

CALIFORNIA COASTAL COMMISSION

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PUBLIC NOTICE

Prepared September 29, 2004 (for October 14, 2004 Hearing)

To: Commissioners and Interested Persons

From: Charles Lester, Deputy Director
Diane Landry, District Manager
Mike Watson, Coastal Planner

Subject: City of Pismo Beach LCP Minor Amendment Number 1-04 (Commercial Parking Requirements)

Proposed minor amendment to the City of Pismo Beach certified Local Coastal Program to be heard at the Coastal Commission's October 14, 2004 meeting at the Doubletree Club Hotel (1515 Hotel Circle South) in San Diego.

The City of Pismo Beach is requesting that its certified Local Coastal Program (LCP) Implementation Plan (IP) be amended. This amendment request was filed on August 2, 2004 pursuant to Coastal Act Section 30510(b) and California Code of Regulations (CCR) Sections 13553 and 13555. The proposed amendment would:

Add the definitions of Parking Lot and Parking Structure to the certified Implementation Plan and includes other changes to the parking ordinance that slightly change the driveway and other design standards but do not change the general requirements for parking (i.e., commercial or residential parking requirements). The new parking standards are consistent with and in some cases more restrictive than the current Implementation Plan standards and are adequate to carry out the intent of the certified LUP. Please see Exhibit A.

Based on its review of submitted materials, the Executive Director has determined that the LCP amendment qualifies as a minor amendment. Section 13554(a) of the California Code of Regulation's defines minor amendments to certified Implementation Plans as:

changes in wording which make the use as designated in the zoning ordinances, zoning district maps or other implementing actions more specific and which do not change the kind, location, intensity, or density of use and which are found by the Executive Director of the Commission or the Commission to be consistent with the Land Use Plan as certified by the Commission.

There are four proposed minor amendments to the parking ordinance, the first being the proposed new definitions for parking lot and parking structure. Secondly, the City proposes to amend the parking ordinance to allow additional flexibility in the functional design of parking



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areas by granting the City engineer the ability to approve alternative designs on a case-by-case basis, provided they are consistent with industry standards. The third amendment is a slight modification to the ordinance language on parking area improvements to clarify the parking “area” as a parking lot. The driveway access exhibit and driveway slope standards are the subject of the fourth amendment. The current standard sets the maximum slope for driveways and parking structures at 20%. The amendment reduces the maximum slope to 15% with a 5% deviation to the maximum slope to provide for better line sight if approved by the City Engineer. In the first three cases, the proposed amendments add specificity to the existing parking standards. The final amendment makes the parking structure design standard a bit more restrictive. None of the amendments change the kind, location, density, or intensity of use, of the ordinances.

The purpose of this notice is to advise interested parties of the Executive Director’s determination (pursuant to CCR Section 13555) that the proposed amendment is minor as defined in CCR Section 13554 because it clarifies LCP terminology and is consistent with and adequate to carry out the intent of the City’s certified Land Use Plan (CCR Section 13554(a)).

Pursuant to CCR Section 13555, the Executive Director will report this determination to the Coastal Commission at its October 14, 2004 meeting at the Doubletree Club Hotel located at 1515 Hotel Circle South in San Diego. The Executive Director will also report any objections to the determination that are received within ten working days of posting of this notice. The proposed minor amendment will be deemed approved and will become effective immediately unless one-third of the appointed members of the Commission request that it be processed as a major LCP amendment (CCR Section 13555(b)).

If you have any questions or need additional information regarding the proposed LCP amendment or the Commission procedures, please contact Mike Watson in the Coastal Commission’s Central Coast District Office in Santa Cruz at the address or phone number listed above. If you wish to register an objection to the proposed minor LCP amendment, please do so by October 6, 2004.

Attachments:

Exhibit A: Resolution of City Council Adopting Amendments

Exhibit B: Proposed Amendments to the City of Pismo Beach Certified IP.

