

CALIFORNIA COASTAL COMMISSION

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PUBLIC NOTICE

Prepared April 17, 2003 (for May 8, 2003 Hearing)

To: Commissioners and Interested Persons**From:** Charles Lester, Deputy Director
Diane Landry, District Manager *DEL 4/17/03*
Mike Watson, Coastal Planner**Subject:** City of Pismo Beach LCP Minor Amendment Number 1-03 (Spyglass Pointe Specific Plan)

Proposed minor amendment to the City of Pismo Beach certified Local Coastal Program to be heard at the Coastal Commission's May 8, 2003 meeting at the Doubletree Hotel Monterey (2 Portola Plaza) in Monterey.

The City of Pismo Beach is requesting that its certified Local Coastal Program (LCP) Land Use Plan (LUP) be amended. This amendment request was filed on March 21, 2003 pursuant to Coastal Act Section 30510(b) and California Code of Regulations (CCR) Sections 13553 and 13555. The proposed amendment would:

- (1) Implement LUP Section LU-Q-2 requiring a specific plan for development in the Freeway Foothills Planning Area. In particular, the amendment identifies a new neighborhood planning area (Spyglass Pointe) and the various standards necessary to carry out future development consistent with the existing land use standards. The policies and standards of the new Spyglass Pointe specific plan are consistent with and in some cases more restrictive than the current LUP policies and standards for development in the foothills east of Highway 101 as well as the Chapter 3 policies of the Coastal Act. See Table 1.

Based on its review of submitted materials, the Executive Director has determined that the LCP amendment qualifies as a minor amendment. Section 13554(d)(3) of the California Code of Regulation's defines minor amendments to certified Land Use Plans as:

- (2) additions or revisions to certified policies which impose further conditions, restriction or limitations on any use which might adversely affect the resources of the coastal zone, if those amendments do not conflict with any policy of Chapter 3 of the Coastal Act or with any other certified land use plan policy.

As illustrated in Table 1, the new Spyglass Pointe Specific Plan standards are more restrictive on density and minimum required lot size. The designated use is unchanged at low density residential, though the allowable number of units per acre is less than the maximum allowed



California Coastal Commission
May 8, 2003 Meeting in Monterey

City of Pismo Beach Minor LCP Amendment 1-03 Public Notice

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The proposed Land Use Plan amendment creates a new planning area within the existing Freeway Foothills planning area east of Highway 101. The new Spyglass Pointe LUP standards are consistent with and in some instances more restrictive than the standards contained in the Freeway Foothills Planning Area plan. Furthermore, the LUP amendment will not conflict with any Chapter 3 policy of the Coastal Act. The Specific Plan includes subdivision standards, individual lot development standards, and specific design standards, an infrastructure plan for water, sewer, drainage, fire, etc., and an implementing chapter for assuring compliance with existing Land Use and Implementation Plan standards. Financing, Specific Plan Phasing, and Development Entitlements are also included in the Specific Plan. For the full text of the Spyglass Pointe Specific Plan, please see Exhibit A.

The purpose of this notice is to advise interested parties of the Executive Director's determination (pursuant to CCR Section 13555) that the proposed amendment is minor as defined in CCR Section 13554 because it clarifies LCP terminology and does not conflict with Chapter 3 of the Coastal Act or any other policy in the City's certified Land Use Plan (CCR Section 13554(d)(3)).

Pursuant to CCR Section 13555, the Executive Director will report this determination to the Coastal Commission at its May 8, 2003 meeting at the Doubletree Hotel Monterey located at 2 Portola Plaza in Monterey. The Executive Director will also report any objections to the determination that are received within ten working days of posting of this notice. The proposed minor amendment will be deemed approved and will become effective immediately unless one-third of the appointed members of the Commission request that it be processed as a major LCP amendment (CCR Section 13555(b)).

If you have any questions or need additional information regarding the proposed LCP amendment or the Commission procedures, please contact Mike Watson in the Coastal Commission's Central Coast District Office in Santa Cruz at the address or phone number listed above. If you wish to register an objection to the proposed minor LCP amendment, please do so by May 1, 2003.

Attachments:

Exhibit A: Proposed Addition to the City of Pismo Beach certified LUP: Spyglass Pointe Specific Plan.



Draft

Spyglass Pointe Specific Plan

Prepared for:

*The City of Pismo Beach
Community Development
Department*

firma

Landscape Architecture
Planning
Environmental Studies
Ecological Restoration

849 Monterey Street
San Luis Obispo CA
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EXHIBIT



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5. Maps and Figures

- Appendix**
- Noise Study
 - Archaeological Study
 - Biological Study

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1.4 Background Studies

The Specific Plan is supplemented by the following technical studies:

- Noise Study, Donald O. Asquith, Ph.D., April 2001.
- Phase 1 Archaeological Surface Survey, Robert O. Gibson, March 2001.
- Biologically Sensitive Species Survey, LFR-Levine Fricke, February 2001.

1.5 Specific Plan Goals

- Provide a clustered residential development responsive to the site's environmental constraints.
- Provide detached single-family homes.
- Meet the density, open space, setback and development envelope standards contained in the General Plan and Zoning Ordinance.
- Provide flexibility for the ultimate design for residences on each lot.
- Maintain appropriate setbacks from the freeway, Mattie Road, and the drainage "finger canyon".

Table 1 shows the proposed land uses with acreages and site percentages.

Table 1. Proposed Land Use Area Tabulation

Residential Single-Family Lots	1.48 acres	31.2%
Open Space	2.88 acres	60.8%
Private street	0.38 acres	8.0%
Total:	4.74 acres	100%

1.6 Summary of Preparation Process

The Applicant initiated the planning process in October 2000. The applicant and planning / engineering consultants met with Community Development and Public Services staff to scope and refine the project description over a period of four months. Technical and Design studies were conducted at that time. The administrative draft Specific Plan was submitted to the City in May, 2001. Public hearings on the Tentative Tract Map and Specific Plan applications were held on _____. The environmental document for the project was adopted on _____.

2. Land Use and Regulatory Provisions

2.1 Relationship of the Specific Plan to Neighboring Plans

This Specific Plan has been created to be consistent with the City's General Plan Land Use Element (LUE) and Zoning Code. The Specific Plan is adopted by resolution by the City Council and certified by the California Coastal Commission, and will be implemented by the Subdivision Regulations and Zoning Code and by the standards and regulations set forth in the Specific Plan itself.

D5--Drainage	Surface water runoff from the property shall not adversely impact adjacent property or development downstream.
D6--Archaeology	Development shall be subject to the monitoring requirements contained in the Phase 1 Surface Survey, on file at City Hall. Any development in the open space area that involves grading will require completion of a phase 1 archaeological study, because the archaeological study completed for this specific plan did not include these open space areas.
D7--Recreation	Portions of the open space parcel may be used for passive recreational use, (see Map 5--Potential Passive Recreation Area) in a manner that protects oak trees. Passive uses and improvements include picnic, barbeque, lawn games, gardening, paths (permeable paving), seating, and other similar uses approved by the Community Development Director. Uses that are more intense, as determined by the Community Development Director, will require approval of a Conditional Use Permit by the Planning Commission.
D8--Private Roadway Width	The minimum private access roadway width shall be 22 feet pursuant to the Fire Dept. requirements and General Plan policies D-1 (minimum access standards for emergency vehicles). No parking shall be allowed on this driveway.
D9--Guest Parking	A minimum of ten Guest Parking spaces shall be provided along the private drive.
D10--Minimum lot size	5,000 s.f.
D11--Minimum lot width	50' average
D12 Building Envelopes	Because several of the individual lots will have unusual configurations, because of the differing slope conditions on each lot, and because of the need to provide adequate setbacks from neighboring wildland fire hazards, the setbacks for each lot shall be shown on "building envelopes" as part of the subdivision approval.

Individual Lot Development Standards

Rear 10'

Mattie Road 50': all structures must be at least 50' from the Mattie Road right-of-way line.

2.2.2 Design Standards

For all development under this Specific Plan the design of the site, driveways, walls, fences, drainage and residences shall be consistent with General Plan / Local Coastal Plan policies and the Zoning Ordinance. The following Design Standards apply to all residences:

- D21–Building Mass Residences shall be designed to step floors with the terrain and to include decks, overhangs and surface modulations to reduce the appearance of bulk viewed from the freeway. These step-backs need not be across the entire building face, but should be a minimum of 5 feet in depth and 50% of the building face.
- D22–Building and Roof Colors and Materials Materials should be natural in appearance to blend with the natural surroundings. Colors shall have a light-reflective value of 40% or lower. Light colors and bright colors shall be avoided. 'Mission' or standard finish plaster with brick or stone accents is encouraged. Other materials such as metal siding are allowable with Fire Dept. approval and if determined appropriate through the architectural review process. Roofs shall not exceed 6:12 pitch, shall meet the same reflectivity value as the building color and may be any material acceptable to the Fire Dept.
- D23–Mattie Rd. Landscape The unpaved right-of-way along Mattie Road shall be landscaped and improved to create an attractive visual quality that harmonizes with the natural foothills landscape and to screen to the degree feasible views of hardscape and buildings.
- D24- Driveways at Residences Driveways and other paved areas visible from the street shall be textured or colored concrete or unit pavers with low reflectivity. No circular driveways are allowed on the residential lots.
- D25-Fencing Fencing on all the lots shall adhere to the same basic style, materials and finish, subject to Architectural Review. A design proposal for such fencing shall be included in the subdivision submittal.

the city limits can be served with existing supplies. The city wastewater treatment facility is at 80% capacity and able to accept the Specific Plan wastewater flows. Adequate collection system infrastructure exists to accommodate Specific Plan area flows to the treatment plant. Drainage facilities shall comply with Specific Plan standard D-15 and General Plan / LCP policy Q-4(a) and CO-31 (see **Map 6-Water, Sewer and Drainage Infrastructure**).

3.3 Other Public Facilities

No additional or new police, fire, school or other public facilities are needed to service the Specific Plan land use.

4. Plan Implementation

4.1 Compliance with standards

The Specific Plan will be implemented by the Development and Design Standards contained in the Specific Plan, the City Zoning Ordinance, the Subdivision Ordinance, and the following provisions responding to General Plan policies:

- LUE Policy Q-3(c): A scenic or open space easement prohibiting any development on the remainder parcel other than that stipulated in this Plan, including passive recreation uses, drainage facilities and secondary egress road, shall be recorded with the Final Tract Map.
- LUE Policy Q-3(l): The annual number of building permits issued for the Freeway Foothills Planning Area shall be limited so that water demand does not at any time exceed available demand.
- LUE Policy Q-4(a): Stormwater runoff control plans for tract development shall be prepared by a licensed engineer. For the purposes of this Specific Plan this requirement shall apply to overall tract storm drainage as contained on an approved Tentative Tract Map and not individual residential lot development.
- Noise Element Policies N-3 and N-4: Development plans for each residential lot shall demonstrate compliance with interior and exterior noise standards contained in Noise Element tables N-2 and N-4.
- House Element Policy H-15: The Tentative Tract Map Conditions shall stipulate the mechanism for compliance with the requirement for affordable housing.

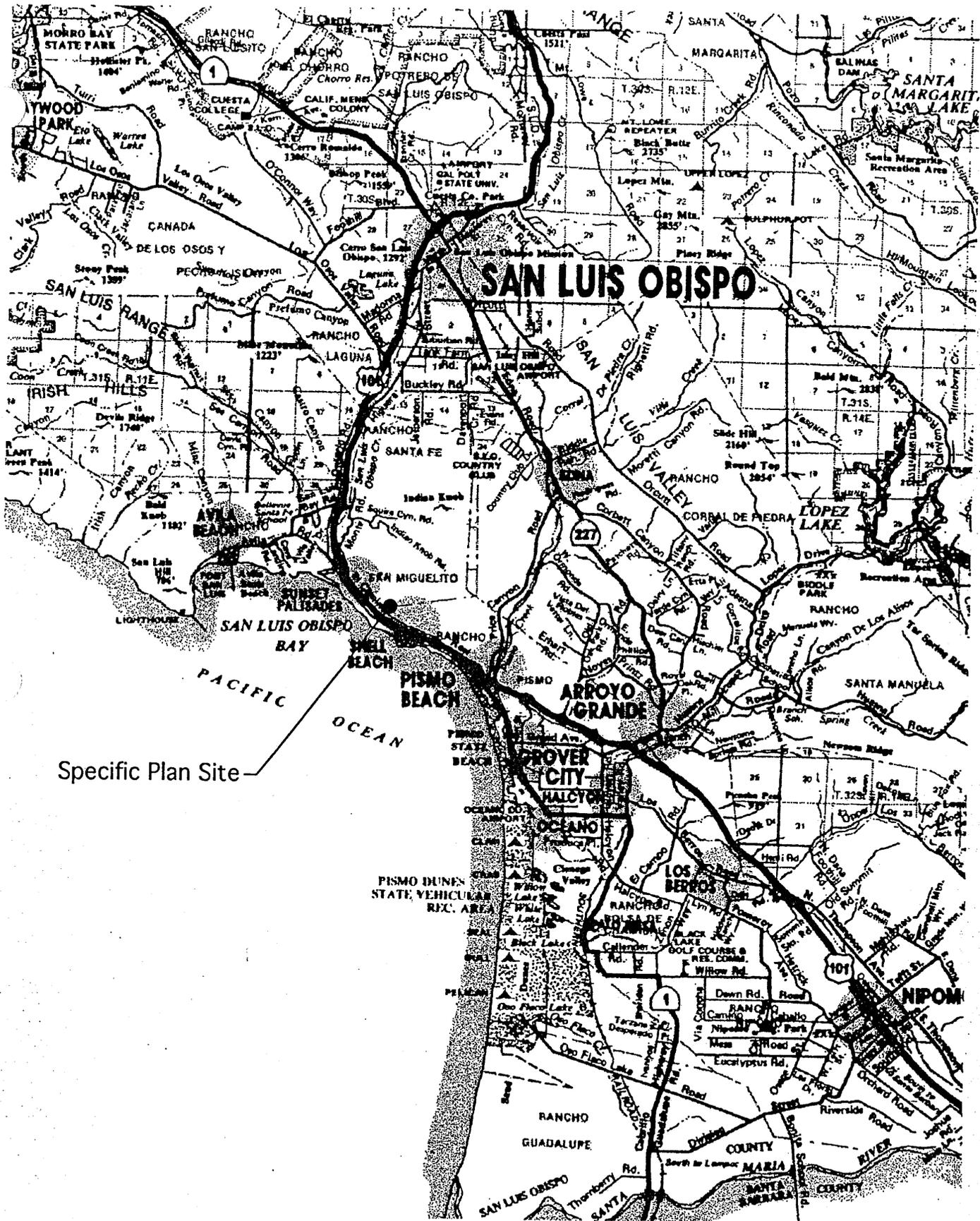
4.2 Specific Plan Phasing

The Specific Plan may be implemented in phases. The first phase must include protection of all permanent open space areas, as shown on Map 3.

4.3 Financing

The subdivision development shall be funded entirely by the Tentative Tract Map applicant, including all required off-site (street frontage) and infrastructure improvements. Development of individual lots shall be funded by individual lot owners.

4.4 Subsequent Development Entitlements



Specific Plan Site

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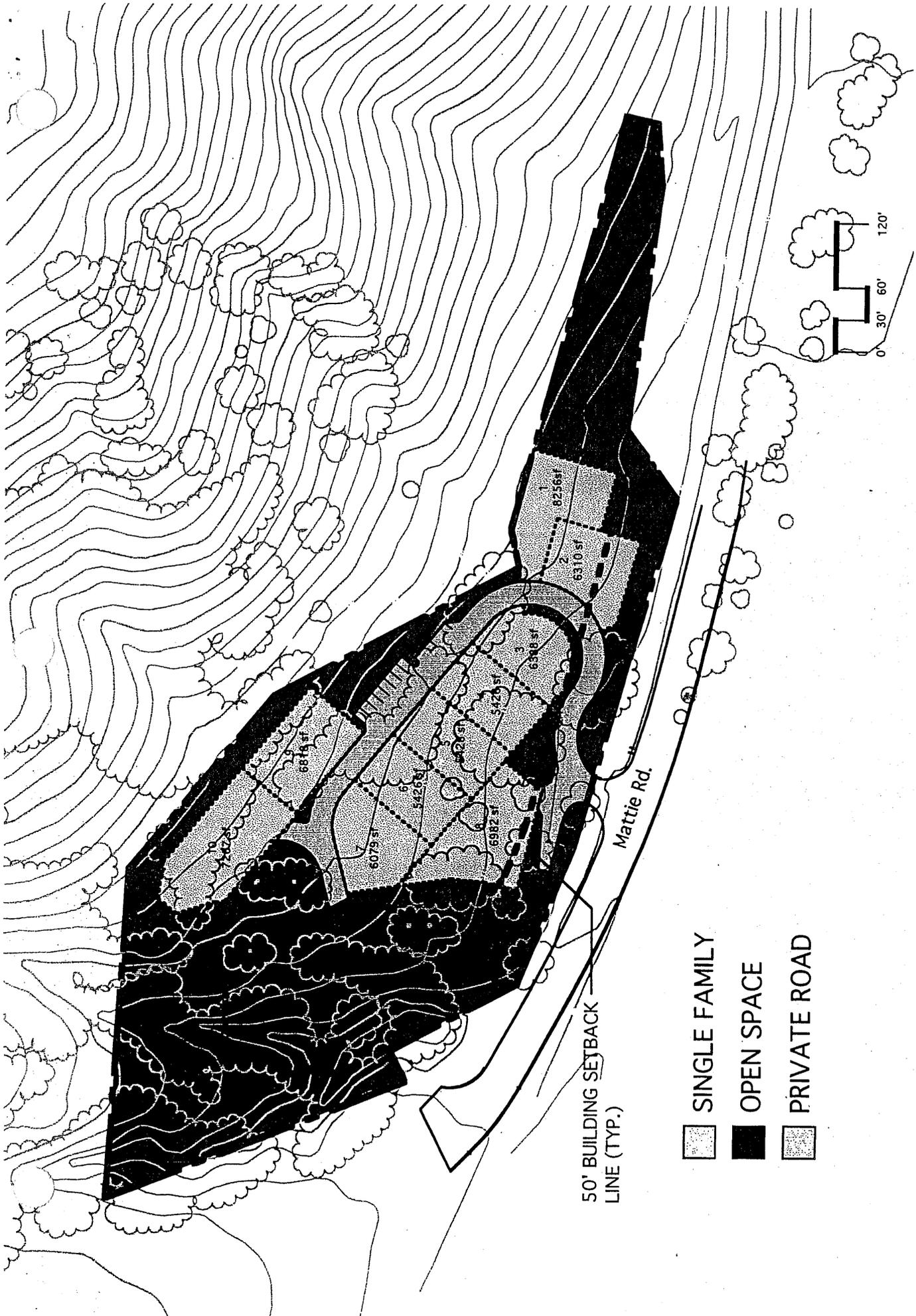
843 Monterey Street Suite 202
 San Luis Obispo, CA 93401
 805.781.8600
 (781) 808.791.8603

Spyglass Pointe Specific Plan
 Site Location



not to scale

MAP
 1



50' BUILDING SETBACK LINE (TYP.)

-  SINGLE FAMILY
-  OPEN SPACE
-  PRIVATE ROAD

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MAP 3

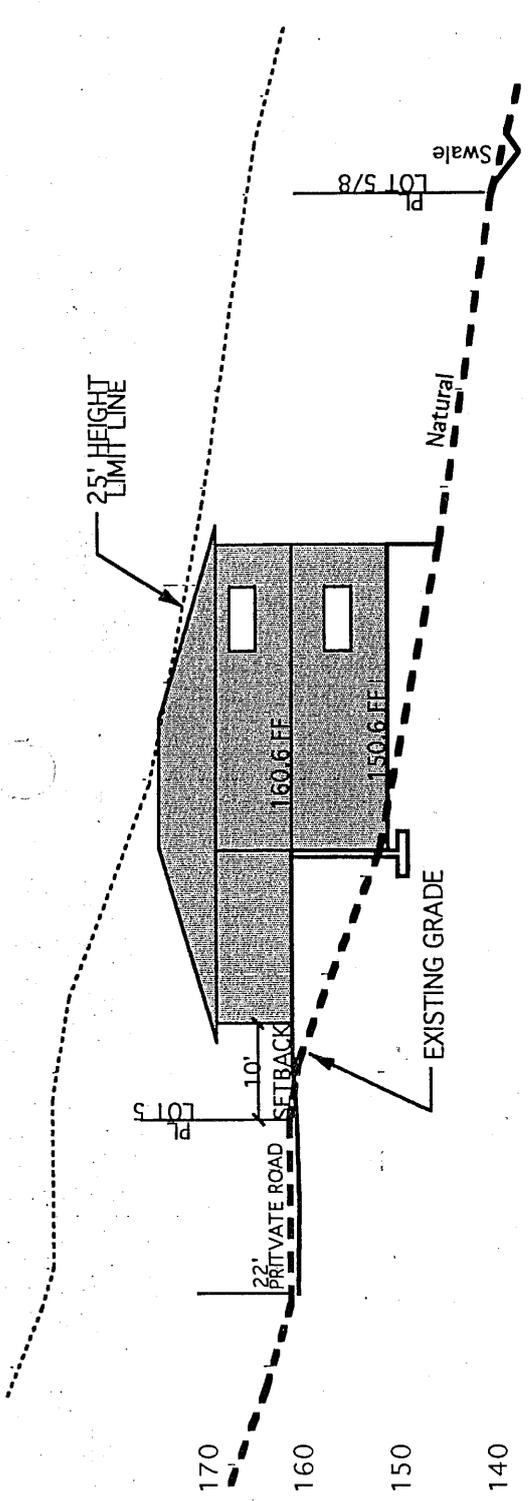


Spyglass Pointe Specific Plan
Land Use Map 1" = 120'

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SCALE 1"=20'

SECTION THROUGH LOT 5

RECEIVED

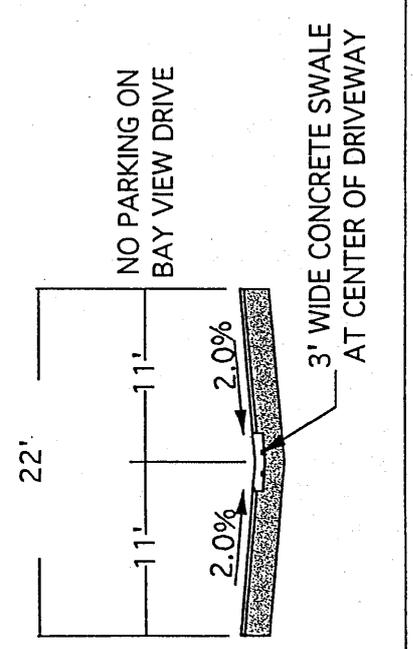
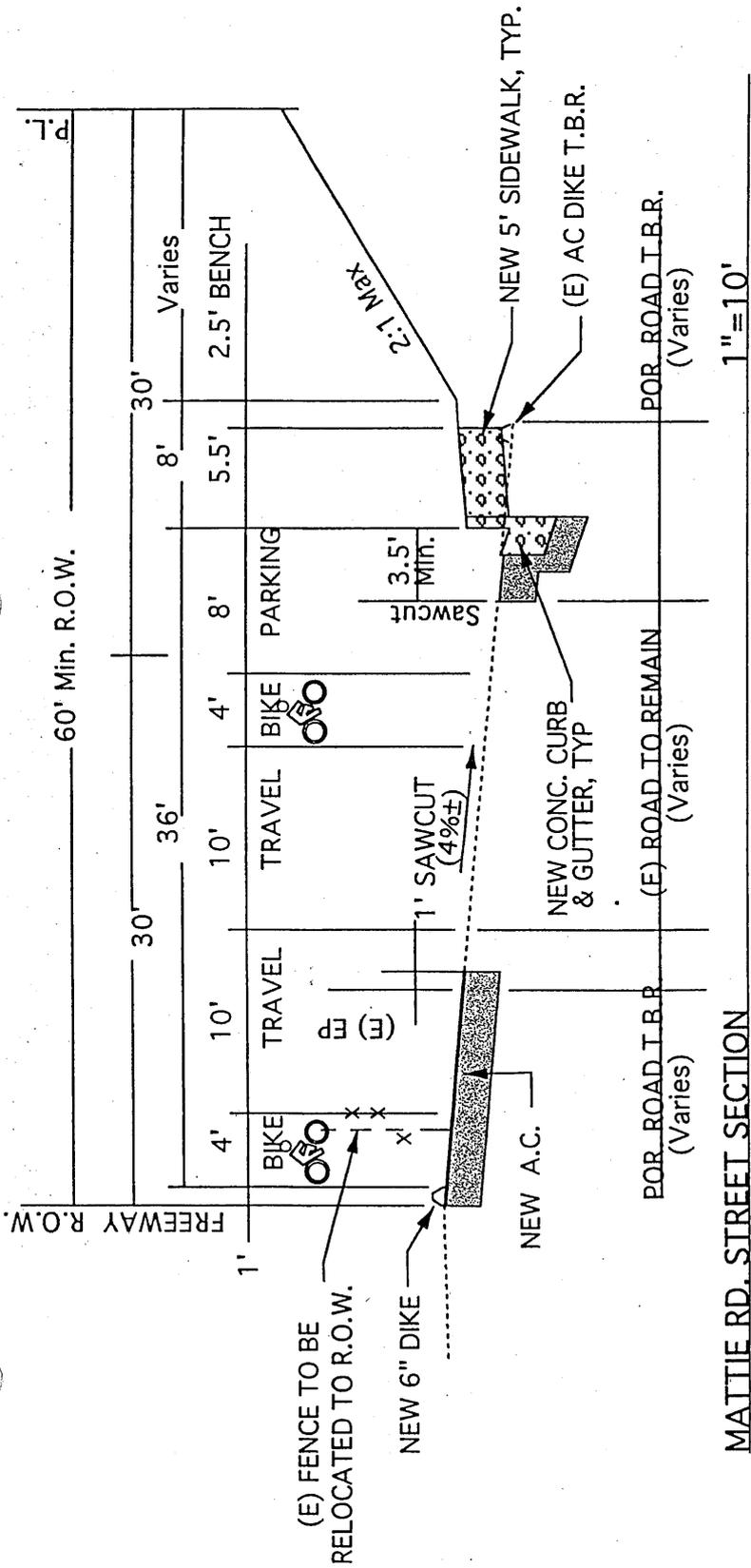
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CITY OF PISMO BEACH
Community Development Department
Planning Division

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FIGURE
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Spjglass Pointe Specific Plan
CCC Exhibit A Compliance w/ Land Form Grading Standards
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FIGURE 4

Spyglass Pointe Specific Plan
Street and Driveway Section 3

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