

RESOLUTION NO. R-2008-010

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PISMO BEACH
AMENDING THE 1992 GENERAL PLAN/LOCAL COASTAL PLAN LAND USE
DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY
RESIDENTIAL FOR SEVEN (7) RESIDENTIAL LOTS IN THE PISMO HEIGHTS
PLANNING AREA**

WHEREAS, the City of Pismo Beach ("Applicant") initiated a General Plan/Local Coastal Plan amendment for a land use designation change for seven residential lots for seven residential lots from Medium Density Residential to High Density Residential ("the project"); and

WHEREAS, Planning Commission October 9, 2007, and City Council February 19, 2008 held noticed public hearings were held, at which all interested persons were given the opportunity to be heard on the project; and

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby amends the 1992 General Plan/Local Plan Land Use Designation from Medium Density Residential to High Density Residential for seven (7) residential lots in the Pismo Height Planning Area from 521-581 Wadsworth Street. The amendments to the Local Coastal Program are intended to be carried out in a manner fully in compliance with Division 20 of the Public Resources Code, otherwise known as the Coastal Act with the following findings:

1. There are no site constraints or other factors that would create the potential for significant environmental impacts as a result of the project.
2. An environmental initial study and Negative Declaration was adopted for the project by Resolution No. R-2008-009 on February 19, 2008 and the City Council finds that no further study is needed.
3. The amendments are consistent with the Coastal Act.

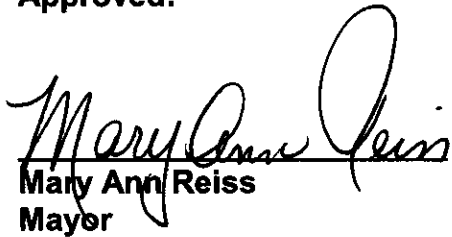
THE CITY COUNCIL HEREBY:

- 1) Approves the Project (attached Exhibit 1)
- 2) Directs staff to forward the amendments to the Local Coastal Program (LCP) to the California Coastal Commission for certification following approval of the second reading. The LCP amendments shall take effect immediately upon Coastal Commission certification, consistent with Public Resources Code Sections 30512, 30513, and 30519.

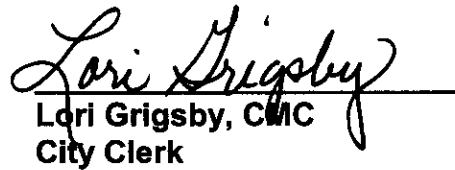
UPON MOTION OF Councilmember Vardas seconded by Councilmember Rabenaldt the foregoing resolution was passed, approved and adopted by the City Council of the City of Pismo Beach this 19th day of February 2008, by the following roll call vote:

AYES: 3 Councilmembers: Vardas, Higginbotham, Reiss
NOES: 2 Councilmembers: Ehring, Rabenaldt
ABSENT: 0
ABSTAIN: 0

Approved:


Mary Ann Reiss
Mayor

Attest:


Lori Grigsby, CMC
City Clerk

1992 GP/LCP Land Use Map Changes, Figures LU-2 and LU-23

Land Use Figure LU-2
PISMO BEACH GENERAL PLAN

KEY

	LOW DENSITY RESIDENTIAL		COMMERCIAL
	MEDIUM DENSITY RESIDENTIAL		PLAZA/COMMERCIAL
	TRANSITORY RESIDENTIAL		OFFICE SPACE
	MOBILE HOME PARK		INDUSTRIAL
	HIGH DENSITY RESIDENTIAL		

