

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV



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Prepared November 20, 2020 (for December 11, 2020 Hearing)

To: Coastal Commissioners and Interested Persons

From: John Ainsworth, Executive Director
Susan Craig, Central Coast District Manager
Katie Butler, Coastal Planner

Subject: Certification Review for the City of Pismo Beach's Local Coastal Program (LCP) Amendment Number LCP-3-PSB-20-0037-1 (Residential Very High Density Overlay and 855 4th Street Rezoning)

On September 11, 2020 the Coastal Commission approved City of Pismo Beach's LCP Major Amendment Number LCP-3-PSB-20-0037-1, with modifications. This amendment adds a new Residential Very High Density (RVHD) overlay zone that would increase LCP height and density maximums (to 45 feet and 50 units per acre, respectively) and relax certain development standards for 100 percent affordable housing projects. The amendment also adds the RVHD overlay and makes conforming changes to a 1.2-acre property located at 855 4th Street (APN 005-242-019), the intended purpose of which is to facilitate an envisioned 50-unit, 100 percent affordable housing project.

By action taken October 6, 2020, the City of Pismo Beach adopted the amending LCP text (see **Exhibit 1**). The Executive Director has determined that the action taken by the City is 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., December 11, 2020), and notification of this certification and Commission concurrence will be forwarded to the City.

Executive Director's Recommendation. Staff recommends that the Commission concur with the Executive Director's determination that the actions of the City of Pismo Beach in accepting the Commission's certification of LCP Amendment Number LCP-3-PSB-20-0037-1, with modifications, are legally adequate.

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