

CALIFORNIA COASTAL COMMISSION

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Th18a

Prepared July 25, 2013 (for August 15, 2013 Hearing)

To: Coastal Commissioners and Interested Persons
From: Madeline Cavalieri, Central Coast District Manager
Kevin Kahn, Coastal Planner
Subject: Certification Review for the City of Pismo Beach's Local Coastal Program Amendment Number 1-12 Part 2 (Land Use and Parks and Recreation)

On January 10, 2013 the Coastal Commission approved, with suggested modifications, City of Pismo Beach's Local Coastal Program (LCP) Major Amendment Number 1-12 Part 2. This amendment changes both the Land Use Plan (LUP) and Implementation Plan (IP) of the LCP by including new standards for blufftop setbacks, parking, and residential design in the LUP's Land Use Element, as well as updating the Parks and Recreation Element to reflect completed parks and new public coastal accessways.

By action taken April 2, 2013, the City of Pismo Beach adopted the amending LCP text (see Exhibit 1). The Executive Director has determined that the actions taken by the City are legally adequate and that the amended LCP should be certified. The Executive Director recommends that the Commission concur with this determination and that the LCP, as amended, be certified. If the Commission concurs, the amended LCP will be certified as of today's date (i.e., August 15, 2013), and notification of this certification and Commission concurrence will be forwarded to the City.

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 approval of LCP Amendment 1-12 Part 2 are legally adequate. I recommend a yes vote.

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 consistent with the Commission's approval of LCP Amendment 1-12 Part 2, and the amended LCP will be certified as of today's date (i.e., August 15, 2013). The motion passes only by affirmative vote of a majority of the Commissioners present.

Exhibits

Exhibit 1: City's Acceptance of the Coastal Commission's Approval

RESOLUTION NO. R-2013-019

A RESOLUTION OF THE CITY OF PISMO BEACH CITY COUNCIL ACCEPTING THE CALIFORNIA COASTAL COMMISSION CERTIFICATION OF MULTIPLE 1993 GENERAL PLAN/LOCAL COASTAL PLAN LAND USE ELEMENT AND PARKS AND RECREATION ELEMENT TEXT AND FIGURES REFERENCED IN RESOLUTION 2012-20 AND ADOPTING THE POLICIES SPECIFIED IN RESOLUTION 2012-20 WITH REVISIONS REQUIRED BY THE CALIFORNIA COASTAL COMMISSION FOR CERTIFICATION

WHEREAS, the City Council adopted Resolution 2012-20 approving amendments to General Plan/Local Coastal Plan Land Use element for Planning areas C-I and Parks and Recreation element tables and figures; and,

WHEREAS, the California Coastal Commission adopted findings pursuant to California Code of Regulations Section 13544 to certify the subject amendments contingent upon City Council acceptance of suggested modifications, the Commission's Executive Director reporting to and Commission concurrence that the City's actions are legally adequate, and a filing of a Notice of the LCP amendment with the Secretary of the Resource Agency.

NOW, THEREFORE, BE IT RESOLVED the City Council hereby accepts the California Coastal Commission's modifications to the Local Coastal Plan policies, figures and tables referenced in Resolution 2012-20.

BE IT FURTHER RESOLVED:

1) The City Council hereby approves the amendments to the following General Plan/Local Coastal Plan policies, tables and figures as noted in **exhibit 1**.

- All Figures in Planning Area C through I
- Background for Planning Area C, North Spyglass, and Figure LU-6, Policies LU-C-1,2,5;
- Background for Planning Area D, Spyglass, and Figure LU-7, Policies LU-D- 1,2,4;
- Background for Planning Area E, St. Andrews Tract, and Figure LU-8, Policies LU-E-1,2,4,5,6;
- Background for Planning Area F, Spindrift, and Figure LU-9 and Policy LU-F-4;
- Background for Planning Area G, Terrace Avenue, and Figure LU-10, Policies LU-G-2,5& 6;
- Background for Planning Area H, Shell Beach, and Figure LU-11, policies LU-H- 1,3,4,5,6,8,9;
- Background for Planning Area I, Dinosaur Caves, Figure LU-12, Policies LU-I-1, 2 & 3
- Tables PR-1, PR-4, Figures PR-1 and 3
- Addition of Policy LU-9

2) The City Council directs Resolution 2012-21 be superseded by this resolution upon the California Coastal Commission's Executive Director reporting to and Commission concurrence that the City's actions are legally adequate and a filing of a


Notice of the LCP amendment has been made with the Secretary of the Resource Agency.

UPON MOTION OF Mayor Pro Tem Waage, seconded by Council Member Reiss the foregoing resolution was adopted by the City Council of the City of Pismo Beach this 2nd day of April, 2013, by the following vote:

AYES:	5	Council Members: Waage, Reiss, Howell, Vardas, Higginbotham
NOES:	0	
ABSENT:	0	
ABSTAIN:	0	

Approved:

Attest:


Shelly Higginbotham
Mayor


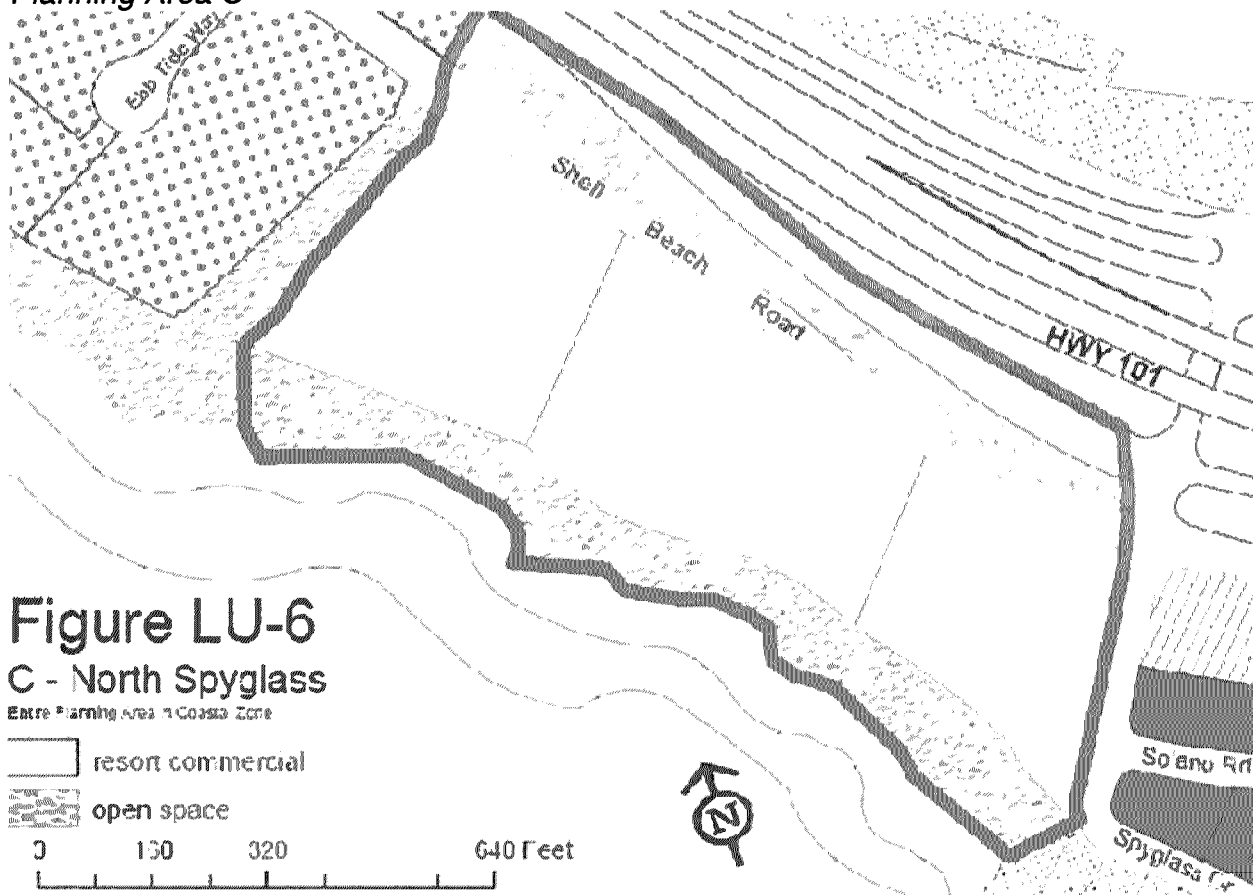

Elaina Cano, CMC
City Clerk

Exhibit 1

LU-9 Chumash Cultural Resources Preservation

Appropriate measures for Chumash Cultural Resources Preservation shall be provided with future development of private and public property, including California Environmental Quality Act compliance and meaningful consultation with local Chumash groups, as noted on the native American Heritage Commission's "California Tribal Consultation List." Archeological studies shall be performed by members of the Register of Professional Archaeologists, and should follow the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

North Spyglass Planning Area C



Background

The North Spyglass Area contains three major hotels, (the Dolphin Bay Resort, Cliffs Hotel, Spyglass Inn) A key aspect of the area includes a 50 ft. wide lateral access at the top of the bluffs and the stairway and related public parking at the northern barranca. A bluff top trail spans the entire planning area which provides access to a stairway to the beach adjacent to the Cliffs Hotel and the South Palisades Planning area.

At the base of 50 ft. bluffs is a narrow sandy beach accessible during normal tide. Bluff erosion is severe and development in this area requires a bluff erosion study and consistency with Policy S-3.

Policies

LU- Concept

C-1

The North Spyglass Planning Area is oriented to visitor-serving hotel uses with related public and private beach access and open space. The area is designated Resort Commercial and Open Space.

LU- Lateral Bluff-top Open Space and Access

C-2

The width of the lateral bluff-top conservation/open space and access dedication requirement set forth in Policy PR-23 shall be increased to a distance equal to the 100-year bluff retreat line plus 50 ft. for this planning area. Future development of the Spyglass Inn will include a requirement for a path between Spyglass Drive and the public lateral access.

LU- Public Parking

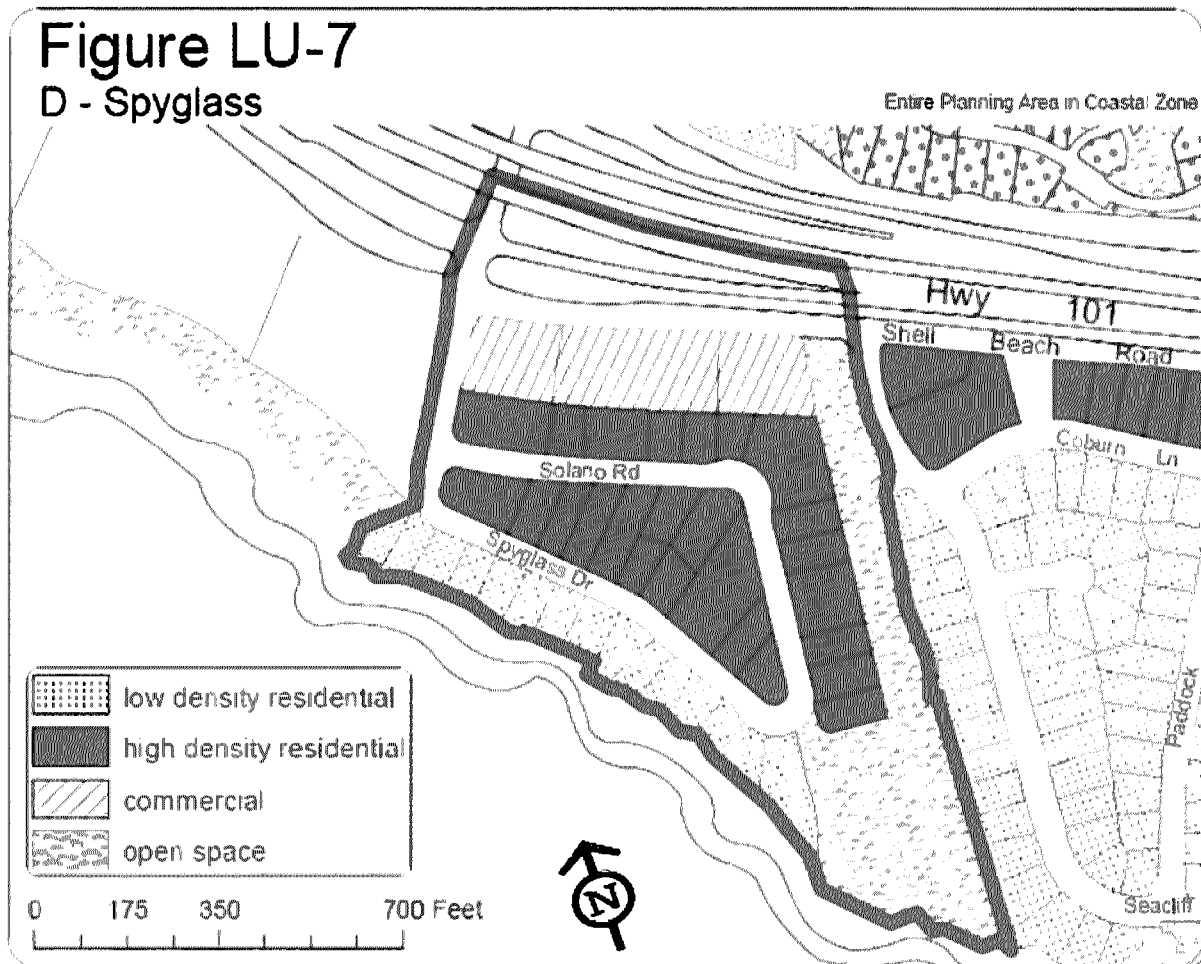
C-5

All existing public on-street and off-street parking spaces, including the 255 spaces identified in this area in a 2008 field survey, shall be maintained. Adequate signing notifying the public of the public parking opportunities and identifying the location of the access-way shall be provided.

Spyglass Planning Area D

Background

The Spyglass Planning Area is a fully developed residential area with multiple housing types, a small commercial center and the Spyglass Public Park. The area serves as a gateway to the City as both Highway 101 on and off ramps are located in this area.



Policies

LU- Concept D-1

The Spyglass Planning area is a residential neighborhood (Medium and High Density) with access to two parks and neighborhood shopping. The emphasis is on conserving the existing housing stock and assuring that future changes are compatible with the existing neighborhood.

LU- Bluff Setback and Protection

D-2

The bluff top setback for development shall exceed the Policy S-3 and Coastal Zone Code Section 17.078.050 requirement for a 100 year bluff retreat with the addition of a 10' buffer. The minimum bluff top setback shall be no less than 25 feet from the top of the bluff.

Should the bluff top setback requirement render infeasible the opportunity to develop a reasonably sized project, front yard setbacks may be reduced to less than the 15' identified in the implementing ordinance without a Variance. However, the setback to the garage shall be no less than 20' from the public right of way. Reduced front yard setbacks shall comply with California Building Code.

LU- Design and Safety Guidelines

D-4

a. Freeway Underpass open space area: The City supports the San Luis Obispo county requirements for the open hills on the eastern end of the Spyglass underpass of the 101 Freeway to remain in permanent open space. (See Design Element D-40, Focal Point Sites.)

b. Underground Utilities

Overhead utilities on Shell Beach Road should be placed underground.

c. Landscaping

New development, including additions or upgrading of existing development, shall be fully landscaped and complementary to the Shell Beach Road frontage. Extensive landscaping shall be required for large asphalt areas such as gasoline service stations and parking lots. The east side of Shell Beach Road adjacent to the Spyglass interchange should be landscaped to present an inviting entry area into the City.

d. Sidewalks

Sidewalks from the Spyglass Highway 101 interchange to Shell Beach school in the Shell Beach Planning area shall be maintained and improved for safe pedestrian and handicapped access.

e. Spyglass interchange pedestrian underpass

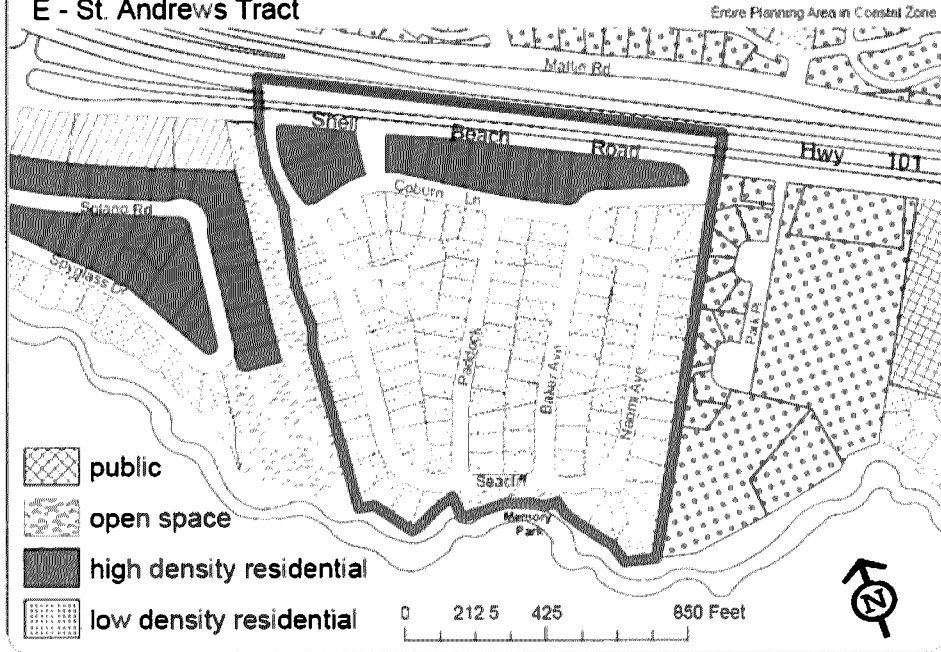
The City will work with Caltrans to develop a sidewalk at the Spyglass interchange underpass.

f. Improved beach access from Spyglass Park

Beach access from Spyglass Park shall be improved for pedestrian access to the beach below Spyglass Park.

St. Andrews Tract Planning Area E

Figure LU-8
E - St. Andrews Tract



Background

The St. Andrews Planning Area is almost completely developed with single-family homes, apartments and a city fire station.

The ocean frontage consists of single family residences and Memory Park. These homes are adjacent to highly erodible cliffs, with rocky shoreline and small pocket beaches below. During low tide there are small beaches accessible to the public.

There is a bluff top access from Naomi Avenue dedicated to the city and connected to a city easement south of the planning area in the Spindrift Planning Area. This access leads to a spectacular viewpoint, which is under private ownership. There is a public access easement from Seacliff to Spyglass Park in the adjacent Spyglass Planning area.

Policies

LU- Concept E-1

The St. Andrews Tract Planning Area shall be retained as a residential neighborhood with Low and High Density residential uses. The focus is on conserving the existing housing stock and assuring that home additions and replacements are compatible with the scale and character of the existing development. This will be achieved by:

- a. Limiting the front yard setback for additions and reconstruction of existing homes or construction of a new home to the front yard setback in place on the existing home as of January 1, 2012. The front yard setback for the single undeveloped lot in this area, APN 10-505-003, shall comply with the implementing ordinance.
- b. For additions or reconstruction of existing homes and the construction of new homes, a front elevation minimum 10' building stepback from the first floor to the second floor .

LU- Bluff Setback and Protection E-2

The bluff top setback for development shall exceed the Policy S-3 and Coastal Zone Code Section 17.078.050 requirement for a 100 year bluff retreat with the addition of a 10' buffer . The minimum bluff top setback shall be no less than 25 feet from the top of the bluff. A geology study and report shall be required for any development near the top of the bluff and a greater setback may be required based on the findings of the report. Appropriate erosion control measures shall be required for any project along the bluff-tops and shall specify methods for maintenance.

LU- Seacliff Drive Access E-4

The sign marked "Public Pedestrian and Bicycle Access - No Vehicles" directing bicyclists and pedestrians to a narrow road behind Coburn shall be maintained. The existing sign shall be revised to note beach viewing access and Spyglass Park. When beach access from Spyglass park is completed, a beach access sign shall also be added to this location.

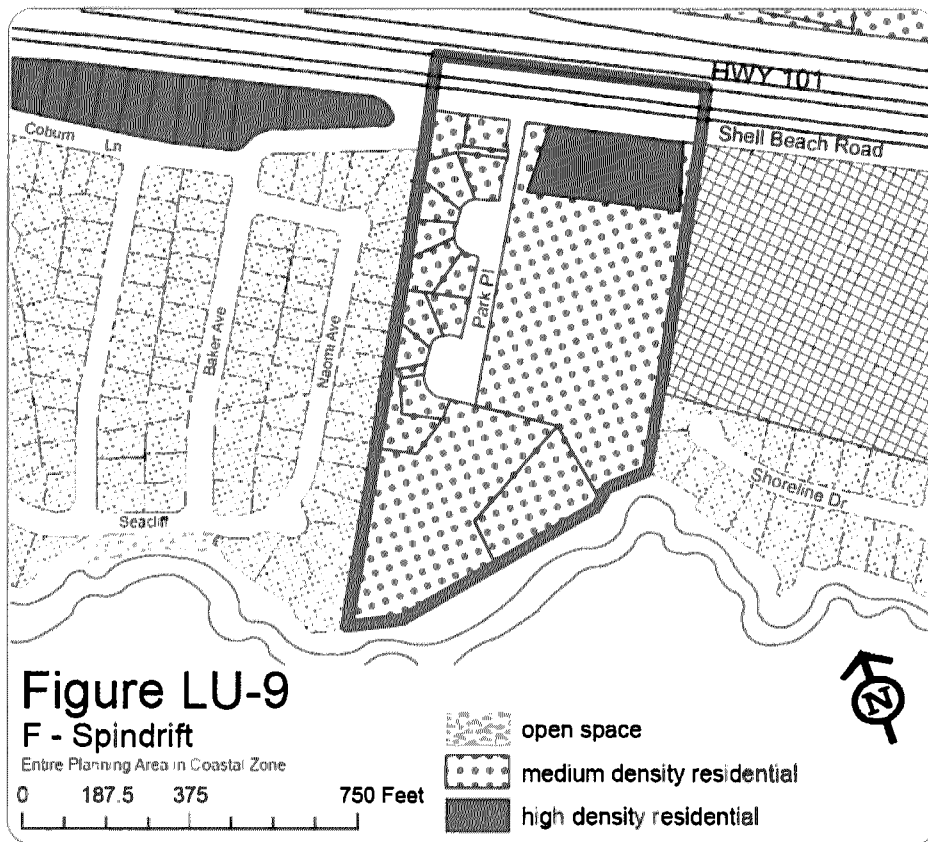
LU-E-5 Sidewalk improvements

The sidewalk on Shell Beach Road between Seacliff and Coburn shall be improved for a minimum width of 5' for safe pedestrian and handicapped access.

LU-E-6 Beach access to Memory Park

The City shall consider opportunities for beach access to Memory Park.

Spindrift
Planning Area F

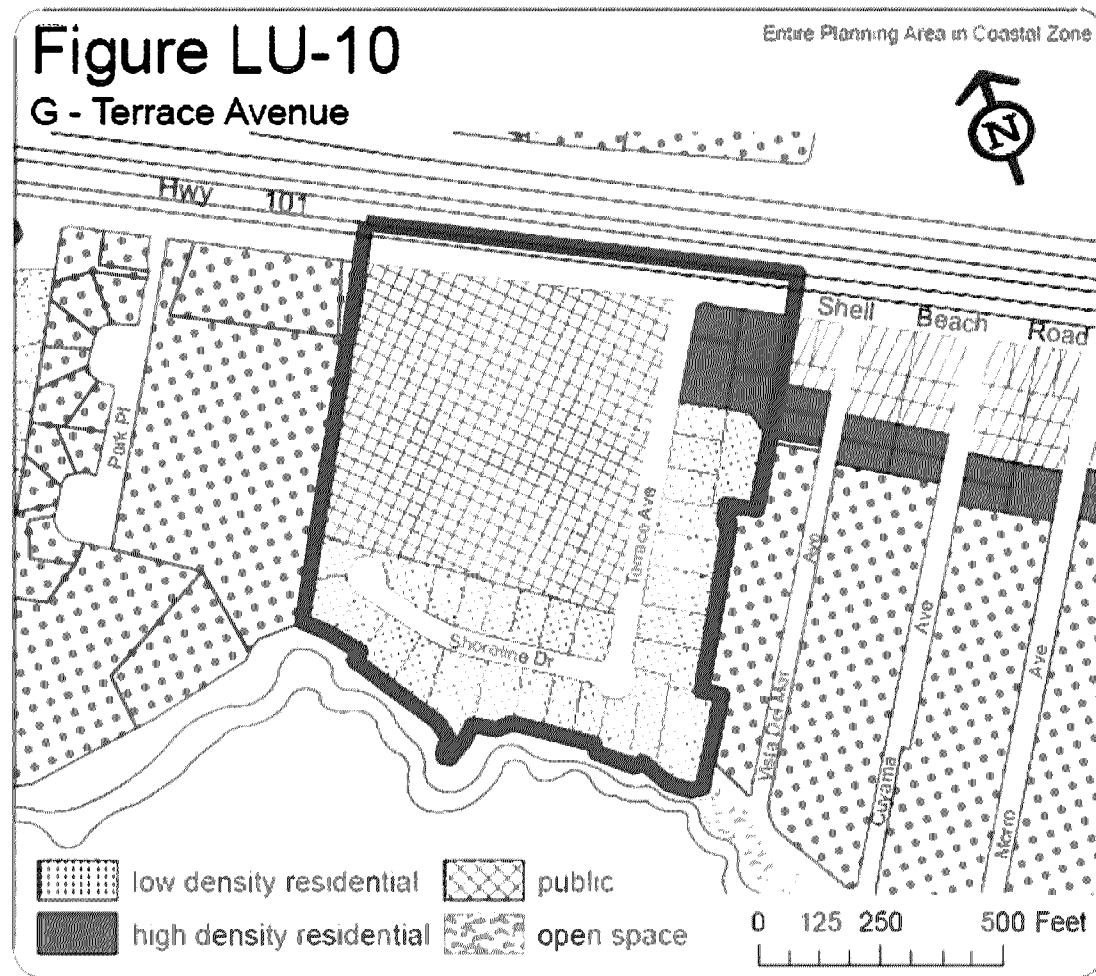


LU- Development of Estates
F-4

Any further development of the estates fronting the ocean is discouraged. If, however, further development is proposed it shall be required to adhere to the following criteria:

- a. Public access in the lateral bluff-top open space specified in Policy LU-F-3 and Policy PR-23 shall be required. Compliant with geologic report recommendations to protect the bluff top, public access improvements and landscaping shall be required within this area.
- b. Special attention shall be given to preserving view corridors to the ocean.
- c. Existing mature trees and bird habitat areas shall be preserved; any new development should avoid the trees.

**Terrace Avenue
Planning Area G**



Policies

**LU- Bluff Setback and Protection
G-2**

The bluff top setback for development along the bluffs shall exceed the Policy S-3 and Coastal Zone Code Section 17.078.050 requirement for a 100 year bluff retreat with the addition of a 10' buffer. The minimum bluff top setback shall be no less than 25 feet from the top of the bluff. Geology reports shall be required for any development near the top of the bluff to ensure that adequate bluff protection measures are provided.

Appropriate erosion control measures shall be required for any project along the bluff-tops and shall specify methods for maintenance.

LU- Ocean Boulevard Access

G-5

Development approvals for properties between Shoreline Drive and Ocean Boulevard shall dedicate a pedestrian easement between the two streets for access to the Eldwayen Ocean park stairs to the beach in the Shell Beach planning area. The City shall consider purchasing a 20-foot pedestrian access easement over its 20 foot wide sewer easement running between Terrace Avenue and Vista Del Mar Avenue to allow for public pedestrian and bicycle access. (See also Park and Recreation Element PR-5, Path System.)

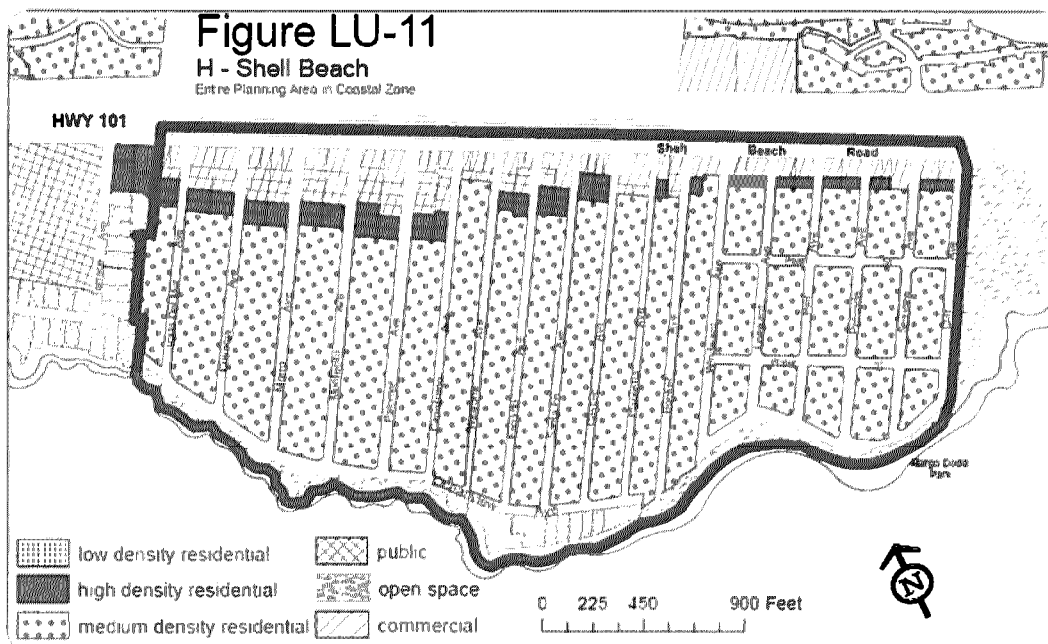
LU-G-6 Improvements related to Shell Beach School

The school district should be encouraged to landscape the back of the temporary classrooms located on Shell Beach Road and to add low-growing trees to the parking lots. Additionally, the fences surrounding the school should be painted a dark color. The sidewalk at Shell Beach Road and Terrace avenue shall be improved for safe pedestrian and handicapped access. See also:

Design Element	D-5	Utilities and Fences
Design Element	D-10	Parking Lots & Large Asphalt Areas
Design Element	D-11	Large Buildings
Design Element	D-13	Freeway Landscaping

Shell Beach Planning Area H

Background



Planning Area H, with the exception of scattered vacant lots, is essentially developed. However, there is a trend to expand or replace small beach cottages on small lots with large houses that are not always compatible with the character of the community. Shell Beach embodies much of the historic ambiance and flavor of small California beach towns.

A variety of retail and service uses front Shell Beach Road, including several small motels. The area includes a small public library, a private recreational facility and the Shell Beach Veterans' building. The Shell Beach ocean bluffs are significant recreational resources containing Eldwayen Ocean Park and Margo Dodd Park which are the aesthetic focus of the community, along with Dinosaur Caves Park which is located in the adjoining Dinosaur Caves Planning area. The parks and development on top of the bluffs are seriously endangered by erosion.

Four beach access points are located in the Shell Beach Planning area, and Ocean Blvd and the trail at the end of Ocean Blvd to Boeker street includes pedestrian and bicycle access.

Policies

LU- Concept

H-1

Shell Beach Road is bordered by a narrow commercial strip backed by a narrow band of High Density Residential. Behind the High Density residential area to the Ocean, a medium density land use accommodates single family homes in the area. The focus of this area is a more traditional beach community with small single-family lots, street activity, and views of the ocean to the west, and the foothills to the east. The emphasis is on assuring that new and expanded homes are compatible with the scale, bulk, and character of existing neighborhood.

LU- Commercial Enhancement funding plan

H-3

a. For the Shell Beach Road commercial strip, a funding plan shall be prepared for amenities such as but not limited to signage, street trees, sidewalk improvements, pedestrian scale street lights, public parking, and public art.

b. The city shall consider the use of Grant funds to provide for the plan and for low interest loans for commercial revitalization.

LU- Residential Guidelines

H-4a

a. Scale of Structures.

New residential development should be designed to reflect the small scale image of Shell Beach rather than large monolithic buildings. Buildings should be designed with vertical, horizontal and roof articulation of building faces.

b. Orientation of doors, windows, and balconies to street.

Street frontage should consist of residential units with windows, doors, balconies and porches facing and in reasonably close proximity to the street, both in terms of height (i.e., units at street level, rather than raised) and in distance from the street (minimum set back). This type of orientation reinforces the traditional beach and street active environment and increases street safety with "eyes" on the street. (See Design Element D-4, Multi-family Design Criteria.) Where two-story buildings are proposed, the second story shall be stepped back a minimum of 30% along the front elevation.

c. Incentives for single level development

Incentives for one level development will only be provided for proposals compatible with the surrounding area with building articulation and site design reflective of the Shell Beach small- scale image. While a 20' setback to a garage is required, incentives for single level development without a requirement for a variance include:

- expanded total building area in excess of that specified in the implementing ordinance
- front, side, and rear yard setbacks reduced from that specified in the implementing ordinance
- a single car garage

LU- Commercial Development Guidelines

H-4b

a. Scale of Structures.

New commercial development design shall reflect Shell Beach's small scale image. Buildings shall be designed with building elevation vertical, horizontal and roof articulation.

b. Building Articulation.

Multiple story buildings shall include step backs of 7 feet or more for a second floor and 10 feet or more for a third floor. Noncontiguous step backs shall be required for a minimum of 30% of the front elevation frontage of each floor above the first floor.

c. Orientation of doors, windows, and balconies to street.

To reinforce interaction between the pedestrian and the commercial environment, street frontage adjacent to Shell Beach Road shall include windows, doors, balconies, and where applicable, paseo entries.

d. Public areas.

Public seating areas such as plazas, paseos, patios are required for development of projects over two or more contiguous lots and single lots of 6,000 s.f. or greater. Similarly, seating areas are encouraged for single lot development. Where public areas are not provided adjacent to the right of way, buildings shall be placed at or within 8' of the public right of way.

e. Interior lots.

New development or redevelopment of commercial structures adjacent to Shell Beach Road, which are not adjacent to a side street, shall participate in a parking in-lieu fee program for the Shell Beach commercial area. Parking on site is not required.

f. Trash hidden from view.

Trash disposal facilities shall be screened from public view.

g. Public art. Public art, subject to City approval, shall be included in new development and expansion of 30% or more of existing lot area for additions or reconstruction of existing development.

h. Incentives without a variance from the implementing ordinance.

-For commercial/residential mixed use projects, expanded total building area and reduced parking for mixed use projects

-For commercial projects 50% smaller than the maximum permitted, a portion of the parking requirements in the implementing ordinance may be waived.

LU- Bluff Setback and Protection

H-5

The bluff top setback for development shall exceed the Policy S-3 and Coastal Zone Code Section 17.078.050 requirement for a 100 year bluff top setback retreat with the addition of a 10' buffer. The minimum bluff top setback shall be no less than 25 feet from the top of the bluff. A geology report shall be required for any development near the top of the bluff to ensure that adequate bluff setbacks and protective measures are provided. Appropriate erosion control measures shall be required for any project along the bluff-tops and shall specify methods for maintenance.

Should the bluff top setback requirement render infeasible the opportunity to develop a reasonably sized project, front yard setbacks may be reduced to less than 15' identified in the implementing ordinance without a requirement for a Variance. The setback to the garage shall be no less than 20' and reduced front yard setbacks shall comply with the California Building code.

For this area, site specific geologic studies required in Policy S-3 shall include an analysis of appropriate planting material along the coastal bluffs.

LU-H-6 Public Improvements

a. Street Lights

Where possible, pedestrian scaled street lights should be used throughout the Shell Beach area. (See Design Element, Policy D-22, Pedestrian Scale Street Lights.)

b. Street and Front Yard Paving

Street rights-of-way and front yards shall not be paved except for driveways or parking spaces officially approved by the city. The City shall not approve parallel parking that is outside the normal area needed for travel ways and related street parking. (See Design Element, Policy D-15, Front Yards and Street Right-of-Ways.)

c. Shell Beach Road improvements

Shell Beach Road improvements should retain the existing curb and gutter flow line and profile of the street and ADA compliance through use of bulb outs and street corner improvements. Additional improvements will include a multi-use trail, benches, decorative light poles, bike racks, public art, trash receptacles, and receptacles for recyclable material. A variety of paving changes and textures with street furniture and decorative lights and street trees will enhance this area.

Existing public sidewalks and street amenities shall be maintained, and future improvements shall be maintained in perpetuity.

Consistent with policies D-36 and D-37, Shell Beach Road overhead utilities shall be placed underground. Undergrounding to the first adjacent residential street is required.

d. Ocean Blvd improvements

Public improvements to Ocean Blvd shall include public art features where possible. Examples include but are not limited to artistically sandblasted bollards and posts, mosaic tiled trash and recycled containers, decorative paving , or art work on utility boxes.

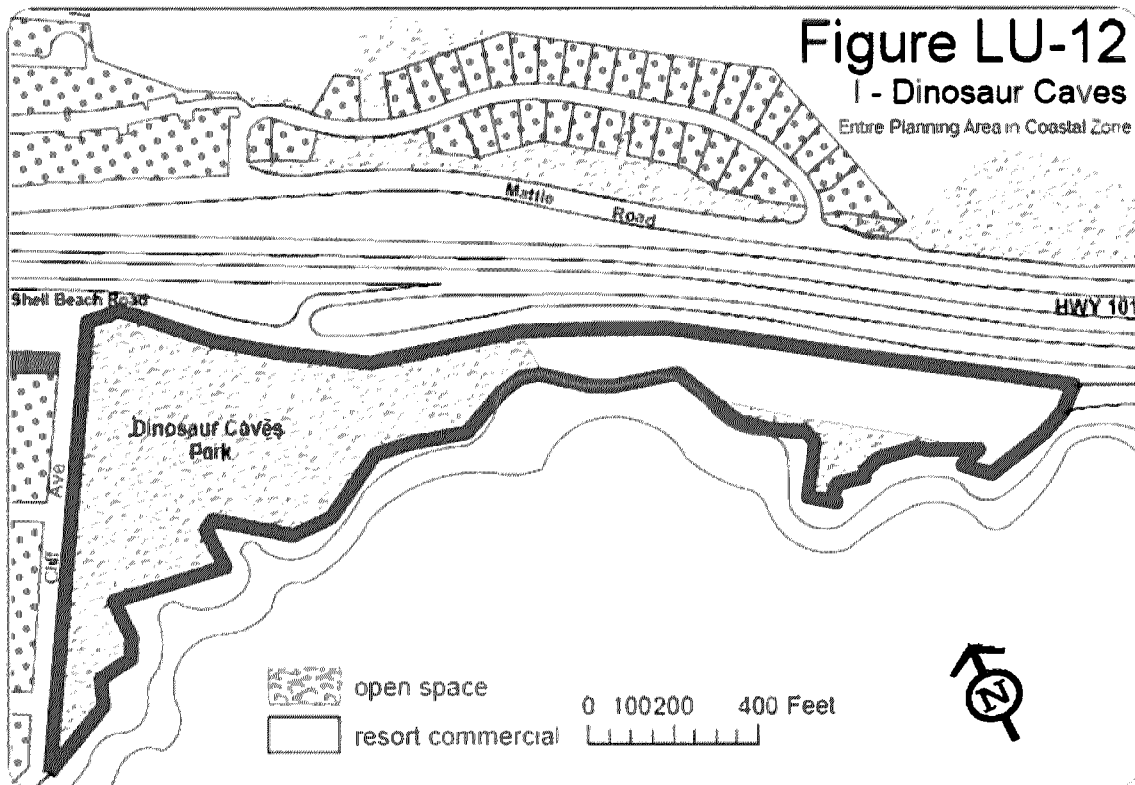
**LU- Lateral Access at Boeker Street
H-9**

The City should pursue opportunities to create lateral pedestrian pathways connecting Boeker Street to Windward Avenue or Ocean Boulevard.. This requirement shall be implemented as part of project approval, private gifts or dedications or possibility through public acquisition. (See Parks and Recreation Element, Policy PR-5, Path System.)

**Dinosaur Caves
Planning Area I**

Background

The Dinosaur Caves area contains the Shelter Cove Hotel, and the 11 acre Dinosaur Caves Park. Dinosaur Caves Park includes trails, open areas for public events, ocean overlooks play equipment, public parking and restrooms. 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.



**LU-
 Concept
 I-1**

The Dinosaur Caves Planning Area is oriented to open space, parks and visitor serving uses with related public lateral bluff-top access and open space. The area is designated Open Space. The highly scenic nature of this area and the protection of views from Highway 101 have been emphasized with the development of Dinosaur Caves Park. (See Parks and Recreation Element PR-16, Dinosaur Caves.)

**LU- Dinosaur Caves Park
 I-2**

Dinosaur Caves Park is designated for public park and open space uses which are visitor serving in nature. Non-visitor serving uses are prohibited. Development of Dinosaur Caves Park shall be consistent with the following requirements:

Table PR-1 Parks and Open Space										
Planning Area	No	Name	Class	Public (publicly owned) or Quasi – public (privately owned with public access)		Private		Access	Parking	Comments
				Existing	Proposed	Existing	Proposed			
A. Sunset Palisades /The Bluffs	1	The Bluffs	Linear park		8.8			View along bluff top trail	Off-street	includes public access easement, path and landscaping
	2	The Bluffs	Open Space			53 +		No	No	Natural open space, grazing
	3	Sunset Palisades	Open Space			5.2		No	Off-street	Gated community, landscaped open space
	4	Area between Hwy 101 and Shell Beach Road	Open Space	2.4					Off-street	2 tennis and basketball courts. Beach access parking needs to be completed and courts lighted. Permanent restrooms shall be considered in the future.
	5	Palisades Park	Neighborhood Park	5.7			6+	No	Off-street	Grass, playground, picnic tables, horseshoes.

Table PR-1 Parks and Open Space										
Planning Area	No	Name	Class	Public (publicly owned) or Quasi – public (privately owned with public access)		Private		Access	Parking	Comments
				Existing	Proposed	Existing	Proposed			
A. Sunset Palisades /The Bluffs Cont...										
B. South Palisades	6a	South Palisades Bluff	Linear Park	2.6	4.3+			Viewing access	On-street	Improvements concurrent with new development. Two parcels yet to be developed. Improved w/grass, picnic tables, and benches. Pedestrian and bicycle path that is a part of the California Coastal Trail.
	6b	Area between Hwy 101 and Shell Beach Road	Open space	1.3						Beach access parking available, also unimproved areas

Table PR-1 Parks and Open Space										
Planning Area	No	Name	Class	Public (publicly owned) or Quasi – public (privately owned with public access)		Private		Access	Parking	Comments
B. South Palisades Cont...	7	South Palisades Beach	Sandy beach	2.3				3 Beach access stairs from: -end of Beach-comber drive -Cliffs Hotel stairs (#8) -Sunset Beach Estates subdivision.	On-street	Trash facilities and benches as a part of the beach access stairway
	8	Cliffs Hotel	Open Space		1.0			Beach access stairs	yes	Barranca w/heavy vegetation. Barranca path, bluff top walk
	9	Dolphin Bay Resort and Spyglass Inn	Open Space		3.1			View with bluff top trail	possible	Public access easement for ocean bluff top trail. Part of the California Coastal Trail.

Table PR-1 Parks and Open Space										
Planning Area	No	Name	Class	Public (publicly owned) or Quasi – public (privately owned with public access)		Private		Access	Parking	Comments
D. Spyglass	10	Spyglass Park	Neighborhood Park	4.7				Ocean fronting bluff top path and steep trail to beach	Off-street	Grass, playground, picnic BBQ, Barranca, restroom. Improved beach access needed.
	11	Spyglass Beach	Sandy Beach	1.6				path	Off-street	Surfing area, access path needs improvement
E. St. Andrews	12	Memory Park	Linear Park	.46				Ocean fronting park with ocean view	On-street	Grass and benches, picnic tables, BBQ, Vista Point
	13	St. Andrews beach	Sandy Beach	.5				no	On-street	No facilities

Table PR-1 Parks and Open Space										
Planning Area	No	Name	Class	Public (publically owned) or Quasi – public (privately owned with public access)		Private		Access	Parking	Comments
F. Spindrift	14	Park proposed	Linear Park			.9		Ocean fronting with ocean view proposed	no	Public access easement from the Park Place subdivision and Naomi. Expansion of linear park to southeast proposed as part of estates development.
G. Terrace Ave	15	Shell Beach School	Neighborhood Park	3.8				Ocean View	off street at school	Two ball fields play equipment, joint agreement with City to improve & use field is proposed.
	16	Terrace Ave Beach	Rocky Beach	.2				no	no	No facilities.
H. Shell Beach	17	Eldwayen Ocean Park	Linear Park	1.3				Stairs at Vista Dei Mar and Capistrano	On-street	Grass and benches, picnic tables, telescope.

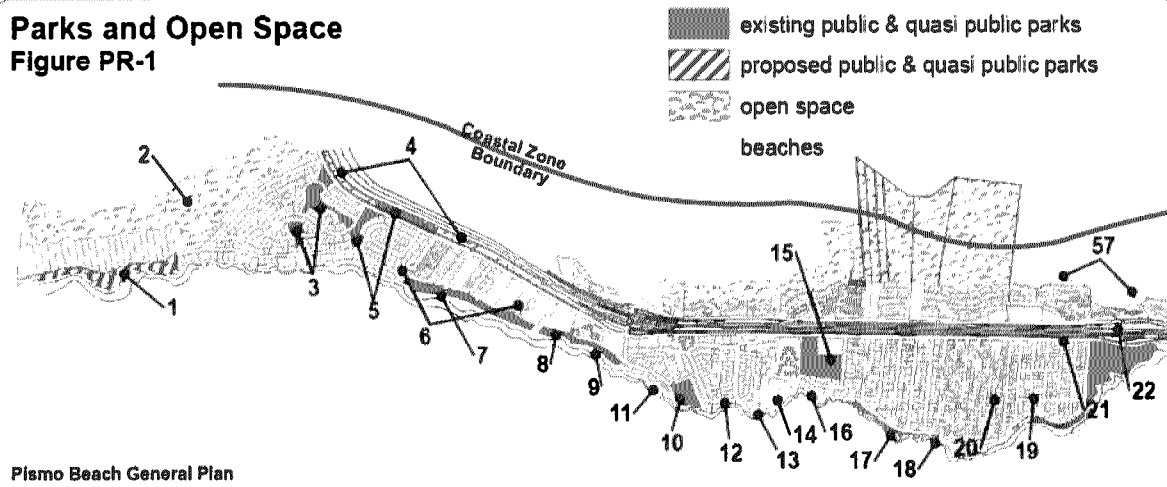
Table PR-1 Parks and Open Space										
Planning Area	No	Name	Class	Public (publically owned) or Quasi – public (privately owned with public access)		Private		Access	Parking	Comments
H. Shell Beach Cont...	18	Shell Beach	Sandy Beach	.6					On-street	No facilities
	19	Margo Dodd	Linear Park	.17				Ocean View	On-street	Picnic tables, gazebo
	20	Margo Dodd Beach	Sandy Beach	.3				Stairs at Pier Ave	On-street	Trash facilities with beach
I. Dinosaur Caves	21	Dinosaur Caves Site/ Janowicz Path	Linear Park		15.0			Ocean View	Off - street	Linear park with ocean observation areas, amphitheater, picnic areas, play equip and parking.
	22	Dinosaur Caves Beach	Sandy Beach	.7				no	no	No facilities
	23	Freeway frontage	Open Space	3.4				No applicable, Cal Trans ROW		No facilities, part of road right-of-way

Table PR-4 Physical and Visual Ocean Access/ California Coastal Trail See Figure PR-3 for map locations												X- Existing # - Proposed
Planning Area	Access Points	Public beach access stairs	Walking path and/or Walking with View access	Direct Beach Access No stairs	View points	Lateral Open Space Top of Bluff	Barranca	Parking on-street	Parking off street	Signage &/or amenities	Open to Public	Comments
A. Sunset Palisades	1a The Bluffs trail		X		X	X			X	X	X	Improved public trail with access at the north end connecting to SLO County trail
	1b Indio drive		X		X			X		X	X	On-street section of the California Coastal Trail with ocean overlooks
	2 Encanto		X		X			X		#		No improvements
	3 Topaz St		X		X			X		#		No improvements
B. South Palisades	4 Florin St		X		X			X		#		Improvements complete
	5 Beach-comber stairs	X	X		X	X		X		X	X	Located at lateral blufftop park 80% improved with park/open space amenities (benches, picnic tables) and > 150 on street parking spaces available
	6 Sunset Beach Estates stairs	#	#		#	#		#		#	#	North side of barranca with access to South Palisades Park areas adjacent to Ebb Tide. Approved subdivision with linear park and beach access
C. North Spyglass	7a Cliffs Hotel stairs	X	X		X	X	X		X	X	X	Trash receptacles available
	7b Bluff top trail		X		X	X			X	X	X	Improved public access bluff top trail at the rear of the Cliffs Hotel, Dolphin Bay Resort, and Spyglass Inn
D. Spyglass	8 Spyglass Park	#	X		X	X	X		X	#	X	Sleep dirt trail at the edge of barranca provides beach access but should be improved. Benches and trash receptacles available along bluff top

Table PR-4 Physical and Visual Ocean Access/ California Coastal Trail See Figure PR-3 for map locations												X- Existing # - Proposed
Planning Area	Access Points	Public beach access stairs	Walking path and/or Walking with View access	Direct Beach Access No stairs	View points	Lateral Open Space Top of Bluff	Barranca	Parking on-street	Parking off street	Signage &/or amenities	Open to Public	Comments
E. St. Andrews Tract	9a Memory Park	#			X	X		X		X	X	Benches, tables, trash receptacles available. A beach access stairway to St. Andrews Beach shall be installed in this area.
	9b Seacliff Access path		X							#		Walking path between 182 and 188 Seacliff, public access easement between St. Andrews Tract subdivision and Spyglass Park. Ongoing bluff erosion may affect the functionality of this access easement in the future.
F. Spindrift	10 Linear Bluff top park	#	#		#	#			#	#	X	Area for lateral park to be dedicated with future development of the estates pursuant to Policy LU-F-3 and LU-F-4. Pedestrian access to the area is from Naomi and Park Place. Pedestrian access easement over the park shall be no closer than 25' from the top of the bluff.
H. Shell Beach	11a Eldwayen Ocean Park	X	X		X	X		X		X	X	Beach access at Vista Del Mar and Cuyama. Cuyama stairs require improvements.
	11b Boeker overlook		X		X	X		X		X	X	Access path from Piacenta to Boeker along oceanfront. Future public bluff top access through to Ocean Blvd to the south if/when development occurs directly to the southwest of Boeker.
	11c Pier Avenue stairs	X	X		X	X		X		X	X	Bench and Trash facilities available

Table PR-4 Physical and Visual Ocean Access/ California Coastal Trail See Figure PR-3 for map locations												X- Existing # - Proposed
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H. Shell Beach Cont.	12 Margo Dodd Park	X										Gazebo, picnicking, trash facilities available.
I. Dinosaur Caves	13 Dinosaur Caves Janowicz Path		X		X	X			X	X	X	An improved park with four ocean overlooks, bluff top trail, and multiple park amenities.
	14 Shelter Cove	#	X		X	X			X	X	X	Public parking at the Shelter Cove Hotel.

Parks and Open Space **Figure PR-1**



California Coastal Trail and Pismo Beach Beach Access

Figure PR-3

Pismo Beach General Plan

