

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
(831) 427-4863

**W13d****August 21, 2003 (for September 10, 2003 Hearing)****To:** Coastal Commissioners and Interested Persons**From:** Diane Landry, Central Coast District Manager  
Mike Watson, Coastal Planner**RECORD PACKET COPY****Subject: Certification Review for the City of Pismo Beach Local Coastal Program, Land Use Plan Major Amendment (PSB-MAJ-1-03)**

At the June 2003 meeting in Long Beach, the Coastal Commission approved, with suggested modifications, the Pismo Beach Local Coastal Program (LCP) Land Use Plan major amendment. The amendment includes policies designed to eliminate the Residential Serving and Mixed Residential land use designations in the Downtown Core Planning Area K. It further designates the former Mixed Residential and Residential Serving areas to Mixed Use and expands the list of principally permitted uses for this designation to include visitor lodging, retail, restaurants, and service uses. In addition, the amendment enhances public access and recreation opportunities along the shoreline and expands the potential for visitor-serving amenities.

By action taken June 15, 2003, the City of Pismo Beach adopted the Land Use Plan text as directed by the Commission's suggested modifications, verbatim. The Executive Director has determined that the actions taken by the City are legally adequate and that the LCP amendment should be certified. The Executive Director recommends that the Commission concur with this determination and that the LCP Land Use Plan major amendment be certified. If the Commission concurs, the LUP amendments will be certified as of today's date (i.e., September 10, 2003), and notification of this certification and Commission concurrence will be forwarded to the City on September 11, 2003 (see exhibit 1 for draft notification).

**Motion.** I move that the Commission concur with the Executive Director's determination that the actions taken by the City of Pismo Beach to accept the Commission's suggested modifications for PSB-MAJ-1-03 are legally adequate.

**Executive Director's Recommendation.** The Executive Director recommends a YES vote on the motion. Passage of this motion will result in certification of the City of Pismo Beach LCP Land Use Plan major amendment as directed by the Commission's approval with suggested modifications of PSB-MAJ-1-03; the LUP amendment will be certified as of today's date (i.e., September 10, 2003). The motion passes only by affirmative vote of a majority of the Commissioners present.

**Exhibits**

Exhibit 1: Draft letter to the City of Pismo Beach Mayor, Joe Crescione

Exhibit 2: Resolution of City's Acceptance of the Coastal Commission's Suggested LUP Modifications

**California Coastal Commission****September 10, 2003 Meeting in Eureka**

PSB-MAJ-1-03 LUP Amd ED certification stfrpt 8.21.2003.doc

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SANTA CRUZ, CA 95060  
(831) 427-4863



September 11, 2003

Mayor Joe Crescione  
City of Pismo Beach  
760 Mattie Road  
Pismo Beach, CA 93449

Subject: ***Certification Review for the City of Pismo Beach Local Coastal Program, Land Use Plan Major Amendment (PSB-MAJ-1-03)***

Dear Mayor Crescione,

We have reviewed the City of Pismo Beach City Council Resolution Number R-03-50 adopted by the Council on June 15, 2003. By that action, the City acknowledged receipt of the Coastal Commission's approval with suggested modifications of Local Coastal Program (LCP) Land Use Plan major Amendment (PSB-MAJ-1-03) and incorporated the Commission's suggested modifications into the City's LUP.

I have determined, and the Commission has concurred, that the City's action with respect to PSB-MAJ-1-03 is legally adequate to satisfy the requirements of Section 13544 of the California Code of Regulations. This determination was reported to the Coastal Commission at the Commission's September 10, 2003 meeting in Eureka. As a result, the City's Land Use Plan is amended as of September 10, 2003 and is now in effect.

If you have any questions, please contact Mike Watson of my staff at (831) 427-4898.

Sincerely,

Peter Douglas  
Executive Director  
California Coastal Commission

Diane Landry  
District Manager  
Central Coast District Office

Cc: Lori Grigsby, City Clerk Pismo Beach  
Randy Bloom, Planning Director

**CCC Exhibit** 1  
(page 1 of 1 pages)

RESOLUTION NO. R-03-50

**A RESOLUTION OF THE PISMO BEACH CITY COUNCIL ACCEPTING THE CALIFORNIA  
COASTAL COMMISSION'S CERTIFICATION OF LCP AMENDMENTS RELATED TO  
DOWNTOWN PISMO BEACH**

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**BE IT RESOLVED** the City Council hereby accepts the California Coastal Commission's certification of downtown Pismo Beach LCP amendments as shown on attachment A.

**UPON MOTION** of Councilmember Natoli seconded by Councilmember Reiss the foregoing Resolution is hereby approved and adopted the 15<sup>th</sup> day of June 2003 by the following roll call vote, to wit:

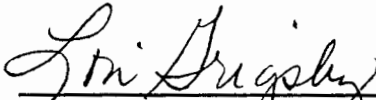
AYES: Councilmembers Natoli, Reiss, Gonzales-Gee, Rabenaldt and Mayor Crescione

NOES: None

ABSTAIN: None

ABSENT: None

Attest:

  
Lori Grigsby, City Clerk

  
Benito J. Crescione, Mayor

**RECEIVED**

JUL 28 2003

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

**CCC Exhibit** 2  
(page 1 of 6 pages)

**EXHIBIT A to Resolution 03-50**  
**Revised Downtown policies**

**LU-K-1 Land Use Concept**

The downtown area includes a Central commercial District, , Mixed Residential District , Mixed Use District, and Open Space categories as shown in Figure LU-15.

**LU-K-2 Downtown Development**

Development shall comply with the following policies:

**a. Oceanfront Boardwalk**

A continuous pedestrian boardwalk along the planning area ocean frontage to Pismo Creek shall be established. This boardwalk shall include pedestrian amenities such as, but not limited to, seating, lighting and landscaping. Properties adjacent to the future boardwalk location shall be required to dedicate up to 20 feet of the ocean frontage of the property for the boardwalk. Installation of the boardwalk may be required as a condition of approval of development projects. The amount of dedication shall be subject to the size of the ocean-facing parcels and the area required minimizing bluff erosion identified in geologic studies submitted with development applications. The boardwalk will connect into the Pismo Creek trail.

**b. Pismo Creek Trails**

A creek side trail system shall be developed on both sides of Pismo Creek from its mouth at the ocean inland to the future golf course/recreation area in Price Canyon. Public improvements such as trash cans and seating shall be included with the development of the creek trails. Dedication of a portion of properties adjacent to Pismo Creek for a public pathway shall be required with new development applications. These dedications shall include the buffer zone as identified in the Conservation and Open space element. Development approvals by the City shall require the installation of trail improvements. See also: Conservation Element Policies 21 and 22.

**c. Interpretive Panels or Signage**

Appropriate interpretive panels shall be provided for the pier, boardwalk and Pismo Creek trail. These may be required as a condition of approval of development projects. Funding should be sought from a variety of sources.

**d. Downtown streets perpendicular to the ocean**

Streets in the commercial core area, which end at the ocean, shall be developed into cul-de-sacs compatible with public safety standards for safe turn-around. Owners of oceanfront properties shall participate in the cost of developing cul-de-sacs on a per development basis.

**e. City-owned Addie Street property**

The City shall provide improvements to the Addie Street parking lot, which will include, but shall not be limited to, landscaping in the parking lot and extension of the boardwalk along the ocean frontage to the Pismo Creek trail.

The structure located in Mary Harrington Park on the west bank of Pismo Creek shall either be removed and replaced with additional parking and/or a picnic area or upgraded or replaced, to include reservation of the appropriate creek side protection and trail area. See also: Parks & Recreation PR-15 Ira Lease/Mary Harrington Park

### **LU- K-3      Districts**

Downtown shall have four districts or land use categories as shown in Figure LU-K-1. The policies for each District and their permitted land use are described as follows:

#### **LU-K-3.1      Mixed Residential (MR) district**

Mixed Residential or MR district shall permit a mixture of hotels and motels along with apartments, condominiums and other similar residential uses. Restaurant may be permitted when secondary to onsite hotel use. It is expected that the visitor servicing uses will gravitate towards the beach and the major thoroughfares. Small convenience markets that serve the daily needs of residents and visitors would be allowed in this district.

#### **LU-    K-3.2    Central Commercial (CC) District**

The primary land use focus for the Central Commercial District is commercial, recreational and cultural. Commercial uses shall be oriented towards visitors (i.e. gift shops, clothing stores, restaurants). Residential uses may be considered as part of mixed use project applications. A pedestrian orientation will be promoted for all development in this district. The pier and boardwalk provide the focus for pedestrian activities in this very "walk able" downtown commercial area.

Improvements in the Commercial Core may include reconfiguration of the pier parking lot for a more cohesive traffic flow from Pomeroy to Hinds and Maximum use of the pier parking lot; dedication of a portion of the property adjacent to the city parking lot for vehicles and pedestrian access between those two streets; and a cohesive streetscape program to complement and encourage the pedestrian emphasis of downtown.

#### **LU- K-3.3      Mixed Use (MU) District**

The Mixed Use or MU District will provide for a wide variety of land uses including visitor lodging, commercial, retail, restaurants, service uses, offices, and residential uses. The more intensive commercial uses and visitor-serving uses shall be encouraged to locate along the major thoroughfares. Mixed-use projects are encouraged throughout the district.

#### **LU-K-3.4      Open Space District**

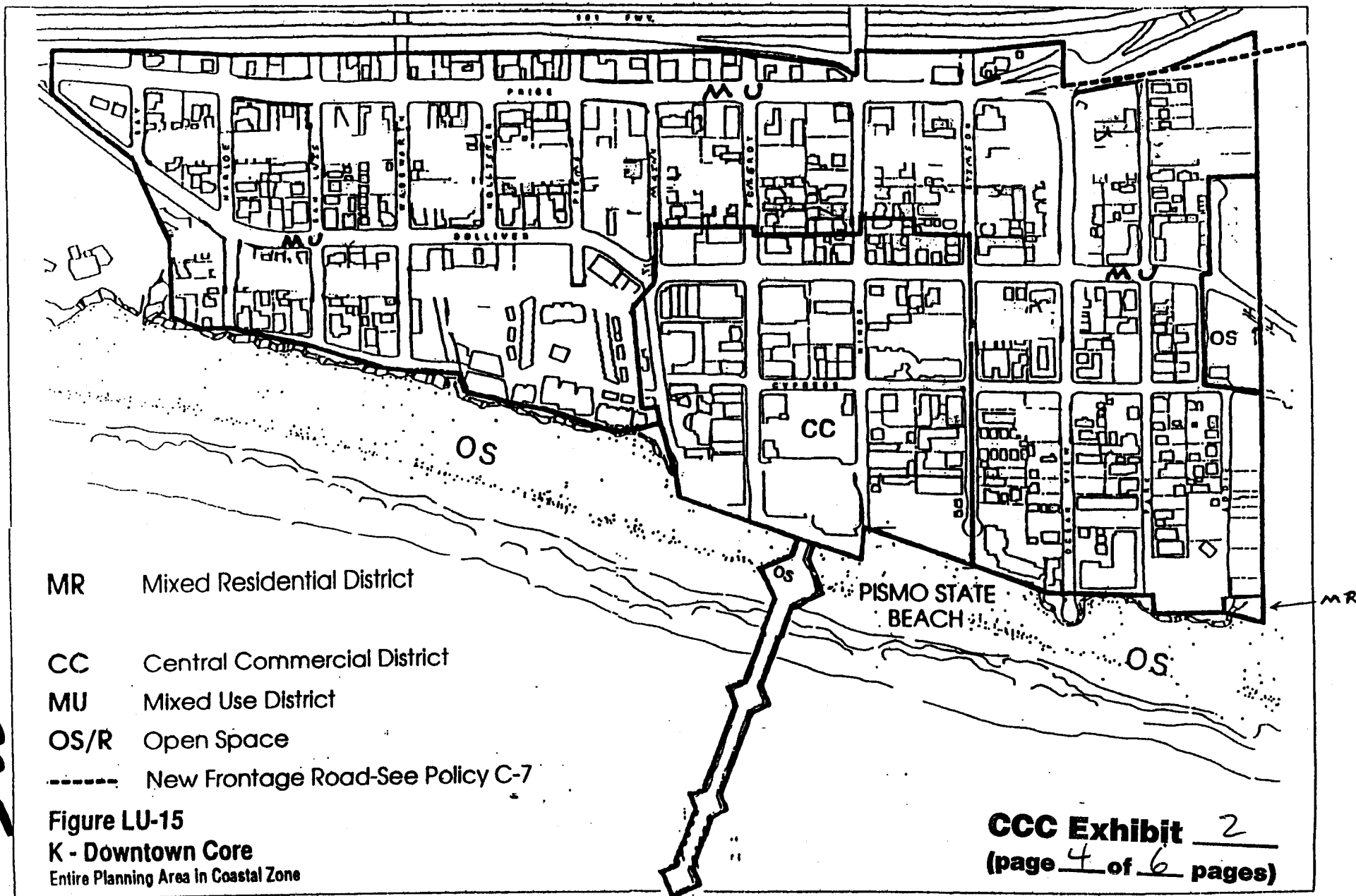
Open Space is the designated land use for the pier, the beach, Mary Herrington Park, and Ira Lease Park. The pier and the beach will provide the catalyst for development of a boardwalk along the beach from Main Street to Pismo Creek. Passive recreational uses are permitted in these areas.

The extension of the Pismo Creek trail from Cypress Street to Highway 101 will be located along the west bank of Pismo Creek adjacent to Mary Herrington and Ira Lease Parks. Pedestrian and bicycle uses will be permitted along the trail adjacent to these parks.

#### **LU-5(b) Secondary Residential Uses Encouraged**

Residential uses are encouraged on upper floors in all commercial areas. Secondary residential use may be required in select areas.

Exhibit A  
R-03-050



# Path System

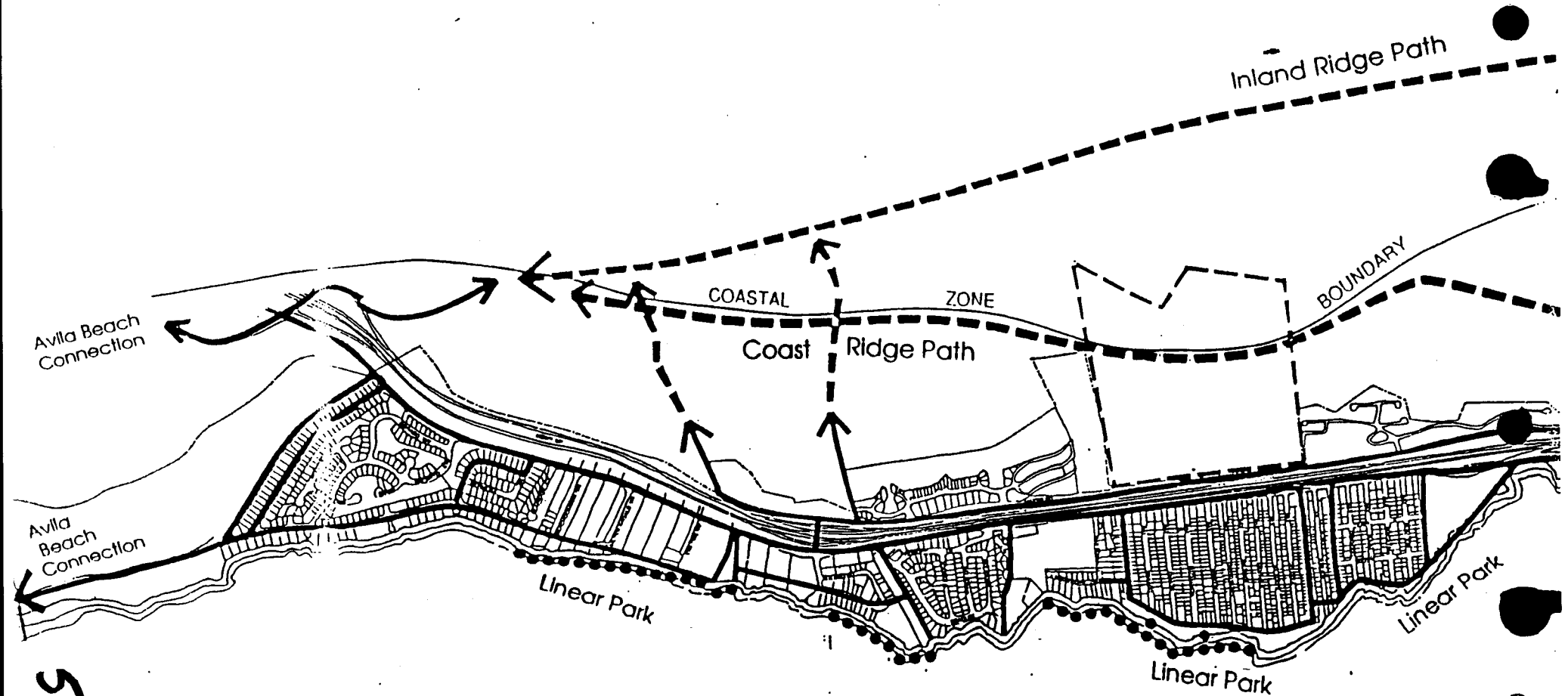
## Figure PR-2

PISMO BEACH GENERAL PLAN

Exhibit A  
R-03-050

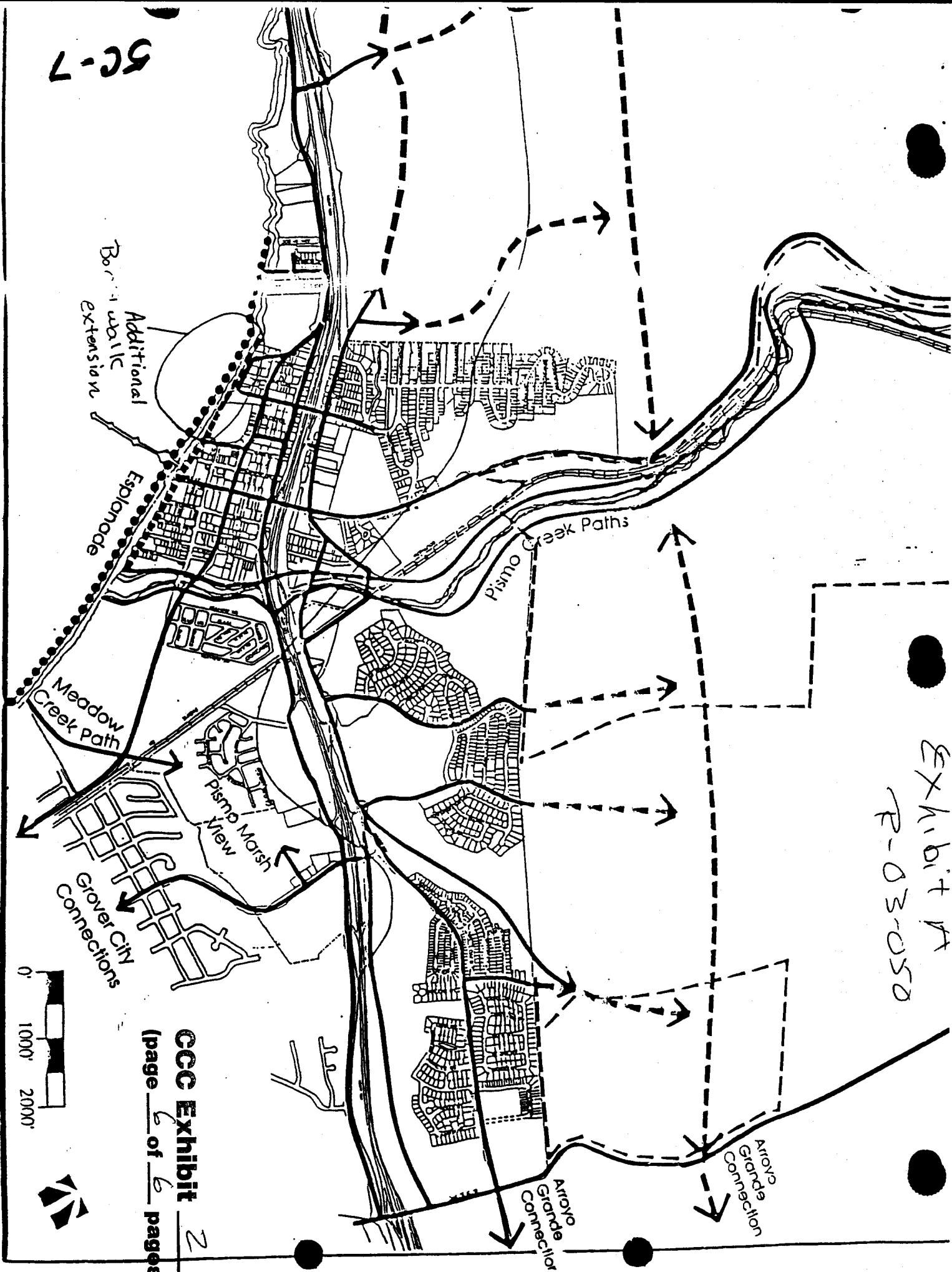
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PATHS IN CITY	————	BEACH PATHS	.....
PATHS IN SPHERE	- - - - -	BOARDWALK	.....



SC-6

Exhibit 1A  
P-03-050



CCC Exhibit 2  
(page 6 of 6 pages)

5C-7