City of Pismo Beach General Plan / Local Coastal Program
Land Use Element

Revisions Memo

Note: Policies and actions may be truncated. Please refer to Land Use Element for full text of policies and action items.

Item	Location/Policy/Action	Comment	Response to Comment
1	**1. Introduction footnote** *See Policies 2.2 and 2.3 for relevant historic building policies and actions*	Footnote 1 references need updating (Policies 2.3 and 2.4, not 2.2 and 2.3)	Revised.
2	**1.3 - 3rd paragraph** *The Pismo Beach Circulation Element was updated in 2018.*	Clarify Circulation Element updated in 2023	Revised.
3	**2 2.1 – 1st Paragraph** *Residential and commercial uses are mostly concentrated west of Highway 101, while open space and industrial uses are clustered mostly east of Highway 101.*	Delete sentence describing development concentrated west of 101. This statement is out of date and inaccurate.	Deleted.
4	**Table LU-1**	Table and footnote mentions 340 short term vacation rentals, however there are only 28 licensed STRs.	While there are only approximately 30 licensed STRs, there are hundreds of vacation rentals listed when searching websites. No revision.
5	**2.1.1 Sunset Palisades/The Bluffs/South Palisades** *Each parcel in this area includes 60% of open space, preservation of views from U.S. Freeway 101 to the ocean, and a 100-foot-wide lateral access dedication to the City for public parks and open space along the entire cliff.*	Apply the 60% open space requirement to each subdivision rather than each parcel?	The 60% Open Space requirement per parcel is consistent with the Specific Plan and Zoning Code. No revision.
6	**2.1.1 Sunset Palisades/The Bluffs/South Palisades** *San Luis Obispo County has an easement from the toe of the bluff to the mean high tide line.*	Where is the SLO County easement from bluff to mean high tide line?	The easement as described is from "the top of the bluff to the mean high tide". No revision.

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7	**2.1.1 Neighborhood planning areas – Shell Beach/ Dinosaur Caves** *The Shell Beach Streetscape Project is a an City-led project that includes plans to reconstruct an 18-block section of Shell Beach Road in Downtown Shell Beach between Cliff Avenue and Terrace Avenue, with a multipurpose trail, signage, and lighting, with the intent on making the area more multimodal.*	Clarify streetscape project was completed in 2021.	Revised.
8	2**.1.1 Shell Beach/Dino Caves** *The Shell Beach Streetscape Project is a an City-led project that includes plans to reconstruct an 18-block section of Shell Beach Road in Downtown Shell Beach between Cliff Avenue and Terrace Avenue, with a multipurpose trail, signage, and lighting, with the intent on making the area more multimodal.*	Reference to the streetscape project needs to be updated to reflect that it is complete.	Revised.
9	**2.1.1 Shell Beach/Dino Caves**	Mention blufftop erosion/preservation, Eldwayen & Margo Dodd Park, beach access (from previous LU Element, page LU-40)	Bluff setback and protection located in Safety Element and Zoning Code.
10	**2.1.1 Downtown** *The Pier Plaza Project is a City-led project that includes reconstruction of the entire pier parking lot and pier plaza areas with the addition of new features for public recreation and beach access, including restrooms, seating areas, and children's play area.*	Updated to reflect the completion of the pier plaza	Revised.
11	**2.1.1 Downtown** *The Downtown Core creates a public hub for residents and visitors to eat, shop, and recreate in a small beach-town environment.*	Should the downtown strategic plan be mentioned?	Revised.
12	**2.1.1 Pismo Creek/Pismo Marsh** *The industrial uses in this planning area are non-polluting uses, such as a trailer storage, and the commercial manufacturing use consists of a shopping center.*	Last sentence refers to commercial/manufacturing, but land use designations in section 2.2 just refer to commercial.	Clarifications made to existing commercial uses.
13	**2.1.1 Oak Park Heights** *The Land Use Element includes policies for the entire area as a whole, including these four sub-areas.*	First paragraph, last sentence should read three, not four subareas, unless we're going to incorporate sphere of influence here	Revised.
14	**2.1.1 Oak Park Heights**	Second paragraph should mention the church and post office, final sentence should	The description of existing uses

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	The commercial uses along the southern City boundary contain mixed commercial centers and medical centers, and the commercial uses along Highway 101 are office parks and hotels.	also mention the medical and restaurant uses along Highway 101	is not exhaustive. No revision.
15	**2.1.1 Pismo Heights** *On the eastern side of this planning area is the City's sewage treatment plant, baseball fields, and the Pacific Gas and Electric transport and storage facility. Pismo Creek runs through the planning area which creates flooding constraints. Other constraints in this area include poor vehicular access to the baseball fields, and the closure of the bridge due to structural problems.*	Should the last two sentences re: sewage treatment plant, baseball fields, PG&E facility & Pismo Creek be moved to the Oak Park Heights section?	Agreed. Moved to Oak Park planning area.
16	**2.1.1 Freeway Foothills/Mattie Road** *The Freeway Foothills planning area is located east of Highway 101, and consists of low and medium density residential neighborhoods, planned residential, a restaurant and small shopping complex, and a small undeveloped parcel at the northern end of the area.*	The small shopping complex should be updated to reflect that it is now City Hall and small offices.	Revised.
17	**2.1.1 Various locations**	Additions/clarifications of uses in the various planning areas	Revised.
18	**2.2 Pismo Beach Land Use Densities** *For non-residential uses, development intensity is controlled by a measure known as Floor Area Ratio (FAR), which refers to the ratio between a building's total floor area and the total area of the site.*	The statement that FAR applies only to non-residential uses is confusing.	Revised to include all uses.
19	**Table LU-3** *Coastal zone – 25 feet*	Included 35' max height in R-3 district	Revised.
20	**Table LU-3**	Do we want to provide an absolute maximum height here so that the General Plan has full control of maximum heights? Or do height limits even belong in the GP at all?	The height limits are a general guide in the General Plan. Readers are directed to the Zoning Code for additional requirements.
21	**Table LU-3** *Maximum 8 units per acre*	Revised Density in MHP to 12 units/per acre	Revised. Other related minor revisions made also.
22	**Figure LU-5, Land use map**	Pier revised to OS	Revised.

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23	**2.3 General Plan/Local Coastal Plan Buildout** *Most of the vacant and underutilized sites not located in limiting areas in Pismo Beach tend to be in the Downtown Core planning area and along the Highway 101 corridor in the Shell Beach planning area.*	Paragraph 4 should include the Freeway Foothills as a location with larger vacant lots (there are several currently for sale at the north end).	Revised to mention Freeway Foothills.
24	**Table LU-4**	HDR potential increase in population raised to 289	Revised.
25	**Table LU-4**	Total potential increase in population raised to 1,979	Revised.
26	**Goal LU-1** *A community with a variety of well-regulated land uses that support the diverse needs of both visitors and residents.*	Change "visitors and residents" to "residents and visitors"	Revised.
27	**Action LU-1.2b *Secondary Residential Uses Encouraged.***	Remove "secondary", add "Mixed"	Revised.
28	**Action LU-1.2b** *See also policies under Goal LU-7, for related policies and actions.*	Add "Short-term rentals and vacation rentals prohibited in Shell Beach mixed-use projects"	Revised.
29	**Policy LU-1.3** *Provide for a wide variety of land uses including visitor lodging, commercial retail, restaurants, service uses, offices, and residential uses through the mixed-use designation and a mixed-use overlay zone.*	Clarify zoning designation instead of zoning overlay.	Revised.
30	**Action LU-1.3a** ***Mixed-Use Designation and Overlay Zone**. Focus the mixed-use designation within the Downtown Core and create a mixed-use overlay zone for other areas appropriate for mixed-use as directed by this Element. Downtown mixed-use shall beach visitor-serving-focused incorporating services, businesses, and multifamily units in a pedestrian-oriented community character along the primary beach area.*	"Overlay Zone" to "Zoning District" Remove reference to "Core" "Overlay Zone" to "Zoning Designation" Add "community serving for local residents, including food markets, drug stores, and health services, and for mixed use projects including commercial, residential hotels, and motels, and other multiple-use projects." Remove "beach visitor serving focused incorporating services, businesses, and multifamily units in a pedestrian oriented community character along the primary beach area."	Remove Core, as 'Core' is the central commercial designation.
31	**Action LU-1.3c Priority of Uses**	Priority of Uses - Add …"on upper floors. In Shell Beach no ground floor residential uses and no vacation rentals on any level.	Revised per City Council direction.

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	When considering mixed-use development projects, active commercial uses shall, at a minimum, be located on the first floor. Affordable residential uses shall be encouraged.		
32	**Action LU-1.3c Priority of Uses** *When considering mixed-use development projects, active commercial uses shall, at a minimum, be located on the first floor. Affordable residential uses shall be encouraged.*	Should be reworded to make it clear that the first floor use should be active commercial ("at a minimum" is unclear)	The existing wording takes into account the possibility of ground floor residential beyond 50' from the street frontage, except for Shell Beach. No revision.
33	**Action LU-1.6g *Fire and Drought Tolerant Vegetation*** *In landscaped open space areas, the City shall require the use of drought tolerant and fire-tolerant vegetation.*	Change "drought tolerant" to "water efficient" for consistency with LU- 2.2 language?	Revised.
34	**Action LU-2.1a Priority Land Uses** *Pismo Beach's coastal dependent uses shall include but not be limited to tideland, beaches, the pier, commercial fishing, and recreational boating.*	Remove "commercial fishing, and recreational boating." From coastal dependent uses	Revised.
35	**Action LU-2.1e Pedestrian Scale** *In mixed-use areas, ground-floor uses should be active commercial uses for all properties facing Highway 1, Dolliver Street, Hinds Avenue, Pomeroy Avenue and Shell Beach Road. Other commercial uses that are not public, active commercial uses shall have a transparent and aesthetically pleasing façade that invites pedestrian activity by design.*	Remove "for all properties facing Highway 1, Dolliver Street, Hinds Avenue, Pomeroy Avenue and Shell Beach Road." from design guidelines.	Agreed. All ground floor uses in mixed use areas should be active commercial uses. Revised.
36	**Action LU-2.1f** *The scenic and visual qualities shall be considered and protected.*	Add "public" to scenic and visual qualities	Revised.
37	**Action LU-2.1g Side Yard Cooridors** *Where side yards provide a view from the street to the ocean or a view to attractive hills and valleys, the side yards should be maintained as open visual access corridors the width of the required side yard setback. These areas shall be open to the sky and free from all visual obstructions including trees and shrubs (except for a see-through gate or fence) from the front*	Add "and rear" to yard view corridors. Remove "side" from "side yards" Add "as of the date of adoption of this General Plan/Local Coastal Program" to exemptions.	Revised.

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	property line to the rear property line. Design review shall be required to implement this recommendation. Existing structures are exempted from this policy.		
38	**Action LU-2.2d Special Tree Preservation** *A number of special and important trees or tree grouping exist within Pismo Beach which shall be preserved. The types of trees that shall be preserved include:* *1. Oak Trees* *2. Monterey Pines and Monterey Cypress* *3. Eucalyptus Trees* *4. Monkey Trees* *5. Sycamore Trees*	Add "oak trees" to type of trees preserved. Remove tree list.	Revised.
39	Action LU-2.2g ***Native and Drought Tolerant Landscaping***	Change "drought tolerant" to "water efficient"	Revised.
40	**Action LU-2.2h Special Landscape Features** *The large rock in the U.S. Highway 101 center divide*	Add "Crater Rock"	Revised.
41	**Action LU-2.3a Local Historic Inventory** *The buildings included in this inventory shall be publicly announced when a conditional use or demolition of that building is being considered by the City.*	Historic Inventory Add "placed on the City's website and also provided in the public notice" Remove "publicly announced"	Revised.
42	**Action LU-3.1a *Zoning Ordinance Modifications*** *To allow for creative site planning, the City shall allow modifications to the Zoning Ordinance so long as modifications are consistent with the GP/LCP goals and policies.*	Add "Planning Commission" Remove "City"	Revised.
43	**Action LU-3.1g *Multifamily Residential Design Criteria.***	These actions seem specific for a General Plan.	These policies were taken from the Design Element of the current LCP. No revision.
44	**Action LU-4.2m *Regulation of Short-Term Rentals:*** *Continue to allow and regulate short-term rentals and homestays, defined as the renting (for 29 days or less) of dwelling units, without discretionary review in the Downtown Core, Single-Family Residential, Planned*	Remove "Downtown Core" Remove "and other Commercial" Add "In addition, detached single family homes in the two family and three family residential zones may also be permitted."	Revised to be consistent with STR ordinance.

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	Residential, Open Space Natural Resources Protection, and other Commercial zoning districts in the City.		
45	**Action LU-4.4b *Locally Produced Retail*** *Focus on attracting local retail, as opposed to national retail chains, including outlets, specializing in Central Coast-produced food and other regional products, such as San Luis Obispo County-produced agriculture.*	Change "Focus on" to "Pursue" Remove "as opposed to national retail chains, including outlets,"	Revised.
46	**Action LU-4.4b** *See Policy LU-14.1a, Local Signage Program, which will assist residents and visitors in locating local retail.*	There's a reference to Policy LU-14.1a (Local Signage Program), but LU-14.1a only applies to downtown, whereas LU-4 applies to the entire community.	Policy LU-14.1a Local Signage Program moved to LU-4.1c.
47	**Action LU-5.1a *Mixed-Use Neighborhoods*** *Create a mixed-use overlay zone to allow for mixed-use-residential areas within proximity and walking distance of commercial, office, recreation, and public uses.*	Add "standards for each commercial zone" Remove "a mixed use overlay zone"	Revised.
48	**Action LU-5.1b *Walkable Neighborhoods.*** *Update the zoning to provide residential uses within a 10 to 15-minute walking distance to recreational uses and commercial services that provide for the needs of residents, such as grocery stores and health care offices.*	Action regarding providing services within 10-15 minute walk.	Action likely infeasible in certain residential areas, Action removed.
49	**Action LU-5.2e *Pedestrian-Scaled Street Lights*** *See also LU-5.1b: Walkable Neighborhoods for pedestrian level of service, and see Circulation Element for traffic calming and complete street measures that increase pedestrian safety.*	Under Action LU-5.2e, LU-5.1b is referenced, but LU-5.1b has been deleted	Reference to LU-5.1b eliminated.
50	**Action LU-6.2g**	Add action from Public Facilities Element entitled 'Water and Wastewater Services'.	Action added.
51	**Action LU-6.2h**	Add action from Public Facilities Element entitled 'Impact Fee Required'	Action added.
52	**Action LU-7.1b *Incentives for Infill.*** *Incentivize infill projects in areas that preserve the existing neighborhood character…*	Remove action for Incentives for Infill, as much of the City is considered 'infill'.	Action removed.
53	**Action LU-7.3d(c) *Annexations*** *Phasing of future development, indicating how development will be accommodated within the City's 3% annual growth limit, and standards and criteria by which development will proceed.*	Remove "indicating how development will be accommodated within the City's 3% annual growth limit"	Removed.

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54	**Action LU-7.3g *Residential Growth Rate*** *City's residential growth rate shall be managed to assure that the amount of new development annually is commensurate with the availability of public services and infrastructure and will not result in a deterioration of the quality of service to existing or new residents. The issuance of building permits for new residential units shall not exceed 3% per year, based on the number of units estimated by the California Department of Finance to exist within the City as of January 1 of the preceding year.*	Remove "annually" Remove "The issuance of building permits for new residential units shall not exceed 3% per year, based on the number of units estimated by the California Department of Finance to exist within the City as of January 1 of the preceding year."	Removed.
55	**Action LU-8.1c *Reduce Adjacent Density*** *Prohibit land divisions within environmentally sensitive habitat to keep development intensity as low as possible immediately adjacent to the sensitive habitat.*	Remove "or immediately adjacent to" Add "Discourage development immediately adjacent to environmentally sensitive areas" Remove "immediately adjacent to the sensitive habitat"	Revised to allow subdivision or upzone next to OS and sensitive habitat with appropriate buffers.
56	**Action LU-8.2a *Public Access for New Development*** *Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources; (2) adequate access exists nearby; or (3) agriculture would be adversely affected.*	Remove "or (3) agriculture would be adversely affected." 'New development' needs to be defined. Does this policy apply to SFR's or only multi-parcel subdivisions?	Removed, as there are no agricultural lands in City. See glossary for definitions. No revision to policy.
57	**Action LU-8.2c *Public Parking and Access.***	Parking calculations are incorrectly referenced in the GP/LCP land use plan.	Required parking to be outlined in Zoning Code. Action removed from this location.
58	**Action LU-9.1b *Remainder of Sunset Palisades Area.*** *No structure shall exceed 15 feet in height as measured from the height of the center of the finished building pad grade as designated in the final tract Grading Plan at the time of recordation.*	Action refers to a 15 foot height limit for the Sunset Palisades except for El Portal and Indio Drives. I think this limit only applies to the Sunset Palisades gated community.	Language is taken directly from current General Plan (LU-A-7.b). No revision.
59	**Action LU-9.3b *Sunset Palisades Beach Access and Bluff Protection.*** *Lateral beach access dedication shall be required as a condition of approval of discretionary permits on oceanfront parcels consistent with the Parks, Recreation, and Access Element. No new public or private beach stairways shall be allowed.*	Add "Bluffs and" Add "on Indio Drive	Revised.

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60	**Action LU-10.1c *Spyglass Bluff Setback and Protection*** *Reduced front yard setbacks shall comply with California Building Code.*	Should building code regulate front yard setbacks?	Added "Zoning Code". Removed "California Building Code".
61	**Action LU-10.1d Side Yard Views** *Protect side-yard views on properties on the west side of Spyglass Drive consistent with Action LU-2.1g.*	Remove "Spyglass Drive" Add "Solano Road"	See comments on LU-2.1g.
62	**Policy LU-11.1a *Compatible Development.*** *Protect the scale and character of existing housing.*	If no action items, do we remove this policy?	Policy LU-11.1 removed and incorporated into Goal LU-11.
63	**Figure LU-9 and section title**	Terrace avenue not in title	The neighborhood titles are often being consolidated. No revision.
64	**Action LU-12.2a *Design Guidelines.***	Remove action as design element is proposed to be eliminated.	Removed.
65	**Action LU-12.3b *Marine Life.*** *Institute measures, such as signing and policing, to prohibit removal of tide-pool marine life.*	Move under Goal 8.	Move to Action 8.1c under the goal LU-8: A community the protects and enhances natural and coastal resources.
66	**New Policy LU-14.2**	Added Policy LU-14.2: *People-Pedestrian Scale. Downtown should be a "people downtown". It should be a "walk-able" environment, identifying pedestrian routes throughout the commercial and visitor services districts, with obvious and convenient accessibility to an oceanfront boardwalk, the pier and a Pismo Creek trail. The entire area should be walk-able with pedestrian and bicycles given equal weight with the automobile. Development and public facilities should create interesting places that entice people to walk. Parking areas should*	Taken from existing General Plan.

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		be subordinate to an active pedestrian scaled street life.	
67	**Acton 15.1c *Public Trails.*** *Develop public trails along the entire length of Pismo Creek from State Highway 1 to Ocean Boulevard on the Addie Street Side.*	Removed policy as Ocean Blvd doesn't exist in this location and the intent is covered in Action 14.1c	Removed.
68	**Policy LU-15.2 *Route 1 Improvements and City Entrance***. *Improve this planning area as an aesthetic entrance into the City and Route 1 as a complete street.*	Remove "Route 1" to provide improvements to all City entrances within this planning area.	Revised.
69	**Action 15.2a – Landscaping** – Request a coordinated landscape plan from Caltrans along State Hwy 1. **Action 15.2b – Pedestrian and Bicycle Improvements.** – Request pedestrian and bicycle pathways along State Hwy 1	Is this correct given the current understanding with Caltrans?	City can still request these improvements prior to obtaining right-of-way.
70	**Action LU-15.2g Mobile Home Park Ordinance** *Retain the ordinance to protect this mobile home park use.*	Add "Hacienda Del Pismo"	Added.
71	**Action LU-15.2p *Pismo Coast Shopping Center.*** *Encourage redevelopment of the Pismo Coast Shopping Center with retail, mixed use, and housing opportunities.*	Add "(5 Cities Drive)" next to shopping center for clarity.	Added.
72	**Figure LU-13**	Show RR tracks as industrial and Hwy 101 in blue as 'PF'.	RR tracks are under federal jurisdiction and Highway 101 is under Caltrans jurisdiction. Labeling these facilities as 'PF' (blue) would give the impression they are under the City's authority.
73	**Goal LU-17** A planning area with a mix of residential housing types, as well as the Frances Judkins Junior High School, the City Hall complex, and Boosinger public park.	Change 'City Hall' to 'public safety facility' to reflect police and fire departments.	Revised.

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74	**Action LU-18.1b Development Guidelines** *To accomplish these design objectives, the following development standards shall be incorporated into General Plan Amendments or Updates within the Freeway Foothills planning area:*	Add "all new development" to first paragraph. Remove "General Plan Amendments or Updates". Remove "Transfer of density may be permitted within this planning area to retain areas of open space, provided that the total number of permitted units is not increased."	Revised.

City of Pismo Beach General Plan / Local Coastal Program
Conservation and Open Space Element

Revisions Memo

Note: Policies and actions may be truncated. Please refer to Conservation and Open Space Element for full text of policies and action items.

Item	Location/Policy/Action	Comment	Response to Comment
1	**General**	All recorded view corridors should be listed.	There are individual entitlements that limit development height, bulk, and scale to preserve viewsheds, as well as specific zoning overlays and development standards that protect viewsheds. However, there are no 'recorded' viewsheds that staff are aware of.
2	**General**	Commentor requests drive-throughs be allowed in the Coastal Zone.	Current policy to not allow drive-throughs in the coastal zone. No revision.
3	**1.1 Relationship to State Law**	Include definitions of open space. Be clear about the differences between OS-P and OS-R. Provide a link to the open space zone of the zoning ordinance	Added definitions of OS-R and OS-P on page 1.
4	**2.4 Water Supply and Quality** *The Pacific Ocean is among the City's most significant natural water resources and is protected against development that would significantly alter its quality as a natural resource and the quality of the surrounding landscape and natural features. Pismo Marsh and Pismo Creek are among Pismo Beach's most significant inland freshwater resources, and as such have been protected by the City against significant alteration.*	Discussion of water supply: in addition to seawater intrusion into aquifers, we may want to mention the effect of development (increased impervious surfaces and concentration of runoff into stormwater piping as opposed to natural infiltration back into the groundwater table. (this ties into Actions COS-1.6 b-d).	Sentence added.

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5	**4.1 Historical, Archaeological and Tribal Resources**	Inserted expanded description of Price House and Price Historical Park, as provided by Effie McDermont.	Description added.
6	**5.1 Ocean/Shoreline Habitats** **Coastal Dunes**	Oceano Dunes revised to 'dunes habitat of the Pismo State Beach' with regards to ESHA. Per CA parks letter.	Revised.
7	**5.2 Monarch Butterfly Grove**	It would be great to include information here on the butterfly population decline trend and the 2021 improvement in population.	This would be unnecessary detail for a General Plan.
8	**5.3 Riparian and Wetland Habitat** *Pismo Beach is among the top five cities in the state for annual butterfly population, a result of massive migrations of Monarch Butterflies between October and late February. The City's Eucalyptus trees provide shelter for the thousands of butterflies that seek safety from freezing winters. Pismo Beach's most significant butterfly habitat is the Monarch Butterfly Grove. This area is a sanctuary for butterflies in the winter, which is the most sensitive part of the monarch's life cycle. Land uses for this area include educational, scientific, and recreational use.*	First paragraph mentions the butterfly grove. Does this qualify as riparian?	Portions of the butterfly grove are riparian, as Meadow Creek goes along the border of it. A sentence has been added to clarify the location of Meadow Creek in relation to Butterfly Grove. Revised.
9	**5.3 Pismo Marsh**	Changed name of Pismo Marsh to Pismo Lake throughout document. Revised ownership of Pismo Lake from CA Department of Fish and Wildlife to Department of Parks and Recreation.	Revised.
10	**COS-1.1a Community Trip Reduction** *Techniques shall include, but not be limited to, transportation management measures such as vanpools, carpools, and subsidized transit passes; jobs/housing balance; bikeways and facilities; pedestrian facilities; electric vehicles and related infrastructure and transit improvements*.	Electric vehicles are a worthy goal for air quality improvement, but they don't belong under the heading of community trip reduction.	Agreed. Removed.
11	**COS-1.2a *Solar Incentives.*** *The City shall promote and inform development applicants*	Should be broader to allow for future incentives. Maybe add something like "and other incentives as may be appropriate."	Revised.

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	and existing home owners and businesses of the following solar incentives:		
12	**COS-1.4f *Incentives***. *Continue and improve upon the Pismo Beach rebates and programs that incentivize water conservation such as the Free Catch Bucket Program and Cash for Grass Rebate.*	Free Catch Bucket Program? Great idea—is this program currently available?	Catch bucket program does not currently exist. Revised.
13	**COS-1.6b *Minimize Changes in the Site's Runoff Flow Regime.*** *Plan, site, and design development to minimize post-development changes in the site's runoff flow regime (i.e., volume, flow rate, timing, and duration), to preserve the pre-development hydrologic balance and prevent adverse changes in the hydrology of coastal waters.* **COS-1.6c *Address Runoff Management Early in Site Design Planning*** *Address runoff management early in site design planning and alternatives analysis, integrating existing site characteristics that affect runoff (such as topography, drainage patterns, vegetation, soil conditions, natural hydrologic features, and infiltration conditions) in the design of strategies that minimize post-development changes in the runoff flow regime, control pollutant sources, and, where necessary, remove pollutants.*	Should include language to require improvements in cases where development is proposed on a site whose current runoff flow is undesirable.	This is automatically done through the development review process. No revision.
14	**COS-1.7a *Use Source Control BMPs***. *Require new development to incorporate Source Control BMPs, which can be structural features (such as a roof over an outdoor storage area) or operational actions (such as proper application of pesticides and fertilizers) to control pollutant sources and keep pollutants segregated from runoff, in order to minimize the transport of pollutants in runoff from the development.*	Actions COS-1.7a and b occur prior to and after construction, so they don't belong under the heading of Minimization of Water Quality Impacts During Construction.	Action 1.7a pertains to activities during and after construction. Action 1.7b relates to application procedures to minimize impacts during construction.

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	COS-1.7b *Manage BMPs for the Life of the Development.* *Modify the Stormwater regulations in the Municipal Code to include to implement appropriate protocols to manage BMPs (including installation and removal, ongoing operation, inspection, and maintenance) in all development, to protect coastal water resources for the life of the development.*		
15	**COS-1.9 *Minimization of Lighting Impacts***. *Eliminate or shield and direct exterior lighting away from biological resources to minimize adverse impacts to wildlife and protect the dark sky.*	Outdoor lighting should also be prohibited from spilling beyond project boundaries. Perhaps mention requiring photometric diagrams as part of review process?	Lighting studies and requirements to be contained in the Zoning Code. No revision.
16	**COS-2.1f *Ridgeline and Slope-Side Development.*** *The City shall require that new structures not be placed on ridgelines or slope breaks where they would profile against the sky, as seen from U.S. Highway 101; and that cut slopes, fill slopes, paving and structural development on hillsides in excess of 30% slope will not be allowed in public views from U.S. Highway 101.*	Should there be an exception for Pismo Heights similar to the current CO-10? Also, should there be any language here that allows for exceptions to allow reasonable development of properties as is the current policy?	Language revised to be similar to CO-10.
17	**COS-3.2c ESHA Buffers.** *However, in no case shall the buffer be less than 50 feet, excluding fuel modification zones. Fuel modification zones shall occur outside, not within, ESHA buffers.*	Are we certain that an absolute minimum 50-foot buffer is appropriate? Properties may exist where this might preclude feasible development.	50-foot buffer removed. Buffer to be subject to pertinent agency review and approval. Revised.
18	**COS-3.2e *ESHA Dedication.*** *In conjunction with new development, require that all preserved ESHA, buffers, and all mitigation areas, on site and off site, be conserved/dedicated (e.g., open space direct dedication, offer to dedicate [OTD], conservation easement, or deed restriction), in such a manner as to ensure that the land is conserved in perpetuity, if those preserved lands total one acre or more. A management plan and*	Question regarding why parcels less than an acre should not be preserved through a conservation easement.	Due to the limited size, likely fragmented biological connectivity, and potential legal complications, only ESHA parcels of one acre or larger are proposed for conservation easement.

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	funding shall be required to ensure appropriate management of the habitat area in perpetuity. The City shall maintain an inventory of open space dedications or OTDs to ensure such areas are known to the public and are protected through the coastal development permit process. Require all direct open space dedications or OTDs to be made to a public agency or other appropriate entity that will manage the open space area on behalf of the public.		
19	**COS-3.2h(c) Monarch Butterfly Habitat Protection**. *Development within the park adjacent to the butterfly habitat shall have a minimum setback of 50 feet.*	Is the 50' minimum setback measured to habitat, property line, or something else?	Revised to state measured from area of impact to butterfly habitat.
20	**COS-3.2h(c) Monarch Butterfly Habitat Protection**. *Development within the park adjacent to the butterfly habitat shall have a minimum setback of 50 feet.*	Butterfly Habitat. Please confirm 50' buffer can be met with planned improvements .	50-foot buffer from eucalyptus trees for restrooms and/or additional parking appears to be feasible.
21	**COS-3.2h(e) Monarch Butterfly Habitat Protection**. *The City should request the California Department of Parks and Recreation to place appropriate signing and develop adequate visitor parking and restrooms for the Monarch Butterfly Reserve. Public trails and access ways are considered resource-dependent uses and may be located within a monarch habitat area or its buffer; however, such features shall be sited to avoid or minimize impacts to the habitat. Interpretive signage is allowed within a monarch habitat area or its buffer, but it shall be designed to be visually unobtrusive.*	Commenter states the Monarch Butterfly area is not a 'Reserve'	Revised to 'Monarch Butterfly Grove'.
22	**COS-3.4 Nesting and Foraging Habitat.** *The City shall ensure the protection of bird nesting habitat protected by the Migratory Bird Treaty Act and the long-term protection of*	"including" or "such as" should be added to "(herons or egrets)" to allow protection of other wading birds as may be appropriate.	Revised.

Item	Location/Policy/Action	Comment	Response to Comment
	breeding, roosting, and nesting habitat of bird species listed pursuant to the federal or California Endangered Species Acts, California bird species of special concern, and wading birds (herons or egrets) as well as owls or raptors.		
23	**COS-3.5c Biological Study/Wetland Delineation.** *In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.*	The three final sentences specifying the minimum map scale and polygon requirements seem too specific for a general plan. Do the Army Corp of Engineers protocols call for this? If so, we should just reference the ACE standards.	Revised to refer to ACE standards.
24	**COS-3.7d *Conservation Dedication***. *Any new development shall be required to dedicate as a condition of any discretionary approval, an easement for the protection of the streamside buffer area. In addition, new development shall provide access amenities adjacent to the creek for the City to use as a greenbelt and/or recreation corridor.*	We should clarify "any new development," perhaps as new development within ESHA, or within a streamside /riparian protection zone, or within a certain distance of those.	The language provides sufficient clarity to pertain to areas adjacent to Pismo Creek which are considered ESHA. The intent to conserve the buffer areas around the creek in perpetuity and can be done through a discretionary permit. No revision.
25	**COS-3.7h *Public Trails.*** *Public trails shall be developed along the entire length of Pismo Creek adjacent to both the RV parks and behind the 7-11 store.* **COS-3.7i *Remodel of 7-11 store***. *The 7-11 store should be encouraged to remodel in keeping with the creek/recreation atmosphere.*	Describe the property location (corner of Hwy 1 and Cypress Street) instead of calling it a 7-11.	Revised.
26	**COS3.9a,d, h, i** **Pismo Marsh Protection**	Include language to coordinate with Department of Park and Recreation regarding projects and funding for Pismo Lake.	Revised.
27	**COS3.9c Oak Protection**. Preserve and protect oaks along Pismo Marsh's margins and especially along the southern property line where heritage oaks greater than 46 inches in diameter at breast height likely occur.	Do we want to be specifying oak tree diameter in the general plan, or is the term "heritage oaks" sufficient?	Keeping minimum tree diameter. No revision.

Item	Location/Policy/Action	Comment	Response to Comment
28	**COS4.2c - *Protect Archaeological and Paleontological Resources.*** *As part of the CEQA process for all new development with ground disturbing activities-discretionary projects, or as required by the Community Development Director, all known or potential archaeological resources shall be fully investigated by a qualified archaeologist recognized by…*	Staff revision to clarify Archaeological and/and Paleontological study required for discretionary projects	Revised.

City of Pismo Beach General Plan / Local Coastal Program
Safety Element

Revisions Memo

Note: Policies and Actions may be truncated. Please refer to Safety Element for full text of policies and action items.

Item	Location/Policy/Action	Comment	Response to Comment
1	General Comment	We appreciate City staff noticing us of the combined Council Planning Commission workshops on the LCP update. However, we understand that many likely interested persons have not received the required notice to maximize the opportunities for participation in these workshops, during which Council and Planning Commissioners work with the City staff to discuss and direct formulation of the LCP update	Notice of Study Sessions have been posted at City Hall and on the City's website.
2	General Comment	To maximize opportunities for LCP update transparency and public understanding of how specifically individual proposed amendments to LUP policies or zoning ordinance requirements relate to the certified LUP policies or Zoning Ordinance requirements, the LCP update documents should be produced in markup format.	Not feasible as this document has an entirely new format and the old document is 35+ years old.
3	General Comment	Proposed amendments to certified LCP maps should be depicted either in mark-up format, or alternately, through back-to-back same scale copies of the certified and proposed amended LCP maps	Due to the graphics' age, the graphics are in poor quality and lack adaptability. Providing back-to-back graphics would clutter the document and reduce readability of the document.
4	General Comment	Clear, to scale, full size, dated copies with identification of all source data of all proposed	The exhibits in the Land Use Element are to scale. Source data is City of Pismo

Item	Location/Policy/Action	Comment	Response to Comment
		LCP maps should be posted to the LCP update web site.	Beach GIS data and urban footprint program.
5	General Comment	Data from the nearby port San Luis water level gauge, and relative sea level trends indicate a sub-regional relative water level trend equivalent to a change of .32 feet in 100 years. Consideration should be given by the city to inform LCP update preparation by the suite of relevant subregional relative water level data and modeling rather than by eustatic or regional water level info	Data was generated by the Coastal Storm Modeling System (CoSMoS). It uses data from the Ocean Protection Council, SLR guidance, 2018. The SLR and adaptation study was funded by CCC Grant LCP-1706.
6	General Comment	Based on NOAA's data in San Luis Obispo Bay and other sources, no apparent need or another valid basis to amend or replace certified LUP Policy S-6 now exists. Continued monitoring of the data and trends reported by the Port San Luis Harbor gauge during the LCP update horizon over the next 5, 10, or 20 years, with appropriate further consideration of the multi-variate public policy, economic, and other aspects of shoreline protection pursuant to existing settled law and ay materially changed water level conditions would inform the city's continued prudent implementations of the coastal act.	Existing LUP Policy S-6 has been slightly modified as Action 3.1a. The language to permit shoreline protective devices for existing principal structures has been included and will be retained.
7	**Protect Shoreline from Erosion**	It is important to protect hotels from shoreline erosion and sea level rise as they are a vital part of the City's economy.	The following language has been added: "Hotels are a vital component of the City's economy and community fabric. They employ local residents, contribute to the City's revenue, and provide opportunities for visitors from both the local region and out-of-state to experience California's central coast. In a small seaside community like Pismo Beach, the hotel industry's location near the shoreline is a significant asset

Item	Location/Policy/Action	Comment	Response to Comment
			and benefit. One of the primary reasons that visitors are attracted to the City's hotels is the opportunity to relax and enjoy recreation by the ocean. In an effort to support hotel uses and provide visitors to the City with the best possible experience, the continued location of hotel development near the shoreline should be allowed and encouraged."
8	**Figures S-2 and S-3.**	Beach access sites shown in Figures S-2 and S-3 are showing an abandoned staircase near 2801 Shell Beach road.	Graphic to be revised to reflect useable public beach access points.
9	**Figures S-4 and S-5.**	Should there be a green city facility zone shown at Pier Plaza instead of a parking lot?	The green areas shown on the map are generally for parks. Changes at this point may lead to confusion.
10	**3.2 Riverine or Fluvial Flooding** The City has also begun the Bello Bridge Replacement Project, which will replace the aging Bello Bridge (constructed in 1913) with a new bridge that is able to withstand flooding hazards and provides an important link across Pismo Creek for both residents, visitors, and emergency responders.	The sixth paragraph refers to the Bello Bridge replacement as in progress; I believe it is now fully complete.	Section has been updated to reflect the bridge's completion.
11	**3.6 Wildfires**	A number of wildfires are referenced in the second paragraph. Perhaps the Avila fire of 2020 should also be included.	The fire events listed are not exhaustive. No revision.
12	**3.8 Radiation**	Section states that Diablo Canyon's permits will expire in 2025 and not be renewed, this is now uncertain.	Section has been updated to reflect the uncertainty of the 2025 date.

Item	Location/Policy/Action	Comment	Response to Comment
13	**4. Disaster Preparedness, Response, and Recovery – Emergency Response Facilities.**	Paragraph mentions two police stations but only one is shown in figure S-18.	Paragraph has been revised to one police station.
14	**Actions 1.1a and 1.1c**	Actions 1.1a and 1.1c refer to handicapped persons. I believe the currently accepted term is persons with disabilities.	Terms have been updated in the applicable sections.
15	**Action 1.3b**	New Facilities: "shall" should be struck either from the first sentence or from points 1,2, and 3.	Formatting comment. "Shall" has been struck from the first sentence.
16	**Action 1.4e**	Should "improvement" be added to the second to last sentence between "maintenance" and "replacement?"	"Improvement" has been added.
17	**Action 1.4g**	I believe we already have a council member serving on the CRSMP Policy Advisory committee.	Some action items are already being taken by the City. No revision.
18	**Action 1.4k**	Before a development impact fee is implemented for adaptation implementation, the City will need to establish a clear nexus between the impact and the fee.	Agreed. Action states City should explore various funding options, including a development impact fee program. No revision.
19	**Action 2.2a**	If development is partially within the coastal hazard area, do we mean to apply all applicable GP/LCP coastal hazard policies to the entire development, or only to the portion that is within the coastal hazard area?	Development that is partially located within the coastal hazard zone would be subject to the new policies, but not necessarily the entire property. In general, it would depend on what is being proposed and where the structures are located.
20	**Actions 2.2d, 2.2e, and 2.2g**	"non-exempt" development is referenced; is there a definition of this somewhere?	Action 2.2d (Coastal Hazard Analysis) has been moved to the Zoning Code. Non-exempt development is

Item	Location/Policy/Action	Comment	Response to Comment
			'development' that requires a land use entitlement, typically a Coastal Development Permit. See glossary for definitions.
21	**Actions 2.2d (1), 2.2d (3), and 2.4c (3)**	Should we consider changing "best available science" to "most current science," or something similar? There can be disagreements on what science is best.	"Best available science"' is the term used by the California Coastal Commission guidelines and would imply the most current peer reviewed scientific data.
22	**Action 2.2i (4)- Removal of Development.** The development becomes unstable, loses structural integrity, or becomes threatened by coastal hazards or sea level rise;	Should "imminently" be added before "threatened?" Theoretically, all of our bluff-top properties are currently threatened to some extent.	Revised to add "imminently threatened".
23	**Action 2.2i (5)- Removal of Development** The development becomes located on public trust lands and authorization to retain the development is not obtained.	How might an existing development become located on public trust lands?	Example scenario: if the mean high tide line or ESHA begins to encroach onto private property.
24	**Action 2.2i and Policy 2.5**	The final sentence mentions installing wall flood vents. I believe that this suggestion would be better located in section 2.5 regarding flood hazards.	Although there is overlap between Action 2.2i and Policy 2.5, they address different topics. Removal of development vs Floodplain zoning standards.
25	**Action 2.2k** **Removal of Development.** Any land division, including but not limited to lot line adjustments and subdivisions, of property in the Coastal Hazard Overlay Zone shall be reviewed for consistency with GP/LCP policies. New parcels that do not have an adequate building site area to comply with the setback standards and other hazard avoidance provisions of these policies shall not be created.	Would the prohibition on new parcels that cannot comply with setback standards also apply to new parcels that are intended for recreational or open space use? If so, perhaps add language requiring a legal agreement that prohibits the construction of future structures?	The prohibition would apply to all new parcels, including Recreation (REC) and Open Space (OS). Any structural development on a newly created lot for REC or OS would need to comply with setbacks and hazard report.

Item	Location/Policy/Action	Comment	Response to Comment
26	**Action 2.3a Substantial Redevelopment**	Should we consider a rolling cumulative change timeline similar to what we do for other upgrade requirements? Or perhaps extend some of the language in action 2.3b to also apply to existing conforming structures. I can see the potential for routing termite repair or replacement of damaged siding eventually adding up over decades, resulting in the imposition of some disproportionately stringent requirements.	Generally, termite repair and siding replacement does not qualify as major structural improvements. No revision.
27	**Action 2.3a Substantial Redevelopment and 2.3b Improvements to Nonconforming Structures**	"Principal structure" is referenced; do we define this somewhere?	Definition of "Principal Structure" to be included in glossary.
28	**Action 2.3b** **Improvements to Nonconforming Structures**	Does "unpermitted development" refer only to development for which a permit was required but not received, or does it also include development that is exempt from permits?	"Unpermitted development" refers only to projects where a permit was required but not obtained.
29	**Action 2.4c Bluff-top Guidelines/Geologic Studies**. In addition to the coastal hazard analysis required per **Action 2.2d**, a site-specific geologic report conducted by a licensed Geotechnical Engineer or a certified Engineering Geologist shall be required for all coastal blufftop parcels where new development or substantial redevelopment is proposed.	Given that the GP/LCP update will likely not be updated again for many years, would it be more prudent to reference an outside code or standard that is regularly updated for the slope stability factors of safety?	Yes. This action item will be moved to the Zoning Code. Policies and actions will be renumbered accordingly.
30	**Action 2.4c (9) Bluff-top Guidelines/Geologic Studies.** Ground and surface conditions and variations on site, including potential hydrologic changes caused by the development (i.e., introduction of irrigation water to the ground water system) or alterations in surface drainage;	Should hydrologic changes to adjacent sites also be included here? For example, irrigation water might affect neighboring properties.	Cross lot drainage is not permitted and is typically a civil matter. No revision.
31	**Action 2.4d- New Minor Development and Accessory Structures in Bluff Setbacks.** Minor	We might want to reconsider this wording. Fencing generally requires concrete footings, for example.	Some fencing may not require concrete footings. Example: Small garden-type

Item	Location/Policy/Action	Comment	Response to Comment
	development and non-permanent accessory structures such as ~~decks,~~ patios, fencing, and walkways, which are at grade and do not require permanent foundations, concrete footings or permanent grouting may be located seaward of the geologic setback line required by **Action 2.4b**, but no closer than 10 feet to the bluff edge, provided such accessory structures:		fencing with no concrete footings. No revision.
32	**Action 2.5b - Restrictions on Development Within the 100-Year Floodplain.** Development in the Floodplain Overlay shall not result in an obstruction to flood control or adversely affect migrating tidelands, coastal wetlands, estuaries, or other sensitive habitat areas within the floodplain.	Should we add "or other existing structures" after "estuaries?"	Clarified that the policy applies to new development and not existing development.
33	**Action 2.5d – Floodplain Zoning Standards**	Place Floodplain zoning standards in zoning code/IP.	Action 2.5d moved to Zoning Code/IP with reference to Policy 2.5 (Flood Hazards) in Safety Element. Policies and actions will be renumbered accordingly.
34	**Action 2.5d (2) - Floodplain Zoning Standards**. Within areas that are not within FEMA mapped flood zones but are identified on **Figures S-2 to S-9**, development shall be constructed such that the lowest habitable finished floor exceeds the projected sea level rise expected at the site for the anticipated lifespan of the Structure.	Should we indicate which risk aversion level is to be used when determining the projected sea level rise?	Risk aversion levels are outlined in Action Item 2.2b. No revision.
35	**Action 2.5d (4) - Floodplain Zoning Standards**. No new fill, structure, or other obstruction shall be permitted to be placed or constructed within a flood-way unless a detailed hydrologic study has been prepared by the applicant	Should we consider changing "in any way" to "in a substantial way?"	"Substantial" may be too broad and leaves the item open for interpretation. The current language of "in any way" leaves less room for misinterpretation. No revision.

Item	Location/Policy/Action	Comment	Response to Comment
	and approved by the City Engineer ensuring that the proposed project will not obstruct passing floodwaters in any way.		
36	**Policy 2.6**	Should "in excess of 10% slope" be changed to "in excess of 10% natural slope?"	No distinction between natural and manufactured grade is necessary. In general, grading is discouraged on any slope in excess of 10%, whether natural or pre-graded.
37	**Action 2.6a -Development Review in Seismic Hazard Areas.** Geologic reports shall be required and shall be reviewed by the appropriate decision-making body, prior to approval of any development permits for any projects located within the Hazardous Overlay Zone.	Do we have a diagram of the seismic hazard overlay zone that we can include?	Figure S-14 shows fault lines in relation to City limits.
38	**Action 2.6d New Construction Across Faults.** Prohibit new construction directly astride or across known faults, or fault zones. Nonstructural land uses shall not be allowed.	Why would non-structural land uses be prohibited in fault zones?	The action relates to Section 2621.6 of the Alquist-Priolo Earthquake Fault Zoning Act. After further review, the Alquist-Priolo Earthquake Fault Zoning Act does not reference nor not allow nonstructural land uses over known faults. Revised accordingly.
39	**Action 2.7b Vegetation Management.** Maintain the City's vegetation management program that provides vegetation management services to elderly, disabled, or low-income property owners who lack the resources to remove flammable vegetation from around their homes. The program is approved by the California Department of Forestry and Fire Protection (CAL FIRE).	Should the last sentence be modified to require that we update our vegetation management program as necessary to maintain CalFire approval?	The action item already requires that the City maintain the vegetation management program. No revision.
40	**Action 3.1a - Shoreline Protective Devices** (shown as strike through). New shoreline protective devices, such as seawalls, caissons, revetments, groins, breakwaters, and riprap shall be permitted only when necessary to protect existing principal structures, coastal dependent uses, and public beaches in	Should we/can we add existing structures to the list of uses that may receive temporary shoreline protection?	This action item will be retained and include language for the protection of existing principal structures.

Item	Location/Policy/Action	Comment	Response to Comment
	danger of erosion, in conformance with California Coastal Act Section 30235 and all other policies and standards of the City's GP/LCP.		
41	**Action 3.1a – Temporary Shoreline Protection Devices.** New shoreline protective devices may be permitted when necessary to protect public-serving uses and critical infrastructure (e.g. wastewater, transportation infrastructure) when such infrastructure is necessary to protect and provide essential services, water quality, public health and safety, etc.	Should we/can we add existing structures to the list of uses that may receive temporary shoreline protection?	This action item will be unstricken and revert back to the original text. Shoreline protection for existing structures is covered in previous action item.
42	**Action 3.1b- Repair and Maintenance of Existing Shoreline Protective Devices.** Non-exempt repair and maintenance of existing, legally established shoreline protective devices may be permitted pursuant to a CDP only if the activities do not result in an enlargement or extension of the armoring.	Does this provision prohibit temporarily placing any equipment seaward of a protective device during repair activities? In the final sentence, should we insert "in public areas" after "public access features?"	The temporary equipment would be evaluated and conditioned as part of a Coastal Development Permit.
43	**Action 3.1c - Review of Existing Shoreline Protective Devices.** All new bluff-top/shoreline development or substantial redevelopment of an existing principle structure on lots with a legally established shoreline protective device shall, as a condition of development, require an assessment of the continued efficacy and necessity of such protective device.	Should "adjacent principal structures" be changed to "nearby principal structures?"	"Nearby" would be too vague of a term. No revision.
44	**New Policy and Action Items (location TBD)**	Shoreline protective devices should be permitted for existing and new hotels and other visitor serving uses that provide a public benefit. Shoreline protective devices should not be permitted for new visitor serving uses that do not provide a public benefit.	The following new policies have been added: "New shoreline protective devices may be permitted when necessary to protect visitor-serving uses with a public benefit in the Downtown, Hotel, and North Spyglass planning areas."

Item	Location/Policy/Action	Comment	Response to Comment
			"New shoreline protective devices shall not be permitted for visitor-serving uses without a significant public benefit. The Director may exercise discretion in determining the significance of the proposed public benefit, and if such benefit warrants the protection of a shoreline protective device."
45	**Action 3.1f (e) Siting and Design of Protective Device.** Public recreational access shall be protected and enhanced where feasible, including by minimizing the displacement of beach and incorporating public access features within the device, such as walkways, viewing platform, etc.;	Similar to Action 3.1b, should the requirement to enhance public recreational access be limited to public areas?	Public access can occur on private property, typically through a public easement. No revision.
46	**Action 3.1h Impact Mitigation** Impacts shall be mitigated through options such as providing equivalent new public access or recreational facilities or undertaking restoration of nearby beach habitat. If such options are not feasible, proportional in-lieu fees may be used as a vehicle for impact mitigation.	How will the value of an impact be determined for the purpose of assessing in-lieu fees?	To establish a value for an impact fee, there would be studies conducted. For example, for assessing loss of sand supply or coastal access, each of those would be quantified.
47	**Action 3.2c Bluff-top Landscaping.** All landscaping for new bluff-top development or redevelopment shall consist of native, non-invasive, drought-tolerant, and fire-resistant species. Any permanent irrigation system shall be low volume (drip, micro jet, etc.) and shall only be permitted on the street-facing portion of the lot.	Can we better define the street-facing portion of the lot? I can see many ways to interpret this.	The following language has been added: "The street facing portion is defined as the area between the building line to the property line along the street parallel to the bluff."
48	**Policy 3.3 Alteration of Rivers and Streams.** Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible.	Alteration of Rivers and Streams Might this be better located elsewhere (perhaps with Policy 2.5 Flood Hazards?)	Section has been moved to Policy 2.5 Flood Hazards. Policies and actions will be renumbered accordingly.

City of Pismo Beach General Plan / Local Coastal Program
Circulation Element

Revisions Memo

Note: Policies and actions may be truncated. Please refer to Circulation Element for full text of policies and action items.

Item	Location/Policy/Action	Comment	Response to Comment
1	**Throughout**	Review 'shalls' and 'shoulds' Provide flexibility in the language where feasible.	Many of the 'shalls' include a qualifier, such as 'as feasible'. Other cases refer to actions the City is already taking. Most 'shalls' are included as good circulation planning practice.
2	**Table 1.1 and Table 1.2**	It would be helpful for the public who may not be familiar with LOS if we could include a brief chart that explains the delays associated with levels A-F.	LOS table included. Revised.
3	**3. Multimodal Circulation Plan**	With the proposed improvements for vehicular operations section, should there also be a discussion of the potential traffic increases on the remaining on- and off-ramps in cases where existing ramps are considered for removal?	At the time when existing ramps are considered for removal, additional detailed traffic analysis may need to be conducted. No revision.
4	**Proposed Improvements for Vehicular Operations and Safety**	Make James Way extension a complete street and multimodal friendly.	If extended, James Way will be a complete street. No revision.
5	**Bicycle Facility Classifications** *Types of separation include, but are not limited to, grade separation, flexible posts, physical barriers, or on-street parking.*	Clarify how 'on-street parking' is a potential separation for Class IV bikeways.	The parked cars would serve as a barrier between vehicular traffic and the Class IV bikeway. No revision.
6	**Proposed improvement 5 - Stimson Avenue/Ocean View Avenue Couplet.**	Cypress Street Bike Blvd shouldn't prohibit traffic.	Bike Blvds do not prohibit traffic. See definition of Bike Blvd on page 16 for reference. No revision.

Item	Location/Policy/Action	Comment	Response to Comment
	As suggested in the Downtown Strategic Plan, convert Cypress Street into a bicycle boulevard (i.e., a street where bicycles have the right-of-way over vehicles). The conversion would have pavement striping indicating that Cypress Street is a bicycle boulevard; however, no forced vehicle traffic diversions will be implemented on Cypress Street. Reducing the speed limit to 20 miles per hour should also be considered by the City, which will reduce the speed differential between motorized vehicles and bicycles, thus providing a safer environment for bicycles.		
7	**4.1.20-l Downtown Traffic and Parking.** *Rezone and develop parking structures in the Downtown area.*	Include design and appropriate placement language regarding parking structures.	Design review of parking structures would occur through the Coastal Development Permit process.
8	**4.1.25 Parking** *Exact parking standards shall be established by City ordinance, but minimum parking ratios for new developments shall not be less than:* *a) Hotels, motels: 1 space per unit* *b) Multi-unit residential: 1.5 spaces per unit* *c) Single-family residential: 2 spaces per unit* *d) Commercial: 1 space per 300 sq. ft. of gross floor area* *e) Restaurants: 1 space per 100 sq. ft of dining area*	Should we specify minimum parking standards, seems too specific.	Parking standards will be removed and only contained in the Zoning Code.
9	**Proposed Bike Facility Improvements;** *6. Other Proposed Bicycle Facilities:* *- integrate long-term bicycle parking locations to serve people who leave their bicycles at the same location for the day or overnight near transit locations, schools, and places of work.* *- integrate short-term bicycle to serve people who leave their bicycles for short periods of time while shopping, recreating, eating, and/or running errands.* *- Incorporate bicycle bike parking facilities for City parking lots, park & ride lots, transit centers, parking for commercial and residential uses, especially Downtown where on-street parking is inadequate, and long-term parking including lockers and showers.*	Include e-bikes and charging stations as part of bike racks and storage	Revised.

Item	Location/Policy/Action	Comment	Response to Comment
10	**Proposed Bike Facility Improvements; Downtown Traffic and Parking**	Include policy to encourage / incentivize hotels to provide e-bikes to hotel guests	Revised.
11	**Street Trees (4.1.32 and 4.1.55)** *See above.*	Keep tree heights very low in order to maintain views. Add 'without hindering or obstructing views'	Revised.
12	**4.1.33 New and Redesigned Street Best Practices.** *New and redesigned streets shall consider space for street trees and best practices for sustainable street design. This may include design concepts such as Low Impact Development for water quality standards and stormwater management, shade trees, and energy efficient lighting.*	Change "energy efficient lighting" to "energy efficient and dark sky lighting" to better coordinate with the Conservation and Open Space element.	Revised.

City of Pismo Beach General Plan / Local Coastal Program

Appendix A

Public Facilities Background Memo

State law requires every California City to adopt a General Plan that contains nine mandatory topics called “Elements”. These elements are Circulation, Conservation, Open Space, Housing, Land Use, Noise, Air Quality, Environmental Justice, and Safety. Some elements are often combined with or covered in other elements. For example, the City of Pismo Beach has a combined Conservation and Open Space element. Environmental justice issues are generally incorporated into the land use element. Cities may also adopt other elements which carry the same weight.

The City of Pismo Beach’s 1992 General Plan / Local Coastal Program (GP/LCP) contained several optional elements, including Design, Parks and Recreation, Facilities, and Growth Management.

The 2022 GP/LCP update has incorporated the Design and Growth Management Elements into the Land Use Element. The Facilities Element has been discontinued and certain applicable policies have been incorporated into the Land Use, Safety, and Conservation and Open Space Elements. Some policies from the Facilities Element are encapsulated in various other City plans such as the Urban Water Management Plan or the Hazard Mitigation Plan. The Parks, Recreation, and Access Element remains as the only optional element.

The purpose of the Facilities Element was to provide a guideline to identify future public service needs and the funding mechanisms to meet those needs. While the Facilities Element has been discontinued, this appendix has been developed to memorialize the City’s past and current public services and provide the community a resource to learn more about the critical services

Since the 1992 General Plan, the City has grown from a population of 7,669 to 8,054 in 2022, with a peak population of 8,579 in 2000. There are currently 4,951 Single Family Residential Units, 923 Mobile home/multi-family units, and 1980 Hotel/Resort rooms serving the tourist population. The retail, service, and office space has increased by 169,000 square feet since 1992 to 1,123,000 square feet of commercial use. The tourist population adds over 2 million visitors to the City per year, with up to 60,000 – 80,000 tourists per day during special events. Due to this fluctuating visitor population, the facilities in the City must be flexible to respond to the changing demands.

Police and Fire

The City has two fire stations and one police station to ensure public safety. Fire protection, emergency medical services, and natural disaster preparedness services in Pismo Beach are provided by Cal Fire and operated as the Pismo Beach Fire Department. The fire department maintains two fire stations: station #63 is located on Shell Beach Road next to Seacliff Drive and station #64 is located on Bello Street. Coordination between the City and Cal Fire provides services aimed at reducing the risk of fire and public injury.

The demand for police services in Pismo Beach is determined not only by the needs of the resident population, but by the exceptional circumstances created by the presence of a large fluctuating visitor population. Given the high demand for police services created by this large population, police staffing needs in Pismo Beach exceed the levels expected for a less tourist-oriented community with an equivalent resident population. As the City continues to grow, this demand on fire and police services will only increase and continues to be planned for to respond accordingly.

Plans are currently being developed for the construction of a new public safety facility on Bello Street, including the incorporation of Old City Hall, the development of new police and fire facilities, and the goal of reducing Fire Department response times. Construction is anticipated to begin in 2023.

Library

Library services are provided by the Black Gold Cooperative Library System, a San Luis Obispo/Santa Barbara City-County library system. There is one branch library located in Shell Beach. More extensive services are provided to Pismo Beach residents at the South County Regional Library, located in Arroyo Grande, approximately 5 miles from Pismo Beach. The library has a vision to strengthen public internet access, create and improve early reader programs, and provide resources and aid to help students succeed in school.

Schools

Pismo Beach students in grades K-12 are served by two school districts: San Luis Obispo Coastal Unified School District and Lucia Mar Unified School District (LMUSD). LMUSD covers 550 square miles and serves the adjoining communities of Arroyo Grande, Grover Beach, Nipomo, Oceano, Pismo Beach, and Shell Beach. Pismo Beach includes two LMUSD schools, including Shell Beach Elementary School and Judkins Middle School.

Water

The City's Urban Water Management Plan (UWMP) describes and evaluates sources of supply, reasonable and practical efficient uses and demand management activities; it includes a description of the City's water facilities, projected water supply, projected water

use, water conservation programs, water shortage contingency analysis and supplemental water supply opportunities.

The 2020 UWMP update includes a water demand, supply, and production analysis in addition to evaluating the water system as a whole and identifying improvement projects necessary to meet current and future water system requirements. The UWMP update lists current water demand at 1,612 AFY and future water demand at 1,744 AFY in 2035. Reasonable water availability (based on 2020 UWMP) is projected at 2,560 AFY during normal years. Availability during dry years ranges from 1,744 to 2,560 AFY.

One of the long-term and primary constraints for the future development and redevelopment of Pismo Beach is the availability of water. The City depends on three sources of potable water including the State Water Project, the Santa Maria Groundwater Basin, and Lake Lopez. In 2020, Pismo Beach used approximately 1,711-acre feet (AF). In addition to existing supplies, the City of Pismo Beach is working jointly with Arroyo Grande, and Grover Beach to develop Central Coast Blue. Central Coast Blue is a regional recycled water project that will create a new, sustainable, drought resistant water supply for the Five Cities communities. Central Coast Blue will construct a new advanced treatment facility to purify the effluent from the City's wastewater treatment plant, which will, include Microfiltration/Ultrafiltration, Reverse Osmosis, and Ultraviolet disinfection with Advanced Oxidation. This highly purified water will be injected into the Santa Maria Groundwater Basin for extraction by the participating agencies. Construction on Central Coast Blue is expected to begin in 2023 or 2024.

Solid Waste

The Cold Canyon Landfill (CCL) facility located on 2268 Carpenter Canyon Road is the nearest site for solid waste disposal with an average daily capacity of 1,200 tons. The facility is currently a 121-acre permitted Class III solid waste disposal site (solid waste disposal permit no. 40-AA-0004). CCL is a sorting facility, which has historically recycled construction and demolition materials at a rate of 72.4%. CCL's solid waste disposal permit allows 1,200 tons of solid waste per day. CCL is expected to reach capacity in eight years and accepts an average of 180,000 tons of waste per year. CCL is actively pursuing expansion plans to increase the site to 209 acres according to the Draft EIR for the expansion project.

Funding

Services and opportunities should be available and accessible to everyone in the community. At the same time, employment and economic benefits associated with building and maintaining infrastructure should be shared. The means for collecting revenues to fund infrastructure improvements is determined and applied in ways that are fair and do not disproportionately burden those with lower incomes. New development should not have a negative impact on existing residents and shall contribute to City resources so the current level of services can be maintained.

Policies supporting well-maintained infrastructure, utilities, and sufficient police and fire services are essential for achieving broader development objectives and for supporting the future envisioned by the residents of Pismo Beach. The importance of maintaining an adequate level of municipal services must be considered as new development and population growth occurs. Development is required to pay its fair share of infrastructure improvements and pay development impact fees to fund and/or construct the need improvements. However, requirements for additional personnel and equipment are the functions of the capital improvement planning programs and the annual City operating budget rather than the general planning process. The General Plan works with the Capital Improvement Program to ensure adequate function of the services provided. This plan not only identifies the immediate needs but also seeks to capture the long-term capital needs of the City.

The City of Pismo Beach has demonstrated a history of high-quality public services and utilities. Maintaining appropriate levels of public services and utilities is critical as Pismo Beach continues to serve as a great place to live, visit and work. City facilities and public services sustain and support the long-term health and well-being of the community and they require regular maintenance and expansion to meet the on-going demands and environmental challenges.

City of Pismo Beach General Plan / Local Coastal Program
Facilities and Services Element

Revisions Memo

Historically, the Facilities Element established the City's long-term goals and policies for producing, managing, and maintaining its infrastructure systems and public utilities. With the updated General Plan draft, these goals and policies are adequately covered in other General Plan/Local Coastal Plan elements. The purpose of this memo is to provide a reference to where policies from the Draft Facilities Element (as presented during the May 26, 2022, Joint Planning Commission and City Council Study Session) have been incorporated into other elements of the 2023 General Plan/Local Coastal Plan or adequately covered in other City plans and documents.

Emergency Response
This section is covered in the 2023 Draft Safety Element regarding emergency response facilities. It discusses critical infrastructure, emergency response locations, and non-critical public facilities, including schools and library. Figure 5-18 shows the locations of the City's fire and police stations, schools, and City Hall.

Police Protection
This section is covered by the 2023 Draft Safety Element, regarding emergency response facilities, Figure 5-18. The Police Department in Pismo Beach is located at 1000 Bello Street.

Schools
This topic is covered by the Shell Beach/Dinosaur Caves and Pismo Heights sections of the Land Use Element, which identifies the location and services of Shell Beach Elementary and Francis Judkins Junior High School.

Libraries
Since the provision of library services is not a function of the government of Pismo Beach, decisions regarding the growth of the system are not issues to be covered directly in the City's General Plan. However, the Safety Element shows the location of the Shell Beach library on Figure 5-18.

Water Services
Water Services are generally covered by the 2023 Draft Conservation and Open Space Element, Section 2.4 – Water Supply and Quality. It is further referenced by Policy COS-1.4 (Water Supply) and Policy COS-1.5 (Water Quality). The City serves as the primary water provider to its residents and businesses. The City obtains water from three sources: the California State Water Project, Lopez Lake, and local groundwater. The water distribution system includes eight distribution zones, ten storage reservoirs, four Lopez pipeline turnouts, and over 50 miles of distribution mains. The City, in collaboration with surrounding local jurisdictions, is in the process of constructing a new recycled water facility (Central Coast Blue), which would treat a portion of wastewater from the City to serve as an additional water supply. Additional information regarding water resources can be found in the City's Urban Water Management Plan.

Wastewater Services
Wastewater Services are covered by the 2023 Draft Land Use Element, specifically under Policy LU-5.3 (Sustainable Community Strategies) and Policy LU-6.2 (Maintenance of Infrastructure). The South San Luis Obispo County Sanitation District is responsible for wastewater treatment from Pismo Beach, Arroyo Grande, Grover Beach, and Oceano. The Pismo Beach Wastewater Treatment Plant currently operates at approximately 47% capacity. The expected population growth of approximately 24% envisioned in the GP/LCP Update would not exceed capacity. Impact fees on new development would ensure that the wastewater collection system within the city receives the necessary upgrades to accommodate the additional population.

Solid Waste
South County Sanitary is the service provider for the City of Pismo Beach and handles garbage, green waste, and recycling services from residences and businesses. Overall, planning for the disposal of solid waste is a function of the Integrated Waste Management Authority.

Goals and Policies
There were four major goals in the Facilities and Services element, each of which are covered effectively in other parts of the proposed General Plan/Local Coastal Plan.

- **Goal 1 – Emergency Services: Continue to provide excellent emergency services to the community.**
  This goal is covered by the 2023 Draft Safety Element. Part 1.3 in that section covers the goals and policies that would be listed here. The Goals, Policies, and Actions of the 2023 Draft Safety Element coverd this, as well.

  Policies are adequately covered in Part 4 (Disaster Preparedness, Response, and Recovery) of the 2023 Draft Safety Element. The policies are further covered in the Safety Policies 1.1 through 1.3, as well as the County's Multi-Jurisdictional Hazard Mitigation Plan.

- **Goal 2 – Near Zero Waste: A highly efficient community that produces very little solid waste.**
  This goal is covered by a new action item: Action COS-1.1 (Zero Net Waste), which is to 'strive for zero waste operations including providing waste and recycling services, recycled building materials, and community outreach for waste reduction strategies.' It is also contained in the City's Sustainability Plan and Climate Action Plan.

- **Goal 3 – Sewer: Sewer management and facility operations that allow for adequate disposal within the community.**
  This goal is covered under Policy LU-6.2 (Maintenance of Infrastructure) in the 2023 Draft Land Use Element. Other policies regarding sewer system infrastructure are addressed by Actions LU-6.2a through LU-6.2f.

- **Goal 4 – Water supply: Ensure a sustainable, clean, long-term water supply.**
  This goal is covered under Policy LU-6.2 (Maintenance of Infrastructure) in the 2023 Draft Land Use Element. The other policies are covered under Policy LU-6.2 and Actions LU-6.2a, 6.2c, and 6.2d. They are also mentioned under Part 2.4 (Water Supply and Quality) in the 2023 Draft Conservation and Open Space Element, as well as the City's Master Water Plan.