge and the hole leading to the sea cave shall be drought tolerant.

6. Add a new Policy LU-I-2 subsection "c" and reletter subsequent subsections in alphabetical order.

**c. Public Access Facilities and Bluff Top Erosion**

Public access facilities shall be designed and constructed to be easily moved to a more landward location if they become endangered by bluff erosion. For the purposes of this policy, public access facilities means public paths, walkways, bicycle racks, observation decks or platforms, benches, and picnic tables.

7. Add language to proposed Policy LU-I-2d, so that it reads as follows:

**d. Protection of Scenic Highway Corridor**

The height, bulk and scale of any development on the Dinosaur Caves property shall not detract from the ocean view from U.S. Highway 101. Heights of all structures shall be below the elevation of the nearest freeway travel lane. **All structures and landscaping shall be designed to avoid any significant impairment of seaward views from Highway 101.** See also: Parks and Recreation PR-16 Dinosaur Caves.

7. Amend Policy PR-16, Dinosaur Caves, as follows:

~~The City shall recommend to the state Department of Parks and Recreation, the Coastal Conservancy, or other applicable agencies acquisition of the property for a public park and open space. This 15 acre site is the most significant open space remaining along the ocean within Pismo Beach and is dedicated for use as a public park and open space area. (See related Land Use Element Planning Area I.)~~

**Implementation Plan**

1. Modify zoning Ordinance section 17.096.020(5)b as follows:

- b. For new development **on the City-owned property** in the Dinosaur Caves Planning Area, ~~all projects shall minimally provide either of the following standards: no structure or landscaping shall be allowed which would significantly impair views from Highway 101.~~

- i. ~~Forty percent (40%) of the property frontage width in open scenic view corridors (of 30 feet or more in width); or~~
- ii. ~~Fifty percent (50%) scenic overviews to be measured as described in~~

- ~~subsection "c" below; or~~  
iii. ~~A combination of open scenic view corridors and overviews totaling fifty percent (50%) of the vertical view plane established in subsection "c" below.~~

## II. Findings

The Commission finds and declares the following for City of Pismo Beach LCP amendment #1-98.

### A. AMENDMENT SUBMITTAL BACKGROUND

Highway 1 and Highway 101 run together through the central and northern parts of Pismo Beach. The Dinosaur Caves property (approximately 15 acres) is one of the most visible sites in Pismo Beach from the combined highways. It is located centrally along the City's shoreline at the northern end of a narrow coastal terrace where the City is less than one-quarter mile wide (see Exhibit 4). Dramatic open ocean and downcoast views along more than 15 miles of the coastline from Point San Luis on the north to Point Sal on the south are seen from and over the site. This area is the only place between the Golden Gate Bridge and Gaviota where travelers on US Highway 101 have a view of the ocean.

Although the northeasterly part of the site is currently designated and zoned for hotel use, there has long been a strong feeling among residents that the site should be acquired by State Parks or the Coastal Conservancy for open space and/or a public park. The California Coastal Plan of 1975 stated: "**Dinosaur Caves.** *Acquire 2 - 3 acres in the City of Pismo Beach for preservation of bluffs and sea caves.*" A large sea cave in the ocean bluff, caused by typical wave action, eroded to the extent that a portion of the cave ceiling well back from the bluff face collapsed, leaving a hole in the bluff top terrace. The hole was used by the public for access to the cave until, for safety reasons, the bluff top hole was closed to public access. In the mid 1980s there was a proposal for a hotel on the site but that project did not go beyond the environmental impact report stage. The City has been able to obtain funding and has purchased the property. The City now proposes to change the land use designation and the zoning on the site so that it will be preserved for open space and public park uses. These uses include walking trails, nonpermanent benches set on grade, sun bathing, multi-purpose parks, amphitheaters, golf courses, tennis courts and other play courts, gazebos, and all other similar uses consistent with the requirements of the LCP.

Finally, the Pismo Beach LCP has been certified since January 11, 1984. The City began issuing coastal development permits on April 13, 1984.

### B. LAND USE PLAN AMENDMENTS: ISSUES AND ANALYSIS

#### 1. Public Access and Recreation

The Land Use Plan maps are proposed to be changed from Resort Commercial to Open Space

to maintain the site for public recreational purposes, including enhanced public lateral access and public park facilities. The following policies, figures, and tables are also proposed to be changed to reflect the change in land use designation (see Exhibits 1 and 2 for the complete text and figures and tables).

- a. The text of Policies LU-I-1, LU-I-2, and PR-16 are proposed to be amended to indicate that the Dinosaur Caves property is to be used for visitor serving public park and open space uses. The proposed changes add language to that effect and delete references to commercial development on the site and associated requirements for open space and access dedications.
- b. The Land Use Plan land use map and Figures LU-12 and LU-13 are proposed to be amended to show all of the Dinosaur Caves site as "Open Space."
- c. Table LU-2 indicates that up to 249 hotel/motel rooms could be allowed on the Dinosaur Caves site. This table is proposed to be amended by deleting the reference to 249 motel/motel rooms to maintain LUP internal consistency.
- d. Table PR-1, Parks and Open Space which lists existing and proposed park facilities in each of the City's planning areas, is proposed to be amended by changing the class of park from "Linear Park" to "Special Use Park," allowing for parking on-site, and adding the possibility of an amphitheater and visitor serving amenities.
- e. Table PR-4, Physical & Visual Ocean Access is proposed to be amended by adding "other park facility amenities" to the existing "group picnic area desirable" in the comments column of the table.
- f. Figure PR-1, part of the LUP Parks and Open Space component, is proposed to be amended by showing all of the Dinosaur Caves property as "Open Space," instead of part "Open Space" and part "Proposed Public & Quasi-Public Parks."
- g. Figure PR-3, part of the LUP Access component, shows linear parks, barrancas (gullies), parking, existing and proposed beach access, and view platforms. This figure is proposed to be amended by replacing "Linear Park" with "Parks & Linear Parks," and by showing all of the Dinosaur Caves property as "Parks & Linear Parks."

The City's proposed amendment would enhance coastal access and recreation possibilities. The following Coastal Act policies are applicable to this LCP amendment request:

**Section 30210.** *In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

**Section 30221.** *Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.*



Coastal blufftop lateral access on the Dinosaur Caves site is currently required by the LUP. There would be no change in that requirement except that the City would not be required to offer to dedicate access since the property is publicly owned and designated for open space and public park purposes. Coastal access could be enhanced by the proposed amendment since the City would be free to, for example, locate appurtenant public access facilities such as parking in the most appropriate area on the parcel, not just on the southwestern portion.

Similarly, coastal recreational opportunities will be enhanced by the amendment because the recreational facilities can be located where most appropriate and not restricted to the southwestern portion of the site.

Since both coastal access and coastal recreational opportunities would be enhanced by the proposed amendment, it is consistent with Coastal Act policies 30210 and 30221.

## **2. Coastal Bluff Erosion**

The coastal bluff at the Dinosaur Caves property is about 50 feet high at the western end of the site and rises to about 95 feet high at the eastern end of the site. The bluff is nearly vertical with some areas undercut. At its base is a mostly rocky beach. The Dinosaur Caves property currently has a conceptual "Blufftop Conservation and Open Space Zone" overlay which designates a blufftop area that is intended to include the 100 year bluff retreat zone plus an additional 50 feet, as shown schematically in Figure LU-13 (see Exhibit 2, p.5). Only public access facilities (see a, below) are allowed in the LUP's Blufftop Conservation and Open Space Zone, Inland of that area, only public park facilities and open space uses would be allowed by the amendment. Public park facilities and open space uses include passive recreation such as sunbathing and trails, and active recreation such as tennis and golf.

The following Coastal Act policy is applicable to future development on the Dinosaur Caves property:

### **Section 30253. New development shall:**

*(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*

*(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

....

**a. Public access facilities.** Currently, only public access facilities are allowed in the Blufftop Conservation and Open Space Zone. Public access facilities allowed in the zone are limited to paths or walkways, bicycle racks, observation decks or platforms, benches, picnic tables and landscaping. The proposed amendment would not change

the allowed public access facilities.

Ocean bluff erosion is a natural shoreline process. It can add to the shoreline sand supply, depending on the type of material making up the bluff face. Continuing erosion of the bluff may also help to maintain beaches; a shoreline protective device would tend to concentrate wave energy at the base of the device, resulting in erosion of the beach.

Coastal Act section 30253 does not allow new development which would require a shoreline protective device that would substantially alter natural bluff and cliff landforms.

One alternative to shoreline protection devices is moving the threatened development landward beyond the area endangered by erosion. The easiest way to accomplish this is to design and construct development so that it can be easily moved. Depending on the individual project, this may be more or less feasible. In the case of development allowed in the Blufftop Conservation and Open Space Zone, it would be easy and entirely feasible to design and construct the allowed public access facilities so that they can be easily moved landward as they became endangered by ocean bluff erosion. A new subsection "c" of LUP policy LU-I-2 needs to be added in order to ensure that the public access facilities in the Blufftop Conservation and Open Space Zone will be moved landward if threatened by ocean bluff erosion.

Therefore, based on the preceding discussion, with the suggested modification requiring that public access facilities be designed and constructed to be easily moved landward and that in fact they will be moved landward when endangered by erosion, the proposed amendment is consistent with Coastal Act policies 30235 and 30253.

**b. Extensive lawn or grass areas and irrigation.** Extensive lawn and other grass areas typically use large quantities of water. Addition of large amounts of water to the blufftop through irrigation of large lawns or grass areas near the bluff edge could increase the rate of erosion of the bluff by causing the bluff material to become saturated, which would tend to weaken it and allow it to erode more quickly. This would be contradictory to Coastal Act policy 30253 in that the development of extensive lawns or other grass areas near the bluff edge and necessary irrigation fixtures would be development which could contribute significantly to erosion of the bluff. Similarly, additions of large amounts of water could contribute to increased erosion of the hole in the blufftop leading to the sea cave. Further, because of the semi-arid climate, water is relatively scarce and should be conserved as much as possible, especially in public projects. Therefore, it is appropriate to add a new subsection "b" to Policy LU-I-2 to prohibit extensive lawns or other grass areas within 150 feet of the bluff edge and the hole leading to the sea cave, require only drought tolerant species within 150 feet of the bluff edge, and limit the total lawn or grass area to three acres which would be sufficient for a baseball/softball field and an acre of other lawn or grass area. With the addition of that subsection, the amendment is consistent with Coastal Act policy 30253.

### **3. Scenic Views**

The Dinosaur Caves property is very visible from the highway. Currently vacant, the site affords highly scenic and dramatic open ocean and downcoast views along more than

15 miles of the coastline from Point San Luis on the north to Point Sal on the south. This area is the only place between the Golden Gate Bridge and Gaviota where travelers on US Highway 101 have a view of the ocean.

The following Coastal Act policy is applicable to the amendment request:

**Section 30251.** *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

The Dinosaur Caves site slopes gently over a distance of about 1,000 feet from about 50 feet above sea level at the northwest corner to about 85 feet above sea level at the northeast corner, and over a distance of about 1,500 feet from the northwest corner to about 95 feet above sea level at the southeast corner. Highway 101 is about 98 feet above sea level at the north end of the site and about 110 feet above sea level at the south end of the site. Shell Beach Road is about 85 feet above sea level at the north end of the site and about 98 feet above sea level at the south end of the site.

The current Resort Commercial land use designation and the Hotel/Motel zoning allow hotels, motels, bed and breakfast inns, restaurants and cocktail lounges associated with restaurants, other visitor-serving commercial uses, and low or moderate income housing accessory to hotel/motel uses where occupancy is restricted to employees. The types of development currently allowed by the proposed land use designation and zoning (Open Space and Open Space - Recreational use) are walking trails, nonpermanent benches set on grade, sun bathing, multi-purpose parks, golf courses, tennis courts and other play courts, gazebos, and all other similar uses consistent with the requirements of the LCP.

The proposed change will generally better maintain public views of and over the site than would the current designation and zoning. Most of the open space, recreational uses typically would be smaller and the overall intensity of development would be less than what is allowed by the current land use designation and zoning. However, it is conceivable that some multi-purpose park facility (community meeting building, etc.) could be relatively large. Also, although amphitheaters are not listed as an allowable use in the OS-R zone district, one potential concern with this amendment is a proposed addition to LUP Table PR-1 which would include the possibility of an amphitheater on the site. Such a development potentially could include something as simple as a semicircle of benches around a small stage or activity area to some sort of large stadium or coliseum structure. While it is difficult to pre-determine how large a structure on this site should be, preferably it should not significantly impair views from Highway 101.

Existing zoning ordinance section 17.081.020(4), Height Limits, requires that structure heights in the Dinosaur Caves Planning Area be no more than the elevation of the south bound lane of Highway 101 adjacent to the buildable frontage along Shell Beach Road. Shell Beach Road lies between the highway and the Dinosaur Caves property. Further, structures are limited to a maximum of 25 feet above site grade. Existing section 17.096.020(5)(b), View Considerations, requires that either 40 percent of the property frontage width (along Shell Beach Road) be in open scenic corridors of 30 feet or more, or that a combination of open space scenic view corridors and overviews be provided which total 50 percent of the vertical view plane (the rectangular area defined by the vertical area between the horizon and bluff site lines and the side property lines).

The existing zoning ordinance view and height requirements and limitations on development on the Dinosaur Caves site are applicable to the type of development allowed currently, such as a hotel. The site is now publicly owned and this proposed amendment would allow development that typically would be smaller than a hotel. However, even with the proposed amendment, some sort of large public park facility which blocks views as much as a hotel could be approved on the site. Highly scenic views over, across, and from the site suggest that development be limited in such a way that the views are maintained. The site is now publicly owned and the intent of the proposed amendment is to provide open space and public park uses. For all of these reasons, the LCP should be modified to limit potential development to preserve views and provide open space and public park uses. Therefore, a modification is suggested to proposed policy LU-I-2d, Protection of Scenic Highway Corridor to require that structures and landscaping not be allowed which would significantly impair views from Highway 101.

With the suggested modification, the amendment will be consistent with Coastal Act policy 30251.

#### **4. Miscellaneous LUP Items**

Several of the suggested modifications are intended to maintain LUP internal consistency, clarify certain policies, and correct typographical errors:

1. Suggested modification number 1 changes the subtotal and total numbers of hotel/motel rooms at buildout as shown in Table LU-2 from 1,208 to 959 to reflect the elimination of up to 249 rooms from the Dinosaur Caves site through the proposed land use designation and zoning changes.
2. Suggested modification number 2 clarifies that the City obtained funds to and did purchase the property.
3. Suggested modification number 3 deletes the reference to subsection "d" of Policy LU-4, Resort Commercial uses; since the property will no longer have the Resort Commercial designation, there is no need to refer to that policy.
4. Suggested modification number 4 simply corrects typographical errors.

5. Suggested modification 7 deletes the reference to various public agencies acquiring the property since the City now owns it, although the deletion does not prohibit the City from transferring the property to another public agency for the same types of uses. This modification also reinforces the concept that the site is to be used for public park and open space by restating the City proposed change to Policy LU-I-2 in Park and Recreation policy 16, which provides specific recreation policy direction for the Dinosaur Caves property.

## **C. IMPLEMENTATION PLAN AMENDMENT: ISSUES AND ANALYSIS**

### **1. Implementation (Zoning ) Map**

The only IP amendment proposed is to change the zoning map to show that the property has been rezoned from Hotel/Motel (R-4) to Open Space - Recreational Uses (OS-R). The purpose of the change is to enable the City to implement the proposed LUP Open Space designation.

The City has two open space zone districts: Open Space - Recreational Uses (OS-R) and Open Space - Natural Resources Protection (OS-1). According to zoning ordinance section 17.051.010, the purpose of the OS-1 zone district is

. . .to implement the intent and recommendations and requirements of the Environmental Issues Section of the General Plan/Local Coastal Program Land Use Plan. This zone is also established to protect the City's natural resources as identified in the General Plan/Local Coastal Program Land Use Plan through the use of open space.

Section 17.051.020(1) further states that the intent of the zone is ". . .to provide for natural open space and the protection of environmentally sensitive habitats. . .with a minimum of structural improvements." While the Dinosaur Caves site is highly scenic, it is not an environmentally sensitive habitat. The site is covered with ruderal vegetation including iceplant, wild radish, and introduced grasses with native coyote bush and coast golden bush interspersed throughout. No rare or endangered species are known to occur on the site so the OS-1 zone district is not appropriate. Further, it was contemplated in the LCP that at least the southern part of the site would be used for public park and access purposes with structural improvements.

The City's other open space zone district is Open Space - Recreational Use (OS-R). Zoning ordinance section 17.054.010 states that the purpose of this zone district is

. . .to implement the intent, recommendations and requirements of the General Plan/Local Coastal Program Land Use Plan. It is the intent of this zone to provide areas of recreational uses. All uses in this zone are subject to a Conditional Use Permit.

The OS-R zone allows passive recreation such as walking trails and benches and active recreation such as multi-purpose parks, golf courses, tennis courts and other similar

uses consistent with the LUP. One or more of these kinds of uses was contemplated in the LCP for the southern part of the site. The OS-R zone district implements the LUP policies, as proposed to be amended and modified, which relate to the Dinosaur Caves property. Therefore, the proposed change in zoning to include all of the site in the OS-R zone district is consistent with the LUP as it is proposed to be amended and modified.

## **2. Scenic Views**

Existing zoning ordinance section 17.081.020(4), Height Limits, requires that structure heights in the Dinosaur Caves Planning Area be no more than the elevation of the south bound lane of Highway 101 adjacent to the buildable frontage along Shell Beach Road. Shell Beach Road lies between the highway and the Dinosaur Caves property. Further, structures are limited to a maximum of 25 feet above site grade. Existing section 17.096.020(5)(b), View Considerations, requires that either 40 percent of the property frontage width (along Shell Beach Road) be in open scenic corridors of 30 feet or more, or that a combination of open space scenic view corridors and overviews be provided which total 50 percent of the vertical view plane (the rectangular area defined by the vertical area between the horizon and bluff site lines and the side property lines).

The existing zoning ordinance view and height requirements and limitations on development on the Dinosaur Caves site are applicable to the type of development allowed currently, such as a hotel. The site is now publicly owned and this proposed amendment would allow development that typically would be smaller than a hotel. However, even with the proposed amendment, some sort of large public park facility which blocks views as much as a hotel could be approved on the site. Highly scenic views over, across, and from the site suggest that development be limited in such a way that the views are maintained. The site is now publicly owned and the intent of the proposed amendment is to provide open space and public park uses. For all of these reasons, the LCP should be modified to limit potential development to preserve views and provide open space and public park uses. Therefore, a modification is suggested to existing zoning ordinance section 17.096.020(5) to not allow any structures or landscaping which would significantly impair views from Highway 101. With that modification, the Implementation Plan will be consistent with the Land Use Plan, as modified.

## **D. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

The Coastal Commission's review and development process for LCPs and LCP amendments has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA. Therefore, local governments are not required to undertake environmental analysis on LCP amendments, although the Commission can and does utilize any environmental information the local government has developed. CEQA requires that alternatives to the proposed action be reviewed and considered for their potential impact on the environment and that the least damaging feasible alternative be chosen as the alternative to undertake. The Commission's suggested modifications are the result of consideration of alternatives. Approval of the amendment, as modified, will not have significant environmental effects for which feasible mitigation measures have not been employed consistent with the California Environmental Quality Act.

RESOLUTION NO. 97-65

NOTICE OF INTENTION TO DEDICATE DINOSAUR CAVES PROPERTY AS A PARK  
AND TO PURSUE PLANNING AND DEVELOPMENT OF THE PROPERTY FOR PARK  
AND EDUCATIONAL PURPOSES

*WHEREAS*, Dinosaur Caves parcel in the City of Pismo Beach is blessed with natural scenic beauty unparalleled on the Central Coast of California; and

*WHEREAS*, it is the last remaining piece of public land in the City of Pismo Beach fronting on the ocean; and

*WHEREAS*, the City Council of the City of Pismo Beach has appointed a task force which took significant public comment in multiple public hearings and evaluated the possible uses for the Dinosaur Caves parcel, coming to the recommendation that it be dedicated for park purposes; and

*WHEREAS*, the use of Dinosaur Caves as public park is consistent with the General Plan and Zoning Ordinance of the City of Pismo Beach; and

*WHEREAS*, it is the intent of the City Council that the Dinosaur Caves property be used solely for park and educational purposes and those functions necessary and beneficial to promote the park and educational purposes intended by the City Council;

*NOW THEREFORE BE IT RESOLVED*, by the City Council of the City of Pismo Beach as follows:

1. All of the above recitals are true and correct and found to be supported by substantial evidence and are hereby adopted as findings of the City Council in support of this resolution.
2. The Dinosaur Caves parcel in the City of Pismo Beach shall become and hereby is, dedicated for use for park and educational purposes.
3. The parcel shall not be used for commercial purposes, except those secondary uses which are beneficial for fulfilling the property's primary purposes as park land and for educational purposes.
4. Staff is directed to pursue planning and development of the parcel as a public park consistent with this resolution.

Ex 1

P5B LCPA 1-98

5. Staff is further directed to obtain whatever approvals are necessary from the Pismo Beach Public Finance Authority in order that this dedication and plan may be put into effect.

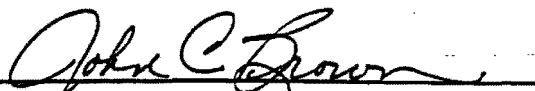
**PASSED AND ADOPTED UPON MOTION** of Council Member Mellow, seconded by Council Member Reiss, at the special meeting of the City Council of the City of Pismo Beach held this twenty-first day of October, 1997, on the following vote, to wit:

YES: Councilmembers: Mellow, Reiss, Mayor Brown

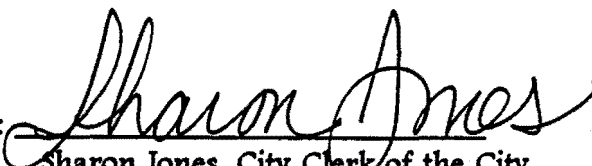
NO: Councilmembers: Halldin, Rabenaldt

ABSENT: Councilmembers: None

ABSTENTION: Councilmembers: None

  
Honorable John Brown, Mayor of the City  
of Pismo Beach

ATTEST:

By:   
Sharon Jones, City Clerk of the City  
of Pismo Beach

*drh/pbcty.comdev/resodino.doc*

Ex 1, p2  
PSB LCPA 1-98



## RESOLUTION NO. 98- 29

Stating the findings and decision of the City Council of the City of Pismo Beach to approve a Negative Declaration for the amendment of the GP/LCP and Zoning Code Map and approve amendments to the GP/LCP and Zoning Code Map for the Dinosaur Caves property including amendments to maps, charts and tables in both the GP/LCP Land Use and Parks and Recreation element (Policies LU-I-1, LU-I-2, PR-16 ) and amendment to the City Zoning Code"

### SECTION 1:

#### RECITALS

- A. On October 17, 1997, the City Council adopted Resolution 97-65 a *Notice of Intention to dedicate Dinosaur Caves property as a park and to pursue Planning and Development of the property for park and educational purposes.*
- B. On February 17, 1998, the City Council approved a work program to amend maps, charts and tables in both the GP/LCP Land Use and Parks and Recreation element (Policies LU-I-1, LU-I-2, PR-16 ) and amendment to the City Zoning Code to change the zoning of the property from Hotel-Motel (R-4) to Open Space Recreational (OS-R).
- C. On April 14, 1998, the Planning Commission reviewed the proposed amendments.
- D. On April 21, 1998, the City Council approved the aforementioned amendments after conducting a public hearing. The Council considered the written material included in its April 21, 1998 agenda packet; and considered testimony from City Staff, the Applicant, and members of the public.

### SECTION 2:

#### FINDINGS AND DECISION

The City Council of the City of Pismo Beach makes the following findings in support of its decision:

- A. Findings for approval of the Negative Declaration
  - 1) The amendments to maps, charts and tables in both the GP/LCP Land Use and Parks and Recreation element (Policies LU-I-1, LU-I-2, PR-16 ) and amendment to the City Zoning Code to change the zoning of the Dinosaur Caves property land use from a Hotel-Motel Zone to Open Space Recreational is a project under the California Environmental Quality Act (CEQA).
  - 2) Based upon the information contained in the Initial Study, (Exhibit 1) this project is not categorically exempt under CEQA..
  - 3) The City Council finds that the project does not have potential for significant environmental impact.

Ex 1, p3

PSB LCRA 1-98

**B. Findings for approval of amendments to the GP/LCP and Zoning Code Map for the Dinosaur Caves property including amendments to maps, charts and tables in both the GP/LCP Land Use and Parks and Recreation element (Policies LU-I-1, LU-I-2, PR-16 ) and amendment to the City Zoning Code Map amending the zoning designation from Hotel-Motel (R-4) to Open Space Recreational (OS-R).**

- 1) The site where the amendment is proposed is adequate in size, shape, location, and physical characteristics to accommodate Open Space recreational uses.
- 2) There are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to service the property as Open Space.
- 3) Open space use of the property will not be detrimental to the health, safety, comfort, convenience, and general welfare and will be compatible with the surrounding residential and commercial land uses.
- 4) The City Council hereby approves the amendments to the GP/LCP and Zoning Code Map for the Dinosaur Caves property including amendments to maps, charts and tables in both the GP/LCP Land Use and Parks and Recreation element (Policies LU-I-1, LU-I-2, PR-16 ) and amendment to the City Zoning Code Map amending the zoning designation from Hotel-Motel (R-4) to Open Space Recreational (OS-R) as shown in Exhibit 2.

The City Council of the City of Pismo Beach determines as follows:

1. The facts in the recitals are true.

UPON MOTION of 'Mayor Brown \_\_\_\_\_, seconded by Council member Reiss \_\_\_\_\_, the foregoing Resolution is hereby approved and adopted the 21<sup>st</sup> day of April, 1998 by the following roll call vote to wit:

AYES:	<u>Mayor Brown, Councilmembers Reiss, Mellow and Rabenaldt</u>
NOES:	<u>Councilmember Halldin</u>
ABSTAIN:	<u>None</u>
ABSENT:	<u>None</u>

ATTEST:

Sharon Jones  
City Clerk Sharon Jones

John C. Brown  
Mayor John C. Brown

Ex 1, p 4

PSB LCRA 1-98

**EXHIBIT 2**  
**General Plan/Local Coastal Plan amendments**  
page 1 of 3

Strikeout - language to be deleted  
Italics - language to be added

**Policy LU-1-1 Concept**

The Dinosaur Caves Planning Area shall be oriented to open space, parks and visitor-serving uses with related public lateral blufftop access and open space. The area shall be designated Open Space and Resort Commercial for public park uses. The highly scenic nature of this area and the protection of views from Highway 101 shall be emphasized in any future development. (See Parks and Recreation Element PR-16, Dinosaur Caves.)

**Policy LU-1-2 Vacant Dinosaur Caves Site**

*This property shall be designated for public park and open space uses which are visitor serving in nature. As an alternative to public park or open space uses, as provided in Policy PR-16, this property shall be designated for development of visitor serving use or commercial uses and open space. Non-visitor serving uses shall be prohibited and subsection "d" of Policy LU-4 shall not be applicable to this property. Permissible uses and include a hotel with a maximum of 175 rooms; other coastal related commercial uses, conference facilities, public facilities, a restaurant, and accessory uses customary to a local hotel. Any future developments shall be consistent with the following requirements:*

**a. Comprehensive Development Plan Required:**

The City shall not permit any development of this property until the owner has submitted and the City has reviewed and approved a comprehensive development plan for the entire site. The intent shall be to accomplish a harmonious and coordinated development pattern for the site rather than consider partial or incremental development proposals.

**a.b. Bluff Top Conservation and Open Space Area Required.**

All development, except for public access facilities, shall be set back from the top of the bluff as shown schematically in LU-13. The extent of the bluff top conservation and open space zone shall be a distance equal to the 100-year bluff retreat line plus an additional 50 feet. The extent of the 100-year bluff retreat shall be established through a site-specific study conducted by a qualified registered geologists. Permissible public access facilities within this zone shall be limited to paths or walkways, bicycle racks, observation decks or platforms, beaches, picnic tables and landscaping. Any facilities shall be a safe distance from the edge of the bluff, as determined by the Geological study.

**c. Dedication of Bluff Top, Open Space and Access Zone:**

As a condition of development, an irrevocable offer to dedicate in fee or by an appropriate easement in perpetuity, the bluff top conservation and open space zone defined in "b" above shall be made to the City or to another appropriate agency. Such offer shall be for the purposes of protecting fragile bluff top areas and assuring any public coastal access is provided in a manner compatible with public safety and conservation of the bluff top area.

**b.d. Additional Open Space Areas Required.**

The portion of the site oceanward of a line extended from Pearl Street through the site as shown schematically in Figure LU-13 shall be required to be set aside as an open space area. This private

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70-17

**EXHIBIT 1**  
**General Plan/Local Coastal Plan amendments**  
page 2 of 3

open space area may be developed with active recreational or visitor serving uses, including an outdoor swimming pool and dining, provided that such development is limited to low-profile, unroofed structures and does not detract from public views of the ocean. Public park and recreation facilities may also be considered within this area. Parking spaces set aside and signed for public shoreline access maybe required to be developed adjacent to Cliff and Pearl Streets.

**c. e. Protection of Rock Outcrop.**

The rock outcrop at the south end of the Dinosaur Caves property is a sensitive archeological site and shall be left in open space. Public access shall be required. ~~Via an extension of a public easement along the bluff top.~~ The access shall connect with Elmer Ross Beach and public parking shall be provided in conjunction with the access way.

**d. f. Protection of Scenic Highway Corridor.**

The height, bulk and scale of any development on the Dinosaur Caves property shall not detract from the ocean view from U.S. Highway 101. Heights of all structures shall be below the elevation of the nearest freeway travel lane. See also: Parks and Recreation PR-16 Dinosaur Caves.

**Policy PR-16 Dinosaur Caves**

~~Unless the City acquires the dinosaur Caves property,~~ The City shall recommend to the state Department of Parks and Recreation, the Coastal Conservancy, or other applicable agencies acquisition of the property for a public park and open space. This 15 acre site is the most significant open space remaining along the ocean within PISMO Beach. (See Related Land Use Element Planning Area I.)

Ex 1, pg  
PSB LCPA 1-98

71-18

# CURRENT

Tab U-2  
Build Out Land Use Projection (Additions to Existing Development)

Area	Single-Family	Duplex Multi-Family Condos	Mobile Homes	Hotel & Motel Rooms	Retail Service & Offices (Sq. Ft.)	Other Major Uses
A. Sunset Palsades/ Ontario Ridge	43	-	-	-	-	-
B. South Palsades	9	153	-	-	-	-
C. North Spyglass	-	-	-	70	-	-
D. Spyglass	2	-	-	-	-	-
E. St. Andrews	3	8	-	-	-	-
F. Spindriff	-	46	-	-	-	-
G. Terrace Avenue	6	2	-	-	-	-
H. Shell Beach	13	93	-	-	21,000	-
I. Dinosaur Caves	-	-	-	249	-	-
J. Motel	-	14	-	-	-	-
K. Downtown	-	400	-	264	250,000	-
L. Plsno Creek	-	-	-	275	-	10 RV's
M. Plsno Marsh	-	-	-	-	84,000	-
N. Oak Park Heights-City	290	513	-	350	293,000	Fire Station
Oak Park Heights-Sphere	210	150	-	-	-	Private School
O. Industrial	-	-	-	-	-	-
P. Plsno Heights	101	102	-	-	-	-
Q. Freeway Foothills-City	19	286	-	-	-	-
Freeway Foothills-Sphere	93	140	-	-	-	-
R. Price Canyon-Sphere	-	-	-	-	-	Golf Course, Recreation Fac., and Open Space
<b>SUBTOTAL 1991 City Limits</b>	<b>486</b>	<b>1,617</b>	<b>-</b>	<b>1,208</b>	<b>648,000</b>	
<b>SUBTOTAL Sphere</b>	<b>303</b>	<b>290</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>TOTALS (City &amp; Sphere)</b>	<b>789</b>	<b>1,907</b>	<b>-</b>	<b>1,208</b>	<b>648,000</b>	

Ex2  
PSB LCPA 1-98

# PROPOSED

Table LU-2  
Build Out Land Use Projection (Additions to Existing Development)

Area	Single-family	Duplex Multi-Family Condos	Mobile Homes	Hotel & Motel Rooms	Retail Service & Offices (Sq. Ft.)	Other Major Uses
A. Sunset Palisades/ Ontario Ridge	43	-	-	-	-	-
B. South Palisades	9	153	-	-	-	-
C. North Spyglass	-	-	-	70	-	-
D. Spyglass	2	-	-	-	-	-
E. St. Andrews	3	8	-	-	-	-
F. Spindrift	-	46	-	-	-	-
G. Terrace Avenue	6	2	-	-	-	-
H. Shell Beach	13	93	-	-	21,000	-
I. Dinosaur Caves	-	-	-	-	-	-
J. Motel	-	14	-	-	-	-
K. Downtown	-	400	-	264	250,000	-
L. Pismo Creek	-	-	-	275	-	10 RV's
M. Pismo Marsh	-	-	-	-	84,000	-
N. Oak Park Heights-City	290	513	-	350	293,000	Fire Station
Oak Park Heights-Sphere	210	150	-	-	-	Private School
O. Industrial	-	-	-	-	-	-
P. Pismo Heights	101	102	-	-	-	-
Q. Freeway Foothills-City	19	286	-	-	-	-
Freeway Foothills-Sphere	93	140	-	-	-	-
R. Price Canyon-Sphere	-	-	-	-	-	Golf Course, Recreation Fac., and Open Space
SUBTOTAL 1991 City Limits	486	1,617	-	1,208	648,000	
SUBTOTAL Sphere	303	290	-	-	-	
TOTALS (City & Sphere)	789	1,907	-	1,208	648,000	










Ex 2.1.2  
P98 WPA 1-98

7C-21

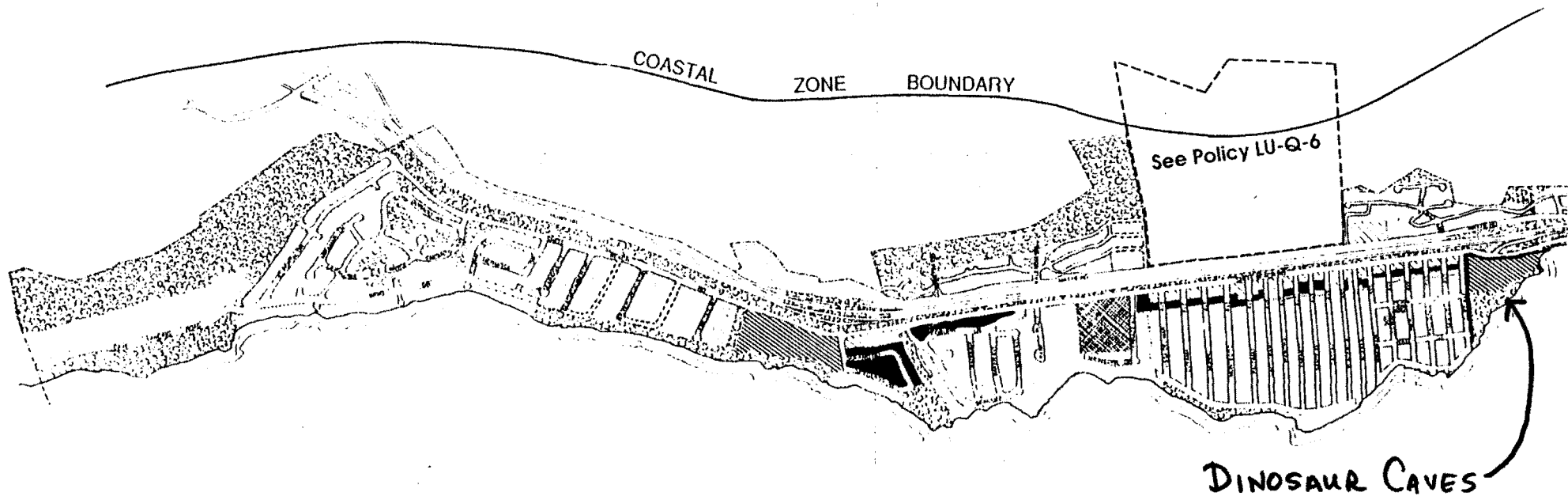
# CURRENT

## Land Use Figure LU-2

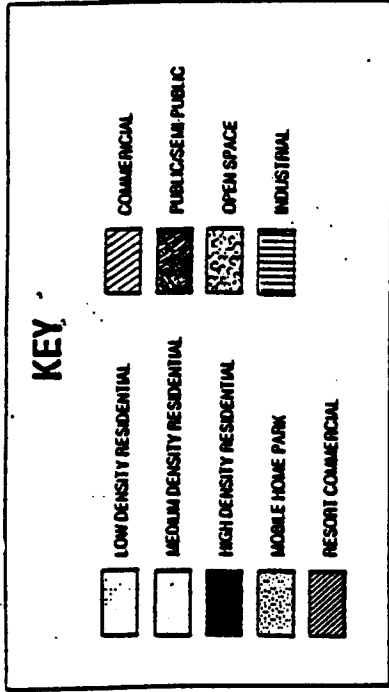
### PISMO BEACH GENERAL PLAN

KEY	
	LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	HIGH DENSITY RESIDENTIAL
	MOBILE HOME PARK
	RESORT COMMERCIAL
	COMMERCIAL
	PUBLIC/SEMI-PUBLIC
	OPEN SPACE
	INDUSTRIAL

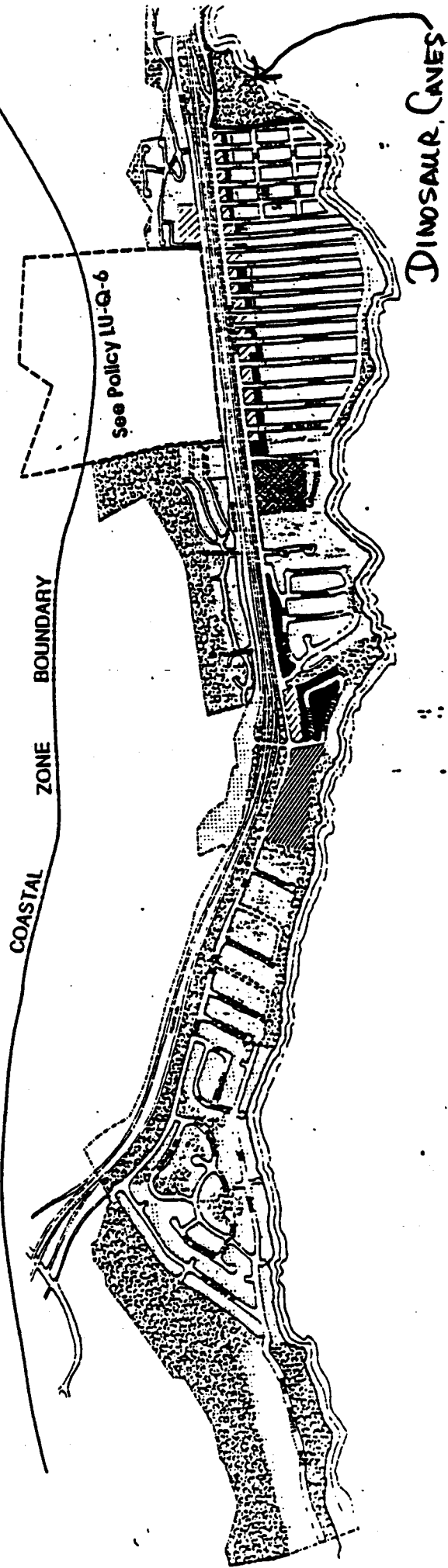
Ex 2, p 3  
PSB LCPA 1-98



# PROPOSED Land Use PISMO BEACH GENERAL PLAN



Ex 2, 4  
 PSB LCPA 1-98





# Dinosaur Caves Planning Area I

## Background

The Dinosaur Caves area contains the Shelter Cove Hotel, and a large vacant parcel. The area has historically been recommended for public acquisition but funds have not been available for this purpose. The vacant site, which is proposed for hotel use, currently is utilized by travelers, residents and recreational vehicles for day use. The open nature of the area allows for dramatic views of the coastline from Highway 101.

The edge of the bluffs is a potential geological hazard; portions of the bluffs have collapsed in recent years.

## Policies

### LU- Concept

I-1

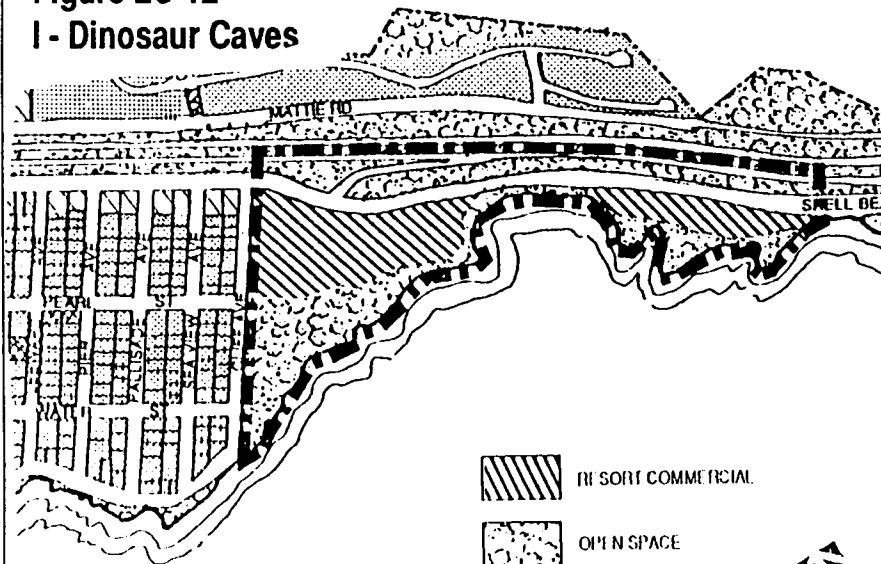
The Dinosaur Caves Planning Area shall be oriented to open space, parks and visitor-serving uses with related public lateral blufftop access and open space. The area shall be designated Open Space and Resort Commercial. The highly scenic nature of this area and the protection of views from Highway 101 shall be emphasized in any future development. (See Parks and Recreation Element PR-16, Dinosaur Caves.)

Ex 2, p. 5  
LCPA 1-98

PSB

Figure LU-12  
I - Dinosaur Caves

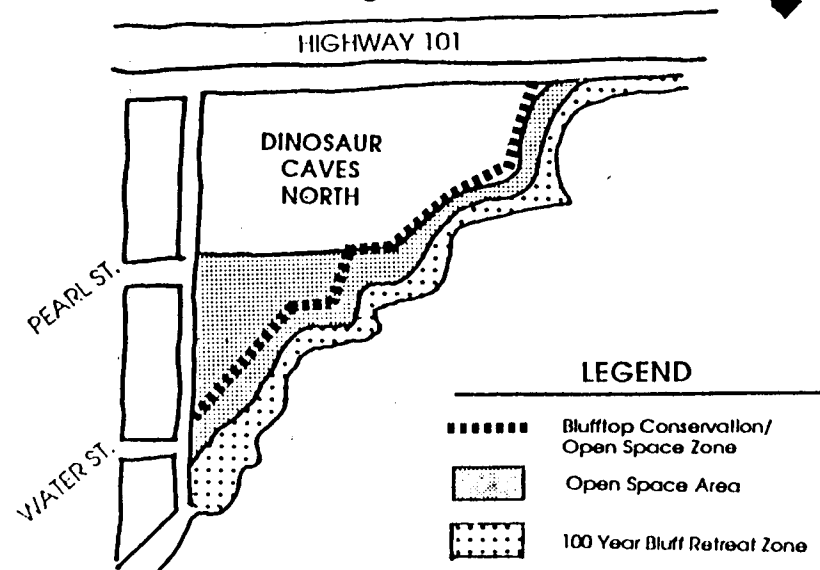
Entire Planning Area in Coastal Zone



SCALE: 1" = 815'

Figure LU-13  
Dinosaur Caves Planning Area

Entire Planning Area in Coastal Zone



CURRENT

# Dinosaur Caves Planning Area I

## Background

The Dinosaur Caves area contains the Shelter Cove Hotel, and a large vacant parcel. The area has historically been recommended for public acquisition but funds have not been available for this purpose. The vacant site, which is proposed for hotel use, currently is utilized by travelers, residents and recreational vehicles for day use. The open nature of the area allows for dramatic views of the coastline from Highway 101.

The edge of the bluffs is a potential geological hazard; portions of the bluffs have collapsed in recent years.

## Policies

### LU- Concept

I-1

The Dinosaur Caves Planning Area shall be oriented to open space, parks and visitor-serving uses with related public lateral blufftop access and open space. The area shall be designated Open Space and Resort Commercial. The highly scenic nature of this area and the protection of views from Highway 101 shall be emphasized in any future development. (See Parks and Recreation Element PR-16, Dinosaur Caves.)

Ex 2, p 6  
PSB LCPA '1-98

Figure LU-12  
I - Dinosaur Caves

Entire Planning Area in Coastal Zone

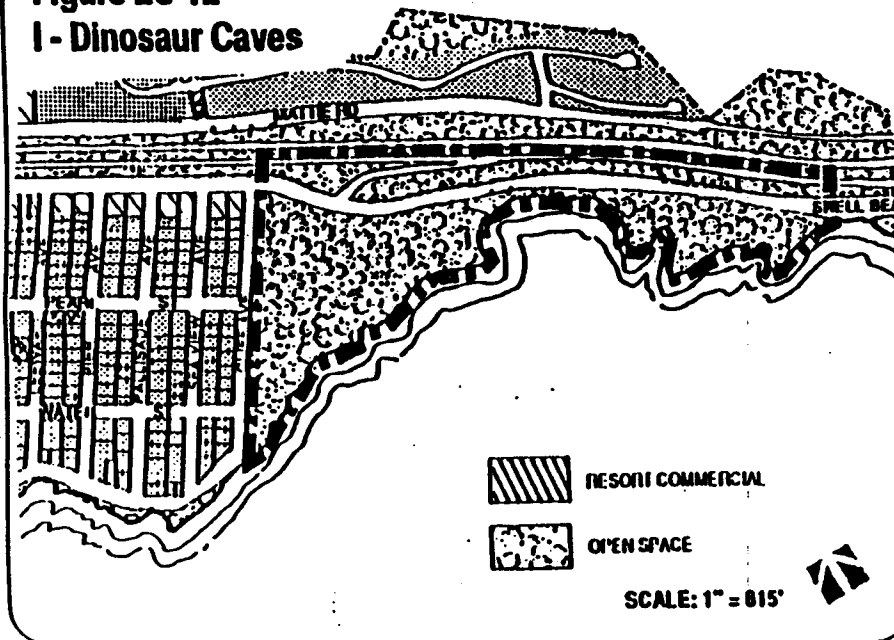
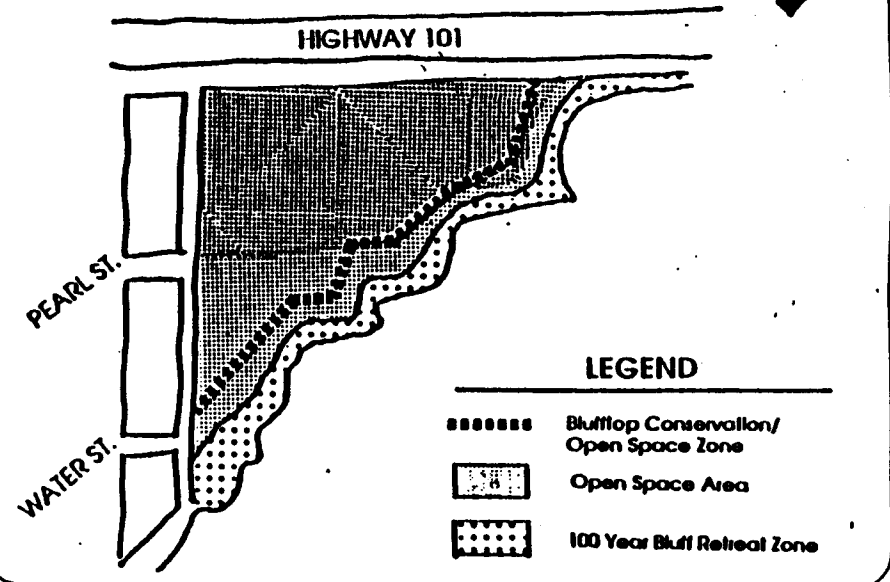


Figure LU-13  
Dinosaur Caves Planning Area

Entire Planning Area in Coastal Zone



7C-25

PROPOSED

Table PR-1 Parks Open Space

Planning Area	No.	Name	Class	Public & Quasi Public		Private		Access	Parking	Comments
				Existing	Proposed	Existing	Proposed			
A. Sunset Palisades	1	Ontario Ridge	Linear Park		8.8±			view	off-street	approved with Specific Plan, includes public access easement, path and landscaping
	2	Ontario Ridge	Open Space				5.3±	-	no	approved with Specific Plan, natural open space, agr. grazing
	3	Sunset Palisades	Open Space			5.2		-	on-street	gated community, landscaped open space
	4	Freeway Frontage					5.0±	-	-	to be dedicated through transfer of development rights
	5	• Palisades Park	Nghbrhd Park	5.7			6.0±	-	off-street	grass, playground, 2 tennis cts, basketball, picnic tables, needs to be completed and courts lighted
B. South Palisades	6	• South Palisades Bluff	Linear Park	2.6	4.3±			proposed	no	improvements concurrent with proposed development, partly improved w/grass & path
	7	South Palisades Beach	Sandy Beach	2.3				proposed	no	no facilities
C. North Spyglass	8	• Cliffs Hotel	Open Space	1.0				stairs	yes	Barranca w/heavy vegetation, Barranca path, bluff top walk
	9	• Future Park	Linear Park		1.8	1.3		view	possible	Hallmark Hotel site dedication and improvements concurrent with proposed development. Spyglass Inn existing facilities
D. Spyglass	10	• Spyglass Point Park	Nghbrhd Park	4.7				path	off-street	grass, playground, picnic BBQ, Barranca, needs restroom
	11	Spyglass Beach	Sandy Beach	1.6				path	off-street	surfing area, access path needs improvement
E. St. Andrews	12	• Memory Park	Linear Park	0.46				view	on-street	grass and benches, picnic tables, BBQ, Vista Point
	13	St. Andrews Beach	Sandy Beach	0.5				no	on-street	no facilities
F. Spindrift	14	• Park proposed	Linear Park	0.9				view/ proposed	no	path & view platform existing, expansion of linear park to southeast proposed as part of development
G. Terrace Acre	15	Shell Beach School	Nghbrhd Park	3.8				-	no	two ballfields, play equipment, joint agreement to improve & use field is proposed
	16	Terrace Acre Beach	Sandy Beach	0.2				no	no	no facilities, access from proposed park (#14)
H. Shell Beach	17	• Ocean Park	Linear Park	1.3				stairs	on-street	grass and benches, picnic tables
	18	Shell Beach	Sandy Beach	0.6				stairs	on-street	no facilities
	19	• Margo Dodd	Linear Park	0.17				view	on-street	picnic tables, gazebo
	20	Margo Dodd Beach	Sandy Beach	0.3				stairs	on-street	no facilities
I. Dinosaur Caves	21	• Dinosaur Caves Site/Janowicz Path	Linear Park		15.0			view		proposed linear park should have ocean observation deck, pavilion, group picnic area, play equip, parking
	22	Dinosaur Cave Beach	Sandy Beach	0.7				proposed	proposed	no facilities
	23	Freeway Frontage	Open Space	3.4						no facilities, part of road right-of-ways
	24	• Shelter Cove	Linear Park	3.5				stairs	off-street	gazebo, linear walk, semi-public
	25	Beach	Sandy Beach	0.3				no	off-street	no facilities
	26	Tennis Courts Shorecliff	Special			2.7			off-street	2 courts, path, agreement to permit public use of courts
	27	Elmer Ross	Sandy Beach	0.1				yes	off-street	access from Shorecliff Hotel
	28	Barranca at Whaler's Inn	Open Space			1.4		no	no	natural open space
	29	Whaler's Inn	Path	0.4				view	off-street	path to view point
	30	Barranca at Trader Nick	Open Space			1.2		-	-	natural open space
K. Commercial Core	31	Pismo State Beach	Regional	60.0				numerous	two parking lots	seasonal play equipment, volleyball, restrooms state owned/city managed
	32	• Pier	Linear Park	1.5				no	off-street	benches, fishing
	33	• Ira Lease/Mary Herington	Neighborhood	1.85	0.6±			-	off-street	play equipment, restrooms, picnic tables. Could be expanded to northwest along creek.

PSB LCPA 1-98  
Ex 2.07

PROPOSED

**EXHIBIT 1**  
General Plan/Local Coastal Plan amendments  
page 3 of 3

**Table PR-1**  
**Parks and Open Space**  
Amend as follows:

Planning area	No	Name	Class	Public proposed	Quasi-public proposed	Private Existing	Private proposed	Access	Parking	Comments
→ I. Dinosaur Caves	21	Dinosaur Caves site/ Janowicz path	Special Use park	15				view	on-site	Park should have an ocean observation deck, pavillion and/or ampitheater, group picnic area, play equipment, parking and visitor serving amenities.

- ✓ **Table PR-4 / Physical and Visual Ocean Access**  
Add under column labeled "Comments" in row I. Dinosaur Caves  
"Other park facility amenities." and
- ✓ **Table LU-2 / Build out Land Use Projection (Additions to Existing Development)**  
Modify Row I. Dinosaur Caves to delete 249 Motel rooms.  
See attached two tables
- ✓ **Figure LU-2, Land Use Map;**
- ✓ **Figure LU-12 I - Dinosaur Caves Map;**
- ✓ **Figure LU-13 - Dinosaur Caves Planning Area Map;**
- Figure PR-1 - Parks and Open Space;**
- ✓ **Figure PR-3 - Access Component**  
See attached 5 maps

Ex 2, p 8  
PSB LC PA 1-98

70-19

# Parks and Open Space Figure PR-1

## PISMO BEACH GENERAL PLAN

CURRENT

### KEY

EXISTING PUBLIC &  
QUASI PUBLIC PARKS



PROPOSED PUBLIC &  
QUASI PUBLIC PARKS



OPEN SPACE

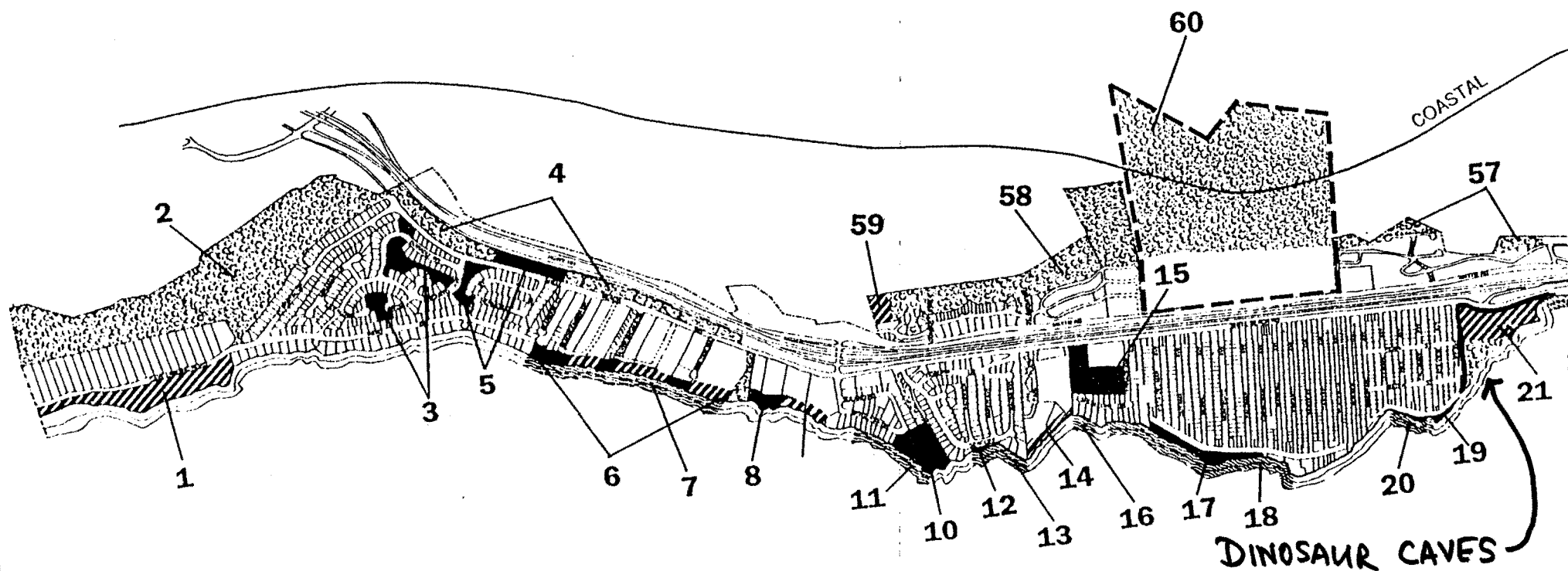


BEACHES



(NUMBERS CORRESPOND TO TABLE PR-1)

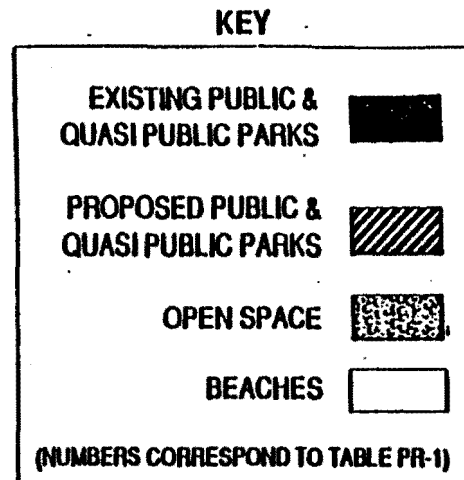
Ex 2, p 9  
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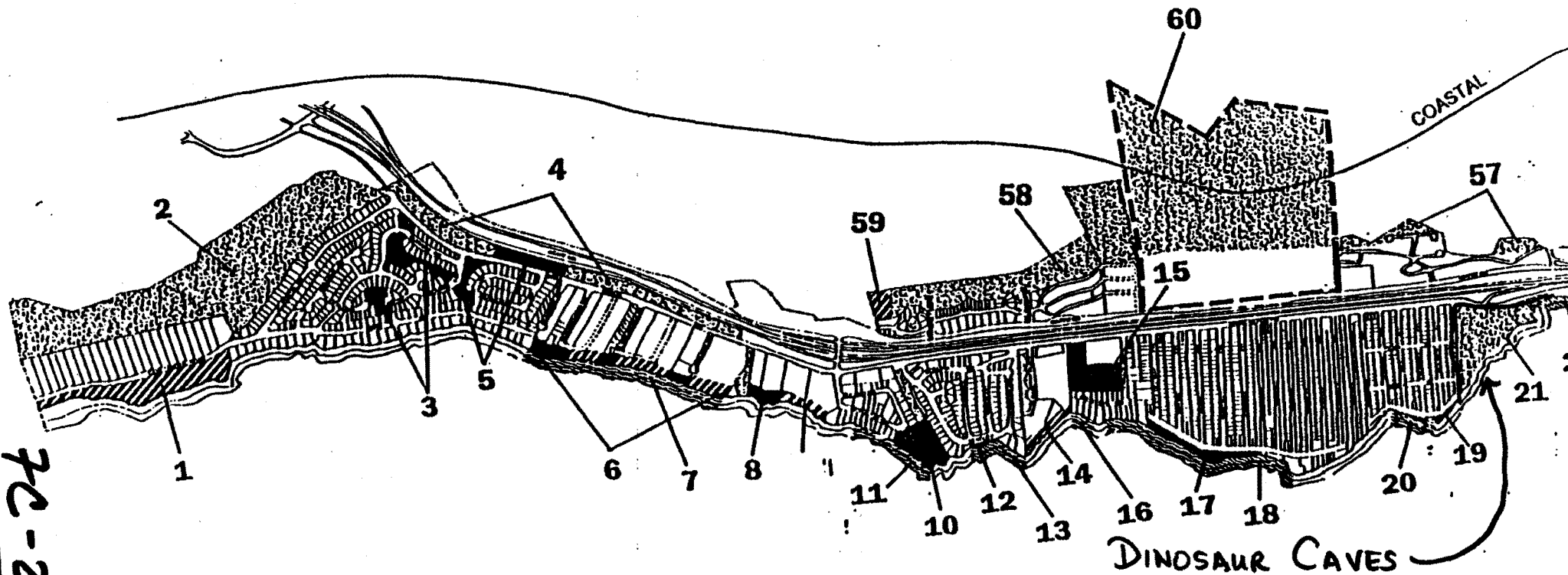
# Parks and Open Space Figure PR-1

## PISMO BEACH GENERAL PLAN

PROPOSED



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92-27

Table PR-4

## Physical &amp; Visual Ocean Access

See Figure PR-3 for map locations

CURRENT

- - existing
- - proposed
- ◐ - existing & proposed

Planning Area	Access Points	Stairs Public & Semi-Public	Path/Walking Access	Direct Access	Viewpoint(s)	Lateral O.S. (top of bluff)	Barranca	Parking on-street	Parking off-street	Signage	Public or Easement	Comments
A. Sunset Palsades	1. Ontario Ridge			○	○			○	○	○		proposed
	2. Encanto Ave.			●			●	○	○	●		no improvement
	3. Topaz St.			●			●	○	○	●		no improvement
	4. Florin Street			●			●	○	○	●		parking in near-by Palsades park
B. South Palsades	5. S. Palsades	○	◐	●	◐	●	●	○	○	●		lateral park partly improved (2 access stairs proposed)
	6. Cliffs Hotel		●	●	●		●	○	○	●		existing stairs descend South side of Barranca. Proposed new stairs on North side of Barranca go to S. Palsades Lateral Park.
C. North Spyglass	7. North Spyglass	○		○	○			○	○	○		dedication of lateral O.S. easement
D. Spyglass	8. Spyglass Park		●	●	●		●	○	○	●		Barranca nature walk proposed. Improve access path
E. St. Andrews Tract	9. Memory Park			●	●	●		○	○	●		
F. Spindrift	10. Vista Point+Future Park	○	●	●	○			○	○	○		proposed lateral park to connect to existing view platform
H. Shell Beach	11. Ocean Park	●	●	●	●	●		●	○	●		access stairs to connect to St. Andrews Beach.
	12. Margo Dodd Park	●		●	●	●		○	○	●		access stairs at Pier Ave., and at Vista Del Mar gazebo
I. Dinosaur Caves	13. Dino Caves/Janowicz Path	○		○	○			○	○	○		proposed lateral park to connect to existing view platform
	14. Shelter Cove	●	●	●	●			●	○	●		access stairs to connect to St. Andrews Beach.
J. Motel District	15. Shorecliffs/Elmer Ross	●		●	●	●	●	●	○	○		gazebo
	16. Whalers Inn			●	●	●	●	○	○			group picnic area desirable
	17. Knights Rest	●		●	●	●	●	○	○			
	PISMO STATE BEACH											
	18. Tides Hotel	●				●	●	○	○			signage needs improvement, 3 gazebo/viewing platforms
	19. Wilmar Ave.	●		●		●	●	○	○			stairs need repair
K. Commercial Core	20. Trader Nicks				●	●	●	○	○			
	21. Cypress Street (North)			●		●	●	○	○	●		volley ball on beach
	22. Wadsworth Steps	●	●			●	●	○	○	●		volley ball on beach, play equipment seasonal
	23. Main Street		●			●	●	○	○	●		connected by proposed esplanade
	24. Pomeroy Ave.	●				●	●	○	○	●		connected to proposed esplanade
	25. Pier	●		●	●	●	●	○	○	●		restrooms available
	26. Hinds St.		●	●	●	●	●	○	○	●		connected to proposed esplanade
	27. Stimson Ave.	○	●	●	●	●	●	○	○	●		connected to proposed esplanade
	28. Ocean View Ave.		●	●	●	●	●	○	○	●		connected to proposed esplanade
	29. Park Ave.		●	●	●	●	●	○	○	●		connected to proposed esplanade
	30. Addie Street		●	●	●	●	●	○	○	●		connected to proposed esplanade
L. Pismo Creek	31. Pismo Creek		◐					○	○	○		restroom to be remodeled, trails to be added both sides
	32. North Beach Camping		●	●	●			●	○	○		needs better access to beach, day use facilities, signage

Ex 2-11  
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Table PR-4

**Physical & Visual Ocean Access**

See Figure PR-3 for map locations

**PROPOSED**

- - existing
- - proposed
- ◐ - existing & proposed

Planning Area	Access Points	Stairs Public & Semi-Public	Path/Walking Access	Direct Access	Viewpoints	Lateral O.S. (top of bluff)	Barranca	Parking on-street	Parking off-street	Signage	Public or Easement	Comments
A. Sunset Palsades	1. Ontario Ridge			○	○			○	○	○		proposed
	2. Encanto Ave.			●			●	○	○	●		no improvement
	3. Topaz St.			●			●	○	○	●		no improvement
	4. Florin Street			●			●	○	○	●		parking in near-by Palsades park
B. South Palsades	5. S. Palsades	○		●	●	●	●	○	○	●		lateral park partly improved (2 access stairs proposed)
	6. Cliffs Hotel	○	●	●	●	●	●	○	○	●		existing stairs descend South side of Barranca, Proposed stairs on North side of Barranca go to S. Palsades Lateral
C. North Spyglass	7. North Spyglass	○		○	○			○	○	○		dedication of lateral O.S. easement
D. Spyglass	8. Spyglass Park		●	●	●	●	●	●	●	●		Barranca nature walk proposed, improve access path
E. St. Andrews Tract	9. Memory Park			●	●		●	○	○	●		
F. Spindrift	10. Vista Point+Future Park	○	●	●	○			○	○	○		proposed lateral park to connect to existing view platform
H. Shell Beach	11. Ocean Park	●	●	●	●		●	●	●	●		access stairs to connect to St. Andrews Beach.
	12. Moraga Dodd Park	●		●	●			○	○	●		access stairs at Pier Ave., and at Vista Del Mar gazebo
I. Dinosaur Caves	13. Dino Caves/Janowicz Path	○		○	○			○	○	○		group picnic area desirable; other park facility
	14. Shelter Cove	●	●	●	●			●	○	○		amenities
J. Motel District	15. Shorecliffs/Elmer Ross	●		●	●		●	●	○	○		signage needs improvement, 3 gazebo/viewing platforms
	16. Whalers Inn			●	●	●	●	○	○	○		
	17. Knights Rest	●		●	●		●	○	○	○		stairs need repair
	PISMO STATE BEACH											
	18. Tides Hotel	●					●	○	○	○		
	19. Wilmar Ave.	●		●			●	○	○	○		volley ball on beach, portable restrooms
K. Commercial Core	20. Trader Nicks					●		○	○	○		
	21. Cypress Street (North)			●			●		○	○		volley ball on beach
	22. Wadsworth Steps	●	●				●		○	○		volley ball on beach, play equipment seasonal
	23. Main Street		●				●		○	○		connected by proposed esplanade
	24. Pomeroy Ave.	●					●	●	○	○		connected to proposed esplanade
	25. Pier	●	●	●	●		●	●	○	○		restrooms available
	26. Hinds St.		●	●	●		●	●	○	○		connected to proposed esplanade
	27. Stimson Ave.	○	●	●	●		●	●	○	○		connected to proposed esplanade
	28. Ocean View Ave.			●	●		●	●	○	○		connected to proposed esplanade
	29. Park Ave.			●			●	●	○	○		connected to proposed esplanade
	30. Addie Street		●				●	●	○	○		connected to proposed esplanade
L. Pismo Creek	31. Pismo Creek		●				●	○	○	○		restroom to be remodeled, trails to be added both sides
	32. North Beach Camping		●	●	●			●	○	○		needs better access to beach, day use facilities, signage

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# Access Component

## Figure PR-3

### PISMO BEACH GENERAL PLAN

CURRENT

#### KEY

LINEAR PARK



BARRANCA



PARKING

P

EXISTING BEACH ACCESS



PROPOSED BEACH ACCESS



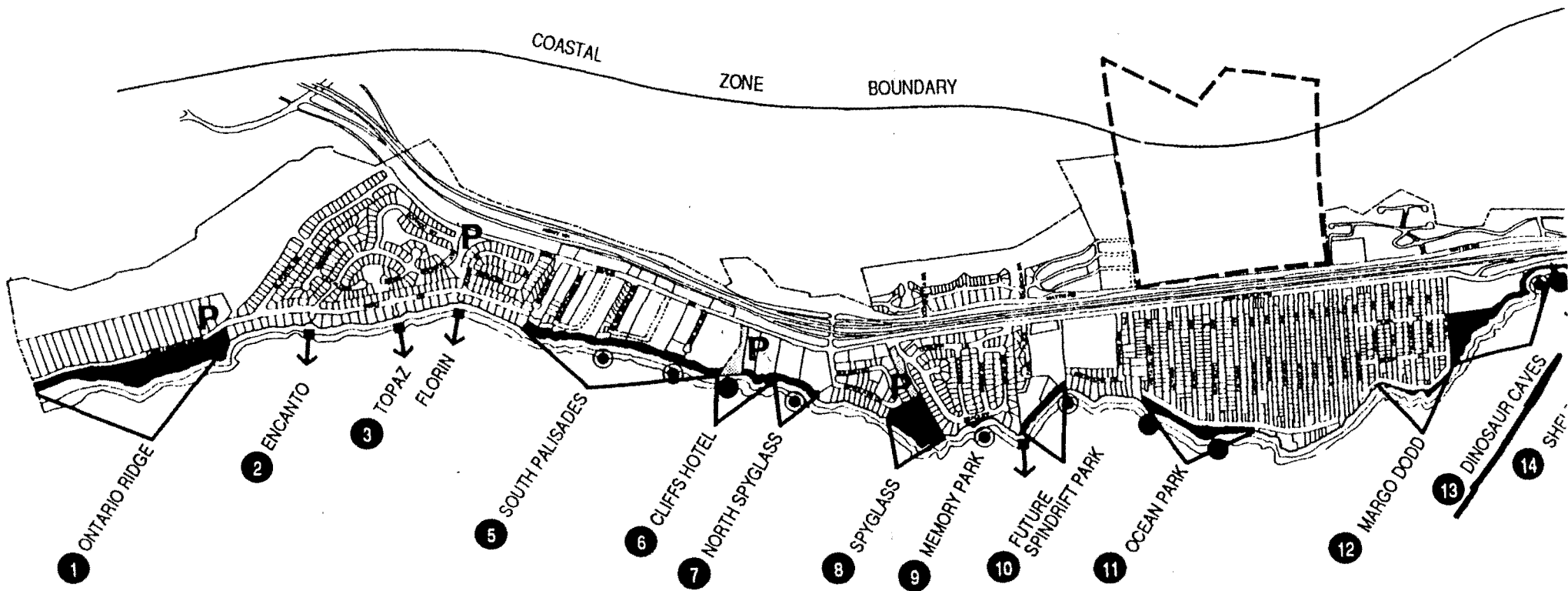
VIEW PLATFORM



TABLE PR-4 REFERENCE NO.

1 27

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PSB LCPA 1-98



# Access Component

## Figure PR-3

### PISMO BEACH GENERAL PLAN

PROPOSED

#### KEY

PARKS &  
LINEAR PARKS



BARRANCA



PARKING

P

EXISTING BEACH ACCESS



PROPOSED BEACH ACCESS



VIEW PLATFORM

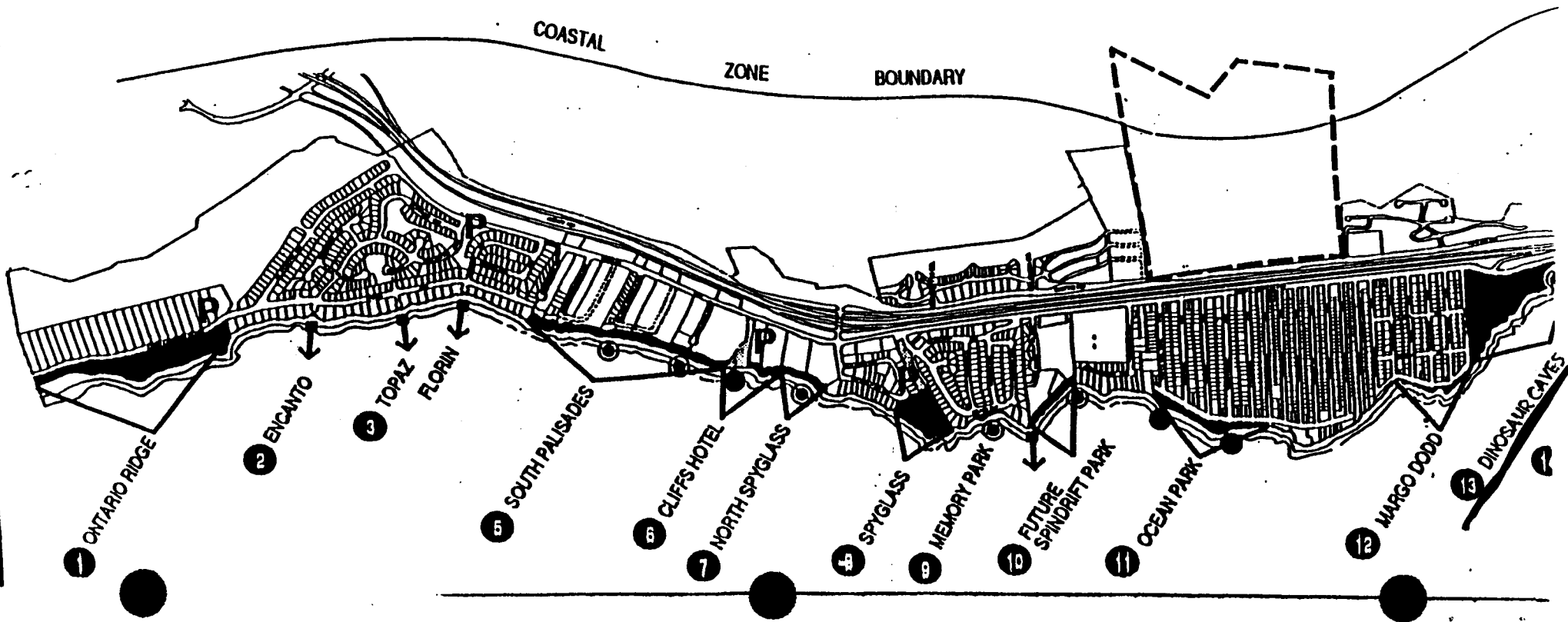


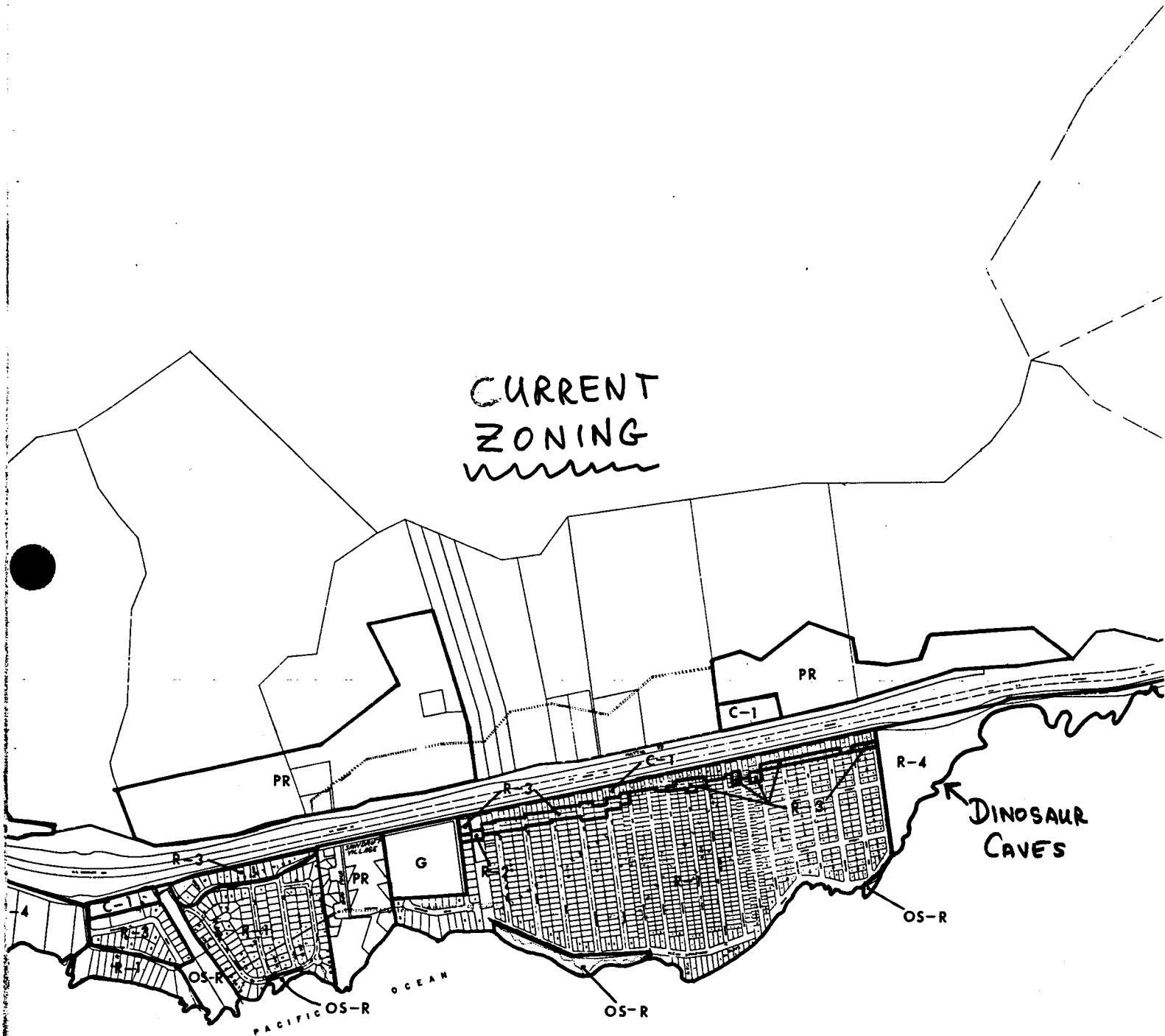
TABLE PR-4 REFERENCE NO.



27

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# CURRENT ZONING

**R-4 Hotel Motel**

RR Resort Residential

R Planned Residential

MH

OS-R

OS-1

Mobile Home

Open Space Rec.

Open Space Natural

Ex 2, p 15  
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EXHIBIT 2  
Zoning map amendment  
Rezoning property from R-4 to OS-R



The City Of  
PISMO BEACH

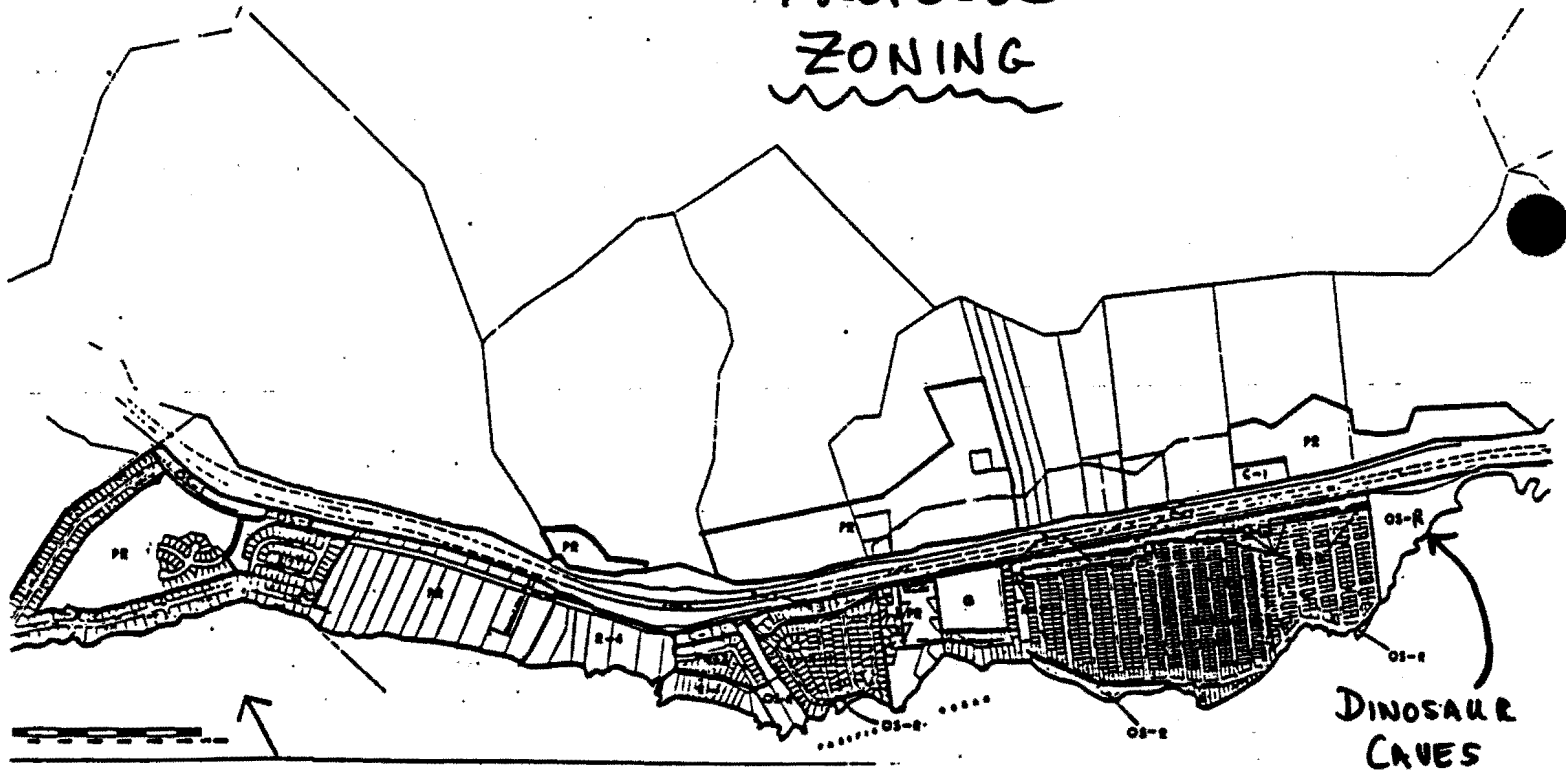
Dinosaur Caves amendment to OS-R- \_\_\_\_\_ 1998

EFFECTIVE DATE:  
DECEMBER 12, 1993

ZONING MAP

OS-R Open Space Rec.

PROPOSED  
ZONING

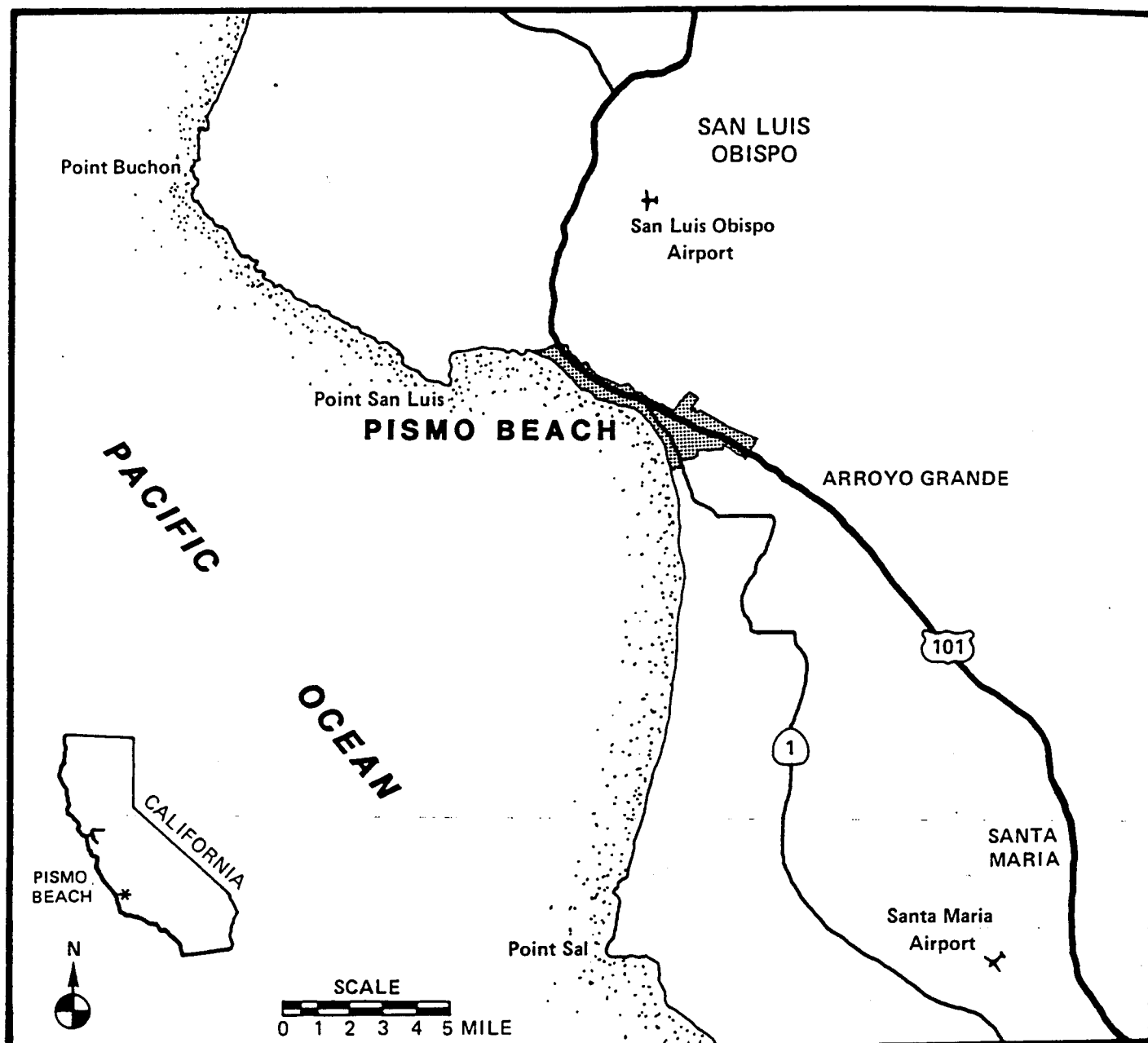


R-4 Hotel Motel  
RR Resort Residential  
PR Planned Residential

MH Mobile Home  
OS-R Open Space Rec.  
OS-1 Open Space Natural

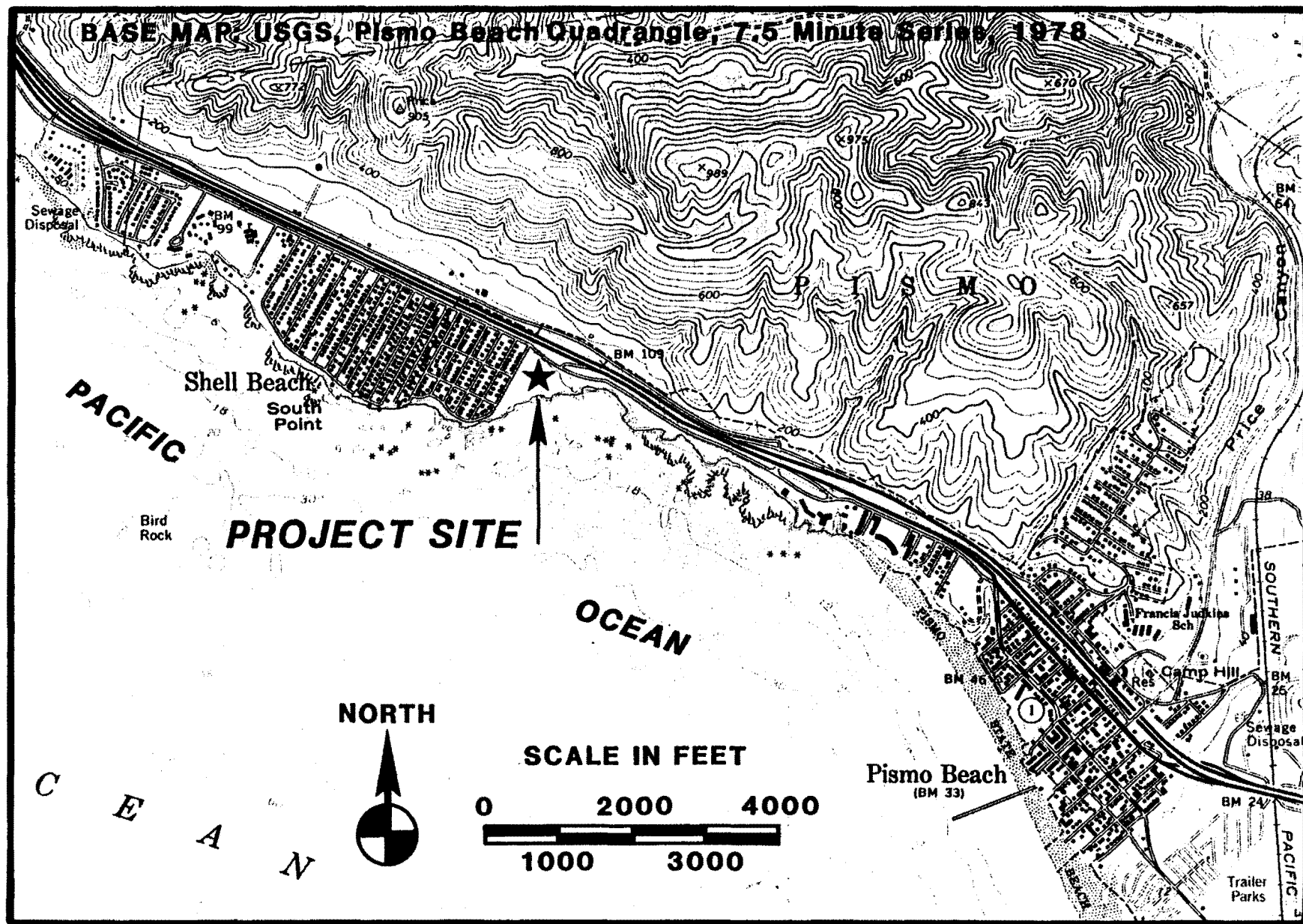
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Vicinity map.

Ex 3  
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**Location map showing site in relation to central Pismo Beach and the Shell Beach area.**

Ex 4  
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