

CALIFORNIA COASTAL COMMISSION

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Th7b**RECORD PACKET COPY****PUBLIC NOTICE**

Prepared September 29, 2004 (for October 14, 2004 Hearing)

To: Commissioners and Interested Persons

From: Charles Lester, Deputy Director
Diane Landry, District Manager
Mike Watson, Coastal Planner *DL 9/29*

Subject: City of Pismo Beach LCP Minor Amendment Number 1-04 (Commercial Parking Requirements)

Proposed minor amendment to the City of Pismo Beach certified Local Coastal Program to be heard at the Coastal Commission's October 14, 2004 meeting at the Doubletree Club Hotel (1515 Hotel Circle South) in San Diego.

The City of Pismo Beach is requesting that its certified Local Coastal Program (LCP) Implementation Plan (IP) be amended. This amendment request was filed on August 2, 2004 pursuant to Coastal Act Section 30510(b) and California Code of Regulations (CCR) Sections 13553 and 13555. The proposed amendment would:

Add the definitions of Parking Lot and Parking Structure to the certified Implementation Plan and includes other changes to the parking ordinance that slightly change the driveway and other design standards but do not change the general requirements for parking (i.e., commercial or residential parking requirements). The new parking standards are consistent with and in some cases more restrictive than the current Implementation Plan standards and are adequate to carry out the intent of the certified LUP. Please see Exhibit A.

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

changes in wording which make the use as designated in the zoning ordinances, zoning district maps or other implementing actions more specific and which do not change the kind, location, intensity, or density of use and which are found by the Executive Director of the Commission or the Commission to be consistent with the Land Use Plan as certified by the Commission.

There are four proposed minor amendments to the parking ordinance, the first being the proposed new definitions for parking lot and parking structure. Secondly, the City proposes to amend the parking ordinance to allow additional flexibility in the functional design of parking



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City of Pismo Beach Minor LCP Amendment 1-04 Public Notice

Commercial Parking Requirements

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areas by granting the City engineer the ability to approve alternative designs on a case-by-case basis, provided they are consistent with industry standards. The third amendment is a slight modification to the ordinance language on parking area improvements to clarify the parking "area" as a parking lot. The driveway access exhibit and driveway slope standards are the subject of the fourth amendment. The current standard sets the maximum slope for driveways and parking structures at 20%. The amendment reduces the maximum slope to 15% with a 5% deviation to the maximum slope to provide for better line sight if approved by the City Engineer. In the first three cases, the proposed amendments add specificity to the existing parking standards. The final amendment makes the parking structure design standard a bit more restrictive. None of the amendments change the kind, location, density, or intensity of use, of the ordinances.

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 is consistent with and adequate to carry out the intent of the City's certified Land Use Plan (CCR Section 13554(a)).

Pursuant to CCR Section 13555, the Executive Director will report this determination to the Coastal Commission at its October 14, 2004 meeting at the Doubletree Club Hotel located at 1515 Hotel Circle South in San Diego. 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 October 6, 2004.

Attachments:

Exhibit A: Resolution of City Council Adopting Amendments

Exhibit B: Proposed Amendments to the City of Pismo Beach Certified IP.



California Coastal Commission

RESOLUTION NO. R-2004-046

**A RESOLUTION OF THE COUNCIL OF THE CITY OF PISMO BEACH
CERTIFYING THE NEGATIVE DECLARATION AND ADOPTING AMENDMENTS TO THE
1983 ZONING CODE CHAPTER 17.06.806, 17.06.807 (DEFINITIONS) AND 17.108.30
(GENERAL REQUIREMENTS OF PARKING AREAS), AFFECTING CRITERIA FOR
DRIVEWAY WIDTH AND PARKING SPACE SIZE, IMPROVEMENTS TO PARKING LOTS,
PARKING LOT AND PARKING STRUCTURE DRIVEWAY ACCESS AND SLOPES**

WHEREAS, the Planning Commission, after holding a public hearing on June 22, 2004, has recommended amendments to and an environmental determination for amendments to the 1983 Zoning Code/Local Coastal Program; Chapter 17.06.806, 17.06.807 (definitions) and 17.108.30 (General Requirements of Parking areas), affecting criteria for driveway width and parking space size, improvements to parking lots, parking lot and parking structure driveway access and slopes; and

WHEREAS, the Planning Commission, has recommended Council certification of the environmental determination and the adoption of the proposed amendments; and

WHEREAS, the City Council on July 6 and July 20, 2004 held a duly noticed public hearing on the environmental determination and the amendments.

WHEREAS, the proposed amendments are in compliance with the Coastal Act.

NOW, THEREFORE, BE IT RESOLVED by the Pismo Beach City Council does hereby:

1. **Adopt the Mitigated Negative Declaration** (attached to this resolution as Exhibit A) based on the following findings:
 - a. The project consists of amendments to the 1983 Zoning Code Chapter 17.06.806, 17.06.807 (definitions) and 17.108.30 (General Requirements of Parking areas), affecting criteria for driveway width and parking space size, improvements to parking lots, parking lot and parking structure driveway access and slopes
 - b. Potential environmental effects have been evaluated in an environmental initial study, in accordance with the guidelines of the California Environmental Quality Act.
 - c. The City Council has reviewed the initial study and proposed Mitigated Negative Declaration and finds it to be a full and complete informational document.
 - d. There are no factors that would create the potential for significant environmental impacts as a result of the amendments.
2. **Adopt the amendments** to the 1983 Zoning Code Chapter (attached as Exhibit B) 17.06.806, 17.06.807 (definitions) and 17.108.30 (General Requirements of Parking areas),

affecting criteria for driveway width and parking space size, improvements to parking lots, parking lot and parking structure driveway access and slopes as the amendments are consistent with the General Plan and Local Coastal Plan.

3. **Certify the amendments** to the City's Local Coastal Program are intended to be carried out in a manner fully in conformity with Division 20 of the Public Resources Code, otherwise known as the Coastal Act.

4. **Direct staff to forward the amendments to the California Coastal Commission** for certification. The amendments shall take effect automatically upon Coastal Commission certification, pursuant to Public Resources Code Sections 30512, 30513, and 30519.

UPON MOTION of Councilmember Rabenaldt, seconded by Mayor Pro Tem Reiss the foregoing Resolution is hereby adopted the 20th day of July 2004, by the following roll call vote, to wit:

AYES: Councilmembers Rabenaldt, Reiss, Gonzales-Gee, Natoli and Mayor Crescione
NOES: None
ABSTAIN: None
ABSENT: None


Benito J. Crescione, Mayor

ATTEST:


Lori Grigsby, City Clerk

Attachment 1

The proposed amendments and discussion

17.06.806 Parking Lot: An area not within a building where vehicles may be stored.

17.06.807 Parking Structure: A building or portion of a building below or above ground where vehicles may be stored.

Discussion:

The 1983 Zoning Code does not have a definition for parking lots or parking structures. Thus these definitions are proposed to provide a distinction between the two for purposes of understanding applicable criteria.

17.108.30 General Requirements of Parking Areas

2. Commercial

a. Size

iv. Table 108-A and 108-B Alternative criteria

The City Engineer may approve alternate criteria to those in Table 108-A and 108-B, provided the alternative proposed will provide adequate driveway width and parking space consistent with industry standards.

Discussion:

Tables 108-A and 108-B (see attached) provide criteria for driveway width and parking space dimensions. There may be alternatives that can be considered on a case-by-case basis that would achieve the goals of the tables, to provide adequate driveway widths and parking space sizes. Without the proposed amendment, applicants are forced to request a variance, limiting the potential for creative but functional design of parking areas.

d. Improvements

iii. Peripheral Wall A parking lot area which abuts another parcel or portion of the same parcel that is zoned residential shall be separated from said parcel by a decorative wall. The wall shall be 42 inches in height in the area from the front property line to the depth of the required front yard setback. The wall shall be six feet in height between the front yard setback line and the rear line of the parking area on the lot.

Discussion:

This modification simply clarifies the parking "area" as a parking lot; avoiding confusion of this requirement for parking structures.

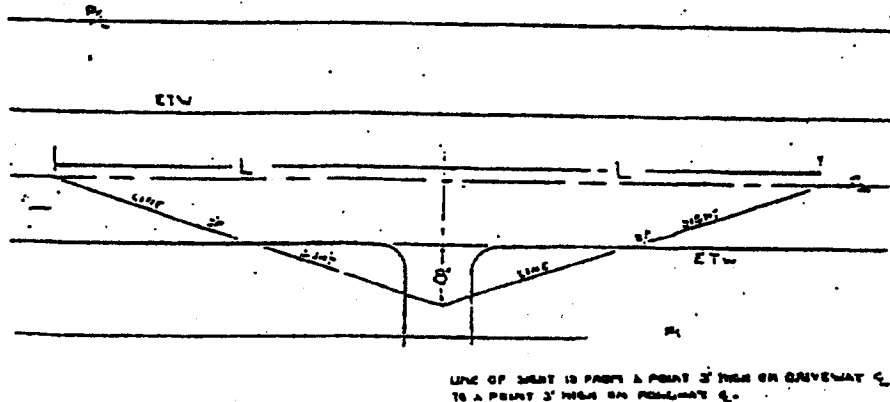
e. Driveway access

i. Exhibit - delete and replace with the following:

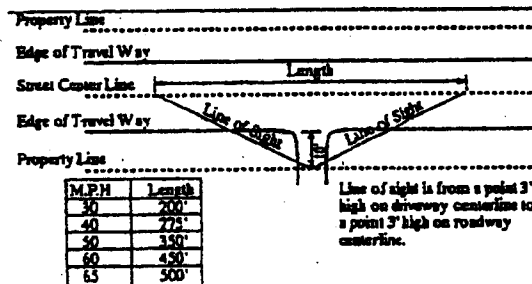
Agenda Item: _____

Deleted exhibit

M.P.H.	L
30	200'
40	275'
50	350'
60	450'
65	500'



New Exhibit



ii. Driveways to and from and parking lots and parking structures slopes shall be a maximum slope of 20% with the entrance and exit areas a maximum of 3 percent for the first thirty (30) feet. Fifteen percent (15%). A five percent (5%) deviation to the 15% slope may be allowed to provide for adequate sight distance if approved by the City Engineer. A driveway profile shall be required for the City Engineer to evaluate and determine adequate exit, entrance, and landing area adjacent to the sidewalk prior to project approval.

Discussion:

The current requirement severely limits the potential of smaller lots to develop underground parking, contrary to the goal of good design principles to minimize the appearance of vast areas of parking. The amendment as proposed will allow smaller lots to provide underground parking.

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iii. Exits from parking lots and garages shall be clearly posted with stop signs on the pavement.

- f. Amount of Landscaping for parking lots
- g. Landscaping Along Property Lines for parking lots
- h. Plantings Around Driveways for parking lots

Discussion:

These amendments provide clarity of criteria between parking lots and parking garages.

17.108.050 Parking Structures

Nothing in this section shall prohibit the use of parking structures within the following zones: P-R, R-4, R-R, C-1, C-2, and C-M. ~~Parking structure shall mean any public or private parking area, of two or more levels, to include accesses, landscaping, and architectural appurtenances.~~

Discussion:

This amendment eliminates the definition of parking structure as it is replaced with the new wording in 17.06.807 "Parking Structure: A building or portion of a building below or above ground where vehicles may be stored."

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