

**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 role call vote, to wit:

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


**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

  
Benito J. Crescione, Mayor

Attest:

  
Lori Grigsby, City Clerk

## Attachment A

### 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 Herrington 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 Herrington 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.

## **Attachment 2**

**Highlights of the amendment include**

- Deletion of a requirement for a downtown specific plan
- Moving from five districts to ~~three~~**four**, (*Coastal Commission requirement*) ; the Central Commercial district which would remain the same in its location between Dolliver, Main, Stimson and the ocean, the Open Space district which would encompass the beach, the pier, Ira Lease and Mary Herrington park, and the balance of the downtown, **except for the two privately owned lots at the end of Addie Street, which would remain a part of the Mixed Residential District; (Coastal Commission requirement)** which would be a part of the Mixed use district.
- Eliminating the requirement for residential uses to be limited to one apartment per parcel. With the amendment, residential uses would simply be considered as a part of a mixed use project; exclusive residential uses would not be permitted.
- Amending the absolute "shall" to a "may" in reference to requiring configuration of the pier parking lot for a more cohesive traffic flow from Pomeroy to Hinds, dedication of a portion of the Benson property for vehicular and pedestrian access and cohesive streetscape program.
- **Coastal Commission addition** to the amendment a modification of General Plan/Local Coastal Plan policy LU-5(b) to provide consistency with the downtown core policy change that would enable mixed use projects without limits on residential units on upper floors.

#### Mixed Use district

Amendment included retail, restaurants, and service uses. In the Mixed Use district, visitor lodging, commercial, retail, restaurants, services uses, offices, and residential uses would be permitted.