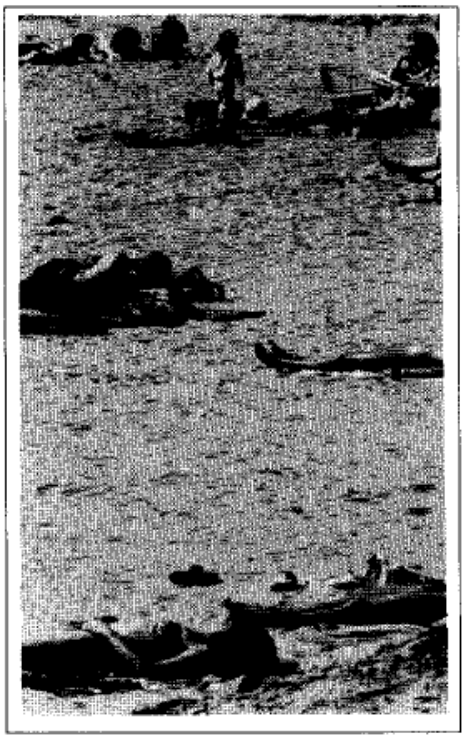
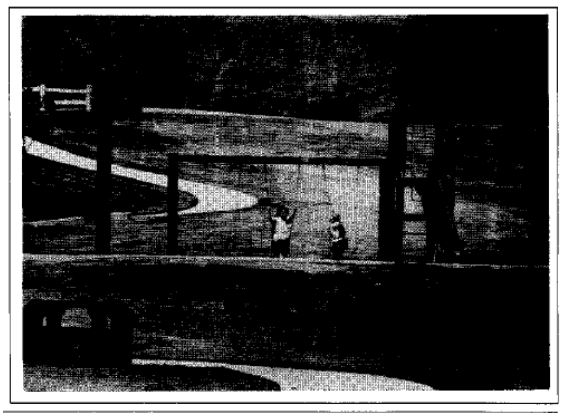
# Parks, Recreation & Access Element









Amended: 10/10/2013 – Updated tables in PR-3 and PR-4.
CC Resolution 2013-019
CC Resolution 2013-020

# Introduction



The Park and Recreation Element is an optional element of the General Plan. It also includes an Access Component, which is required by the Coastal Act. The Element should be viewed in the context of the background, principles and policies found in the Conservation and Open Space Element, much of which is integral to recreation and access concerns.

Pismo Beach has always relied on the Pacific Ocean and the beach to be its chief recreational resource. Although it is true that the ocean is a major resource for the community, this attitude has resulted in a deficiency of neighborhood and community park acreage in the city and a lack of recreational facilities.

As Pismo Beach continues to develop and its resident population grows, it is important for the city to develop a more comprehensive park and recreation program. Although the community has the unique resource of the ocean, which may reduce its need for parkland, it also has demonstrated a high need for recreational facilities such as ball-fields and tennis courts. Both factors must be included when developing Pismo Beach's parkland standards and recreation programs.

A number of national trends affect the Park, Recreation and Access Element. Recreation is increasingly viewed as an important factor in maintaining health -- both physical and mental. It is perceived as more than just weekend activity. Recreation is an integral and necessary element of life to be incorporated into a daily routine. Two demographic trends also impact park and recreation demands. First, the American population and that of Pismo Beach are aging. This trend can be expected to increase demand for parks designed to accommodate the physical abilities and to be responsive to the activity preferences of these "seniors". Another factor is the single (without partner) adult. Single adults need recreational pursuits that provide opportunities to meet other people. In addition, single parents need nearby recreational facilities and activities for their children, especially supervised after-school or summer programs.

Park and recreation facilities also play an important role in the city's visitor industry. Although the beach has been the primary focus, an increasing number of visitors are looking for a variety of activities.

The city contains both state and local parks and recreational areas. Pismo State Beach, under the direction of the state Department of Parks and Recreation, comprises 1.5 linear miles of the city's only major sandy beach (approximately 60 acres) and is the major recreational area of the city. The city has approximately 315 acres of additional public park area either developed or proposed. Forty percent of the park area is within the Coastal Zone. The city has a total of 106 acres of open space with another 229 acres proposed.

Table PR-1 and Figure PR-1 summarize the city's existing and proposed parks, recreation and related open space lands.

**Table PR-1 Parks & Open Space**

| Planning Area | No. | Name | Class | Public (publically owned) or Quassi Public (privately owned with public access) | | Private | | Access | Parking | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Existing | Proposed | Existing | Proposed | | | |
| **A. Sunset Palisades/ The Bluffs** | 1 | The Bluffs | Linear Park | | 8.8- | | | View along bluff top trail | Off-street | Includes public access easement, path and landscaping |
| | 2 | The Bluffs | Open Space | | | 53+/- | | No | No | Natural open space, grazing |
| | 3 | Sunset Palisades | Open Space | | | 5.2 | | No | Off-street | Gated community, landscaped open space |
| | 4 | Area between Hwy 101 and Shell Beach Road | Open Space | 2.4 | | | | | Off-street | 2 tennis and basketball courts. Beach access parking needs to be completed and courts lighted. Permanent restrooms shall be considered in the future. |
| | 5 | Palisades Park | Neighborhood Park | 5.7 | | | 6.0+/- | No | Off-street | Grass, playground, picnic tables, horseshoes. |
| **B. South Palisades** | 6a | South Palisades Bluff | Linear Park | 2.6 | 4.3+/- | | | Viewing access | On-street | Improvements concurrent with new development. Two parcels yet to be developed. Improved w/grass, picnic tables, and benches. Pedestrian and bicycle path that is a part of the California Coastal Trail. |
| | 6b | Area between Hwy 101 and Shell Beach Road | Open space | 1.3 | | | | | | Beach access parking available, also unimproved areas. |
| | 7 | South Palisades Beach | Sandy beach | 2.3 | | | | 3 Beach access stairs from: - end of Beachcomber Drive, - Cliffs Hotel stairs (#8), - Sunset Estates subdivision. | On-street | Trash facilities and benches as a part of the beach access stairway. |

**Table PR-1 Parks & Open Space, *continued***

| Planning Area | No. | Name | Class | Public (publically owned) or Quassi Public (privately owned with public access) | | Private | | Access | Parking | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Existing | Proposed | Existing | Proposed | | | |
| **C. North Spyglass** | 8 | Cliffs Hotel | Open Space | | 1.0 | | | Beach access stairs | Yes | Barranca w/heavy vegetation, Barranca path, bluff top walk. |
| | 9 | Dolphin Bay Resort and Spyglass Inn | Open Space | | 3.1 | | | View with bluff top trail | Possible | Public access easement for ocean bluff top trail. Part of the California Coastal Trail. |
| **D. Spyglass** | 10 | Spyglass Park | Neighborhood Park | 4.7 | | | | Ocean fronting bluff top path and steep trail to beach | Off-street | Grass, playground, picnic BBQ, Barranca, restroom, improved beach access needed. |
| | 11 | Spyglass Beach | Sandy Beach | 1.6 | | | | Path | Off-street | Surfing area, access path needs improvement |
| **E. St. Andrews** | 12 | Memory Park | Linear Park | .46 | | | | Ocean fronting park with ocean view | On-street | Grass and benches, picnic tables, BBQ, Vista Point |
| | 13 | St. Andrews Beach | Sandy beach | .5 | | | | No | On-street | No facilities |
| **F. Spindrift** | 14 | Park proposed | Linear park | | | .9 | | Ocean fronting with ocean view proposed | No | Public access easement from the Park Place subdivision and Naomi. Expansion of linear park to southeast proposed as part of estates development. |
| **G. Terrace Avenue** | 15 | Shell Beach School | Neighborhood Park | 3.8 | | | | Ocean view | Off-street at school | Two ball fields, play equipment, joint agreement with City to improve & use field is proposed. |
| | 16 | Terrave Avenue Beach | Rocky beach | .2 | | | | No | No | No facilities. |

**Table PR-1 Parks & Open Space, *continued***

| Planning Area | No. | Name | Class | Public (publically owned) or Quassi Public (privately owned with public access) Existing | Public (publically owned) or Quassi Public (privately owned with public access) Proposed | Private Existing | Private Proposed | Access | Parking | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| **H. Shell Beach** | 17 | Eldwayen Ocean Park | Linear Park | 1.3 | | | | Stairs at Vista Del Mar and Capistrano | On-street | Grass and benches, picnic tables, telescope. |
| | 18 | Shell Beach | Sandy beach | .6 | | | | | On-street | No facilities |
| | 19 | Margo Dodd | Linear park | .17 | | | | Ocean view | On-street | Picnic tables, gazebo |
| | 20 | Margo Dodd Beach | Sandy beach | .3 | | | | Stairs at Pier Avenue | On-street | Trash facilites with beach |
| **I. Dinosaur Caves** | 21 | Dinosaur Caves Site/ Janowicz Path | Linear park | | 15.0 | | | Ocean view | Off-street | Linear park with ocean observation areas, amphitheater, picnic areas, play equipment and parking. |
| | 22 | Dinosaur Caves Beach | Sandy beach | .7 | | | | No | No | No facilities |
| | 23 | Freeway frontage | Open space | 3.4 | | | | Not applicable Cal Trans ROW | | No facilities, part of road right-of-way. |
| **J. Motel District** | 24 | Shelter Cove | Linear Park | 3.5 | | | | Stairs | Off-street | Gazebo, linear walk, semi-public |
| | 25 | Beach | Sandy Beach | 0.3 | | | | No | Off-street | No facilities |
| | 26 | Tennis Courts Shorecliff | Special | | | 2.7 | | | Off-street | 2 courts, path, agreement to permit public use of courts |
| | 27 | Elmer Ross | Sandy Beach | 0.1 | | | | Yes | Off-street | Access from Shorecliff Hotel |
| | 28 | Barranca at Whalter's Inn | Open Space | | | 1.4 | | No | No | Natural open space |
| | 29 | Whaler's Inn | Path | 0.4 | | | | View | Off-street | Path to view point |
| | 30 | Barranca at Trader Nick | Open Space | | | 1.2 | | | | Natural open space |

**Table PR-1 Parks & Open Space, *continued***

| Planning Area | No. | Name | Class | Public (publically owned) or Quassi Public (privately owned with public access) Existing | Public (publically owned) or Quassi Public (privately owned with public access) Proposed | Private Existing | Private Proposed | Access | Parking | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| **K. Commercial Core** | 31 | Pismo State Beach | Regional | 60.0 | 1.0 | | | Numerous | Two parking lots | Seasonal play equipment, volleyball, restrooms, State owned, City managed |
| | 32 | Pier | Linear Park | 1.5 | | | | No | Off-street | Beaches, fishing |
| | 33 | Ira Lease/Mary Herrington | Neighborhood | 1.85 | 0.6+/- | | | | Off-street | Play equipment, restrooms, picnic tables. Could be extended to northwest along creek. |
| | 34 | Pismo Creek | Open Space | 4.0 | | | | Yes | No | Proposed trail system, includes 10' trail in front of Addie Street Condo, creek & floodplain to remain in open space with trail system, both public and private. |
| **L. Pismo Creek** | 35 | Pismo Coast Village | RV Park | | | 25.0 | | Yes | Off-street | Clubhouse, pool, beach, private membership, open to general public at cost, 400 RV hook-ups |
| | 36 | N. Beach Campground | Special | 31.0 | | | | Yes | Off-street | 103 campsites, hook-ups, State owned and operated, proposed increased day use. |
| | 37 | Butterfly Habitat | Public | 6.0 | | | | Yes | Off-street | Stand of Eucalyptus, parking needs to be improved. |
| **M. Pismo Marsh** | 38 | Pismo Marsh | Public | 80.6 | | | | No | No | Natural marsh, State managed, desired join agreement with Fish & Game, Grover Beach and Pismo Beach regarding nature center. |

**Table PR-1 Parks & Open Space, *continued***

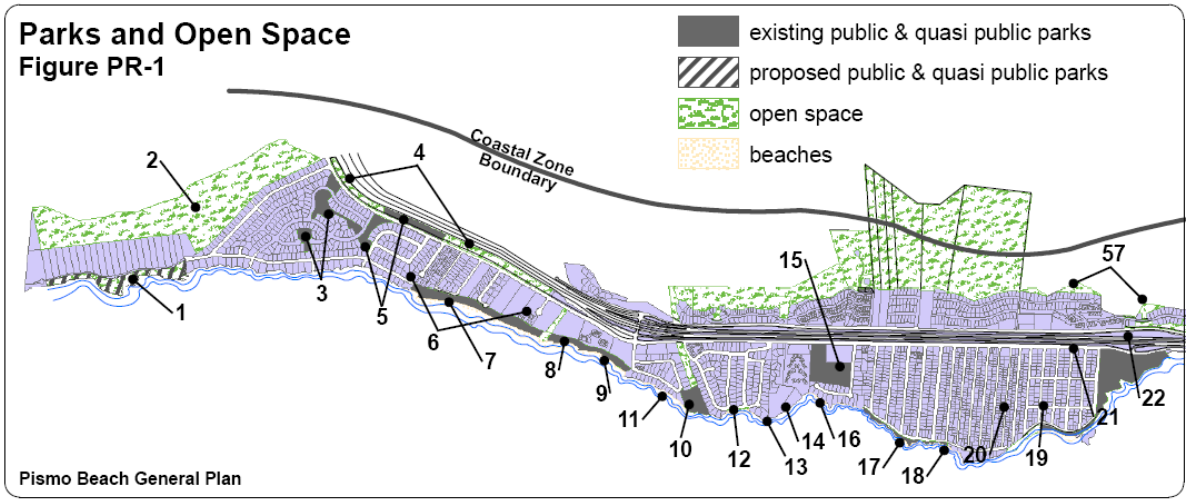
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|---|---|---|---|---|---|---|---|---|---|---|
| **N. Oak Park Heights** | 39 | Toucan Terrace | Open Space | | | 32 | | No | Off-street | Mostly natural open space, recreation building, ballfield proposed by Homeowners Association. |
| | 40 | Freeway Frontage | Open Space | | | | 3.3+/- | | No | To be dedicated as part of development and road right-of-way. |
| | 41 | Chumash Park | Comm. Park | 40.0 | | | | | | Undeveloped, proposed community park. |
| | 42 | Ventana Drive | Open Space | | | | 3.5+/- | | | Part of development. |
| | 43 | Seven Acre Park Highland Drive | Neighborhood Park | 7.0 | | | | | On-street | Picnic & play equip., 2 ac. usable, remainder open space. |
| | 44 | Pacific Estates | Open Space | | | | 27.1+/- | | | Natural open space and hillsides. |
| | 45 | Pacific Estates | Open Space | | | | 10.3+/- | | | 2 canyons. |
| | 46 | Pismo Creek | Special Use | | 35.0+/- | | | | | Proposed golf course location, Price House Hist. Park |
| | 47 | Los Robles Del Mar Annex | Neighborhood Park & Mini Park | | | | ? | | | To be determined as part of specific plan. |
| **O. Industrial** | 48 | PB Sports Complex | Special | 5.05 | | | | | Off-street | 3 ballfields, picnic area, better access needed. Possible loss of field(s) with road construction. |
| | 49 | Pismo Creek | Special Use | | 8.8+/- | | | | No | Creek & floodplain to remain in open space with trail system, both public and private. |

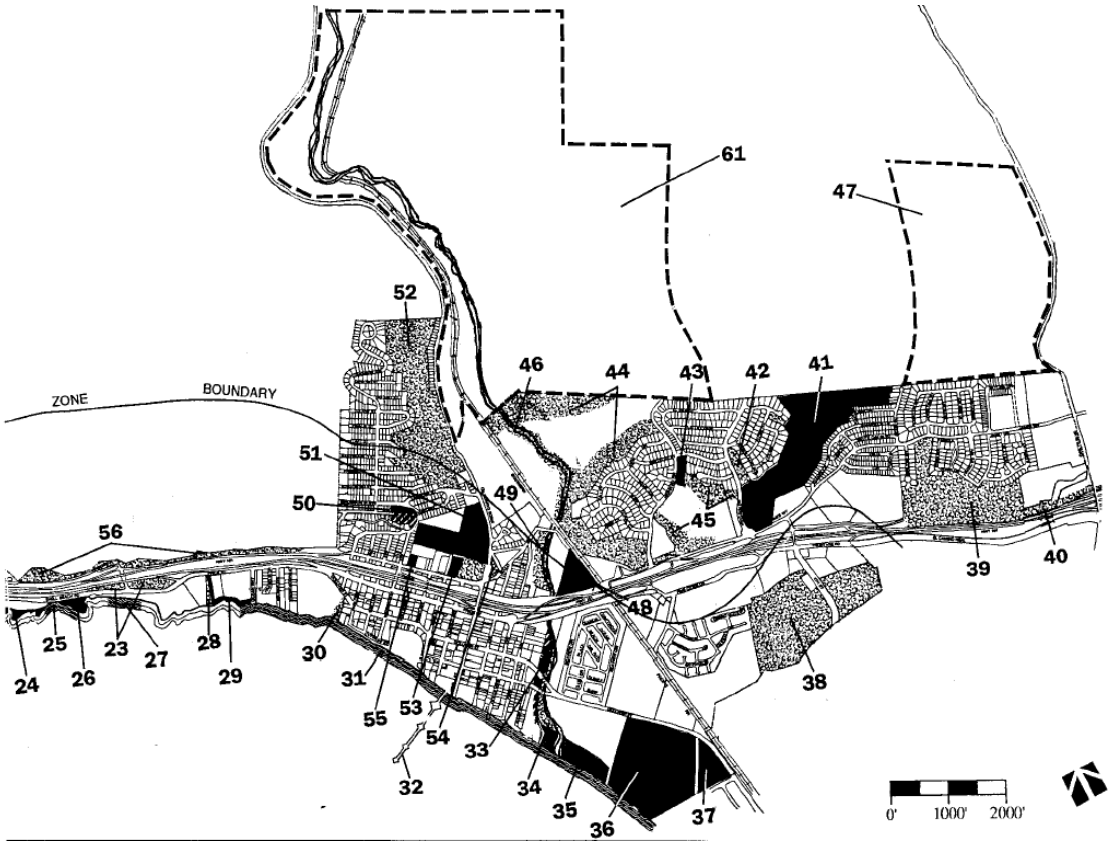
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| Planning Area | No. | Name | Class | Public (publically owned) or Quassi Public (privately owned with public access) Existing | Public (publically owned) or Quassi Public (privately owned with public access) Proposed | Private Existing | Private Proposed | Access | Parking | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| **P. Pismo Heights** | 50 | Boosinger Park | Mini Park & Open Space | 1.7 | .7+/- | | | | On-2treet | Add play equipment, expansion proposed. |
| | 51 | Judkins Jr. High | Neighborhood Park/Open Space | 13.4 | | | | | Off-street | Ballfield, soccer, basketball, joint use agreement with school district proposed. |
| | 52 | Price Canyon | Open Space | | | | 35.7+/- | | | To be determined in the Specific Plan. |
| | 53 | Veterans' Memorial Hall | Special Use | 2.4 | | | | | Off-street | Large hall with kitchen, 9200 sq. ft. |
| | 54 | Price/Bello Intersection | Open Space | | 1.2+/- | | | | No | |
| | 55 | City Hall | Special Use | 1.0 | | | | | Off-street | 2 tennis courts, lighted basketball court, theatre. May be removed if City Hall is remodeled. |
| **Q. Freeway Foothills** | 56 | Freeway Frontage | Open Space | 7.7 | | | | | | Part of freeway right-of-way. |
| | 57 | Bay Cliff | Open Space | | | 5.1 | | | | Foothills, behind development, development also includes private tennis court, swimming pool and play area. |
| | 58 | Bay Cliff Village | Open Space | | | 32.2 | | | | Two hillocks and foothills open space, approved as part of Specific Plan. |
| | 59 | Spyglass Ridge | Park | | 1.0+/- | | | View | | 1/2 of existing Barranca, picnic area, trails planned, approved as part of Specific Plan but undeveloped. |
| | 60 | Mattie Road Annex | Open Space | | | | 85 | View/proposed | | Land above 200 foot contours, possible ridgeline trail link. |

**Table PR-1 Parks & Open Space, *continued***

| Planning Area | No. | Name | Class | Public (publically owned) or Quassi Public (privately owned with public access) Existing | Public (publically owned) or Quassi Public (privately owned with public access) Proposed | Private Existing | Private Proposed | Access | Parking | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| **R. Price Canyon** | 61 | Price Canyon Annex | Special Use<br>Open Space<br>Neighborhood Park<br>Community Park | | ? | | ? | | | To be determined as part of Specific Plan. Includes several facilities as follows: golf course, 6 acres add to the Price Canyon Historic Park, Pismo Creek linear park open space and a community park/sports fields. |
| **TOTAL** | | | | **297.7** | **77.2** | **106.1** | **226.9** | | | |






# *Principles*

***P-21 Parks and Recreation Are Necessary For a Park Healthy Environment and Quality of Life***

The preservation and development of parks, recreation programs and coastal access facilities are considered vital to:

a. Making the city an enjoyable and beautiful place to live, work, play and visit.
b. Providing park and recreation amenities for residents and visitors.
c. Maintaining a balanced healthy environment and quality of life for residents and visitors.
d. Supporting the area's economy.

***P-22 Public Shoreline Access***

The continued development and maintenance of public access to the Pismo Beach coastline shall be considered an integral and critical part of the city's parks and recreation program.

# Policies

## Park and Recreation Standards and Plans

**PR-1 Opportunities For All Ages, Incomes, and Life Styles**

To fully utilize the natural advantages of Pismo Beach's location and climate, park and recreational opportunities for residents and visitors shall be provided for all ages, incomes and life styles. This means that:

a. The beach shall be free to the public.
b. Some parking and/or public transportation access to the beach shall be free to the public.

c. Recreational needs of children, teens, adults, persons with disabilities, elderly, visitors and others shall be accommodated to the extent resources and feasibility permit.

d. City residents need mini-parks, neighborhood parks, community parks, activity centers, special use and all-purpose parks.

**PR-2 Ocean and Beach are the Principal Resources**

The ocean beach and its environment is, and should continue to be, the principal recreation and visitor- serving feature in Pismo Beach. Oceanfront land shall be used for recreational and recreation-related uses whenever feasible.

**PR-3 Parks and Recreation Policy Plan**

The city Park and Open Space Policy Plan shall be as shown in Figure PR-l, as summarized in Table PR-l, and as set forth in the policies of this Element. The plan shows the conceptual system of parks and open spaces but is not intended to preclude additional areas of open space or parks as found appropriate through environmental reviews, the development process, and annexations.

**PR-4 Master Parks and Recreation Plan**

The City's Parks and Recreation vision includes:

a. Specific park standards - The standards shown in Table PR-2 should be used as a basis for city park development, including annexation areas. Where feasible, park standards should enable efficient and sustainable use for and maintenance of City parks and recreation facilities.

b. The use of concept plans for each park or open space reflecting active, passive and natural open space uses.

c. The development of an operation and maintenance plan for each facility.

d. A Parks and Recreation Commission oversight of:

1) A citizen participation program to determine facility needs and

2) A periodic survey of residents and visitors to determine resident and visitor services and community program needs and desires.

e. A periodic review and update of criteria for new development contribution of land and/or fees for park development.

**PR-5 Multi-Use Path System (Trails)**

A system of public paths as delineated on Figure PR-2 shall be developed to connect the various parks, scenic aspects and open space of the city. Ideally the paths should be located within designated greenbelt areas. However, in areas of the community that have already been developed, the system can include sidewalks and right-of-way shoulders of less traveled streets. The system should be delineated with signs, uniform landscaping, and pavement. Every attempt shall be made to interconnect city trails with those being developed by adjacent cities and the county. Key trail connections are shown for future annexation areas. Motorized vehicles shall not be permitted on trails, except as used by handicapped persons.

Rest areas, picnic areas, view platforms and similar facilities shall be located along the path systems. The ridge path should provide for equestrian use. See also:

| | | |
|---|---|---|
| Circulation Element | C-11 | Bikeways Plan |
| Circulation Element | C-12 | Bikeways Encouraged |
| Land Use Element | LU-G-5 | Ocean Boulevard Access |
| Land Use Element | LU-H-9 | Lateral Access at Boeker St. |
| Land Use Element | LU-J-9 | Lateral Access |
| Circulation Element | | Bikeway Plan |

## Implementation Policies

**PR-6 Retention of All Existing Parks and Dedicated Open Space**
Any proposed loss of parks or dedicated open space areas shall be replaced at a minimum with the equivalent quality of acreage or facilities lost.

**PR-7 Regional Parks and Trails**
The City shall cooperate with Arroyo Grande, Grover City, San Luis Obispo County, and the State of California in the development of regional parks and trails adjoining or included in the city limits of Pismo Beach.

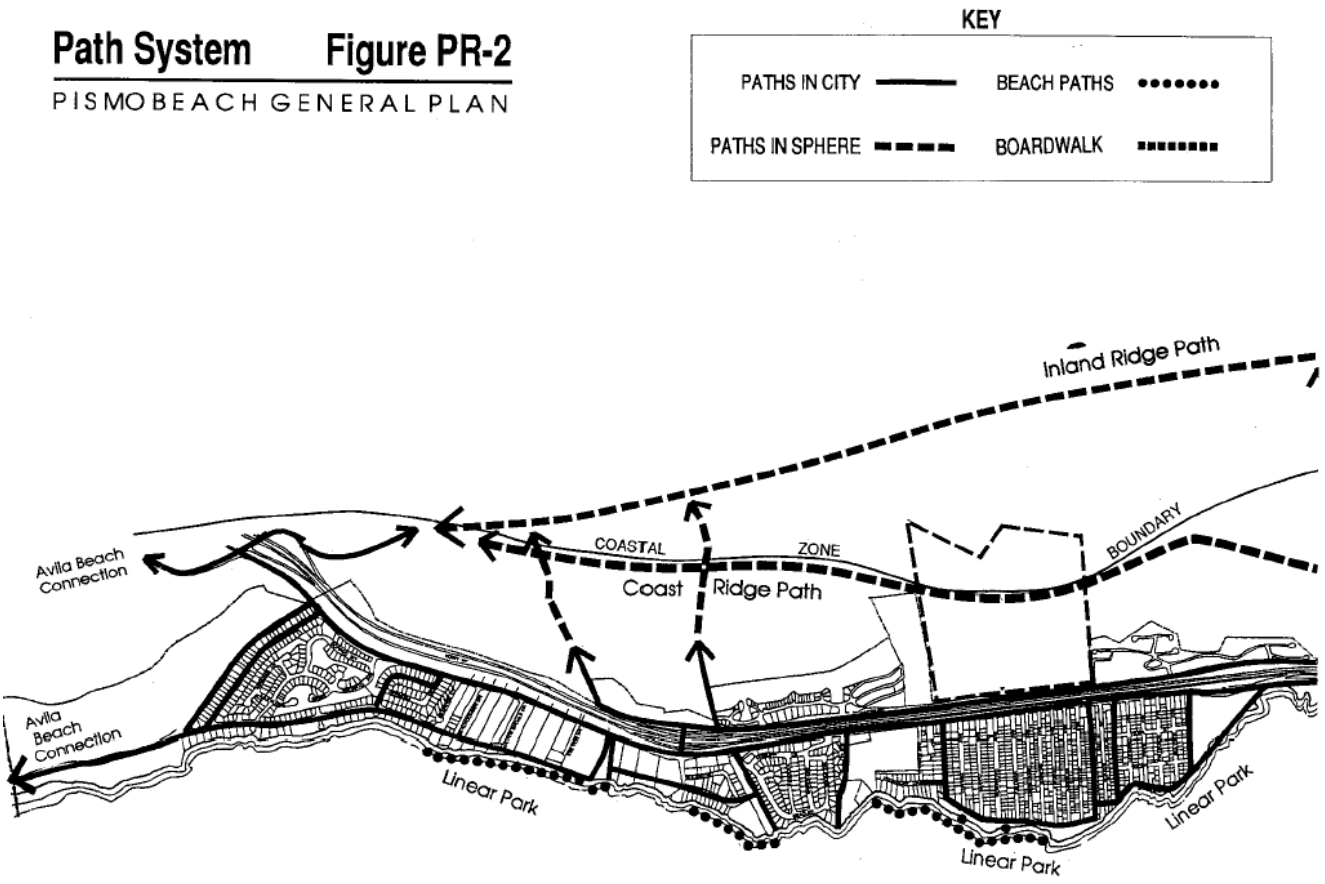
**PR-8 Joint School/Park Sites**
The City shall increase coordination with the school districts to maximize use of school and city facilities for park and recreational purposes. Parks should be developed in conjunction with schools wherever possible. The City shall negotiate joint agreements with the school district to cooperatively maximize park and recreation opportunities.

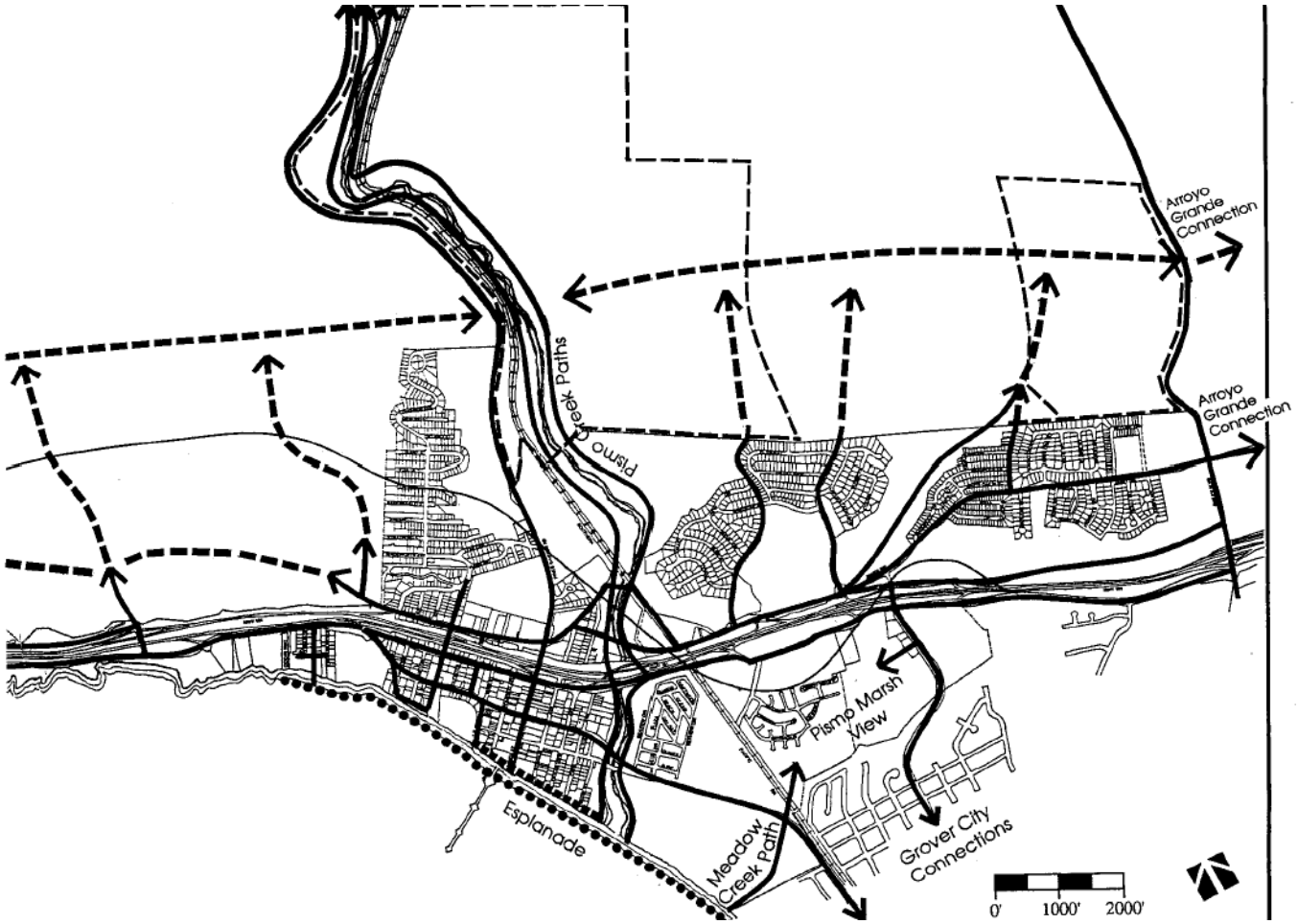
**PR-9 Private Sector Open Space, Parks and Recreation**
The City shall recognize the contribution of the private sector to parks and recreation and encourage cooperative continuation and expansion of such contributions. All new planned developments shall be required to provide either public and/or private parks and recreation facilities. When possible said areas shall connect with adjoining park and recreation areas, which are existing or planned. All such development shall either be dedicated in fee to the public or have a dedicated open space easement placed upon the property to preclude future development.

**PR-10 Recreation Programs**
Recreation programs to meet the needs of citizens and visitors shall be developed. These needs should be continuously monitored and programs adjusted as necessary over time.

## Path System Figure PR-2

PISMO BEACH GENERAL PLAN






Cooperative programs with city residents, business people, neighboring cities, county, state, and federal agencies shall be established to expand the city's recreational programs for use by residents and visitors.

**PR-11 Park and Recreation Facility Maintenance and Recreation Uses**

Primary attention in park and recreation facility management and sustainability shall be given to the preservation of natural beauty and integrity of the land within their natural resource limits and the integrity of facilities utilized for community recreation.

The City shall provide high-priority services to public recreational areas (equipment maintenance, police protection, regular clean-up).

The City shall provide ongoing review of erosion impacts on coastal bluff parks and hillside areas.

Programs of public education and citizen involvement such as "neighborhood watch" shall be undertaken to combat vandalism and littering in parks.

Landscape design should support park maintenance efforts.

Facilities should be clearly identified with appropriate signage.

The Park and Recreation Commission and staff shall periodically review ways to and potentially implement and improve maintenance and design quality and varied uses of existing parks and facilities.



**PR-12 Acquisition and Improvement Programs**

A program shall be established that provides for the acquisition of and development of future city park sites and open space areas. Resources for the program shall include but not be limited to funds from the Quimby Act fees, park development fees for new construction, land dedication and/or improvements concurrent with development, private development, and accessory revenue-generating activities at various parks on a case-by-case basis.

The city's capital improvement program shall provide for the improvement and expansion of city park sites and facilities.

**Table PR-2**
**Park Land Standards**

| Type | Size | Service Area | Location | Usual Facilities and Remarks |
|---|---|---|---|---|
| Mini Park | 1 ac. or less | Approx. 1/4 mile radius | In highly developed neighborhoods where neighborhood park land is unavailable and there are no other services. | Childrens play area, landscaping picnicking, open play area for pick up sports, vista points. |
| Nghbrhd Park | 3–5 ac. | Approx. 1/2 mile radius | Preferable adjoining an elementary school near the center of a neighborhood unit. | Play areas, multi-purpose courts, tennis courts, picnic areas, open turf area, on-site parking optional. |
| Community | 10–20 ac. | Approx. 1–2 mile radius | At or near the intersection of major or secondary thoroughfares near center of service area. | Baseball, football, softball, soccer, tennis and other active athletic areas, community center, children's play area, on-site parking, restrooms, and picnic areas. |
| Special Use Park | No size constraints | Citywide | Wherever appropriate. | Botanical gardens, lagoons, sports complexes, open space, marine refuges, golf courses, bluff top open space, etc. |
| Regional | No size constraints | Regional | Within 1 to 3 hours travel time form urban populated areas. | Beaches, botanical gardens. |

# Specific Sites & Facilities

**Background**

In addition to the overall policies, which guide the dry in providing parks, open space and trails, and in developing recreational facilities, it is important to address site and use specific issues. The following policies address specific existing or proposed facilities. The policies are intended to be detailed to the extent necessary to assure specific objective(s) while being flexible in the method of accomplishing the policy.

## Policies

See also:

| | | |
|---|---|---|
| Land Use Element | LU-A-3 | Bluff-Top Park |
| Land Use Element | LU-C- 2 | Lateral Access and Rec. |

**PR-13 Pismo Creek/Price Canyon Regional Park and Open Space**

The City, as the lead agency in cooperation with San Luis Obispo County, shall acquire and develop a regional park in the Pismo Creek and Price Canyon Corridor. The park shall emphasize the features listed in Table PR-3. The park shall be a part of the Price Canyon Regional Park included in the San Luis Obispo County park plan and shall be coordinated with development of property in the city's sphere of influence. See related General Plan policies:

| | | |
|---|---|---|
| Conservation Element | CO-21 | Creek Protection Plan |
| Conservation Element | CO-22 | Price Canyon Open Space and Study Area |
| Growth Management | GM-10 | Golf Course |
| Land Use Element | LU-N-20 | Pismo Creek Price Canyon Adobe |
| Parks & Recreation | PR-21 | John Michael Price |

**PR-14 Chumash Park & Open Space**

A master plan shall be prepared for the 40-acre dedicated parkland north of James Way. The master plan for improvements may include, but not be limited to, the following: tennis courts, basketball courts, amphitheater, lakes, picnicking facilities and trails system. The park shall be expanded beyond the city limits, if the private land that abuts the park is incorporated into the city and development is proposed. If the expansion occurs, consideration should be given to an equestrian area and/or stables.

**PR-15 Ira Lease/Mary Herrington Park**

In order to better integrate Pismo Creek and the Ira Lease and Mary Herrington Parks into the community the following should occur:

1. The property at the southwest end of the park should be cleared of enclosed structures. The existing uses within the structures should be relocated to a less visually prominent location.
2. The City should acquire the land northeast of Ira Lease Park to the same width as the existing parks; or said land should be granted as open space easement with public access concurrent with development permits on the adjoining remaining parcel.

See also:

| | | |
|---|---|---|
| Land Use Element | LU K-2 | Specific Plan |

**PR-16 Dinosaur Caves**

The large vacant parcel, leased by the City of Pismo Beach from the Pismo Beach Public Financing Authority, is the most significant open space remaining along the ocean within Pismo Beach and is dedicated for use as a public park and open space area. (See related Land Use Element Planning Area I.)[1]

[1] Amended: R 98-71

**Table PR-3**
**Pismo Creek/Price Canyon Regional Park & Open Space Features**

1. Continuous multi-use pathways on both sides of Pismo Creek from the ocean to the foothills, connecting to the Price House historical site, the proposed golf course, and the municipal sports complex.
2. Retention of Price Canyon as an open space corridor. Development shall be primarily hidden from view from Price Canyon Road.
3. To the extent legally and practically feasible, no development shall occur between Addie Street and Pismo Creek.
4. The area required for an 18 hole Golf Course and sports complex in Price Canyon. Areas needed outside the city shall also be included.
5. Public parking areas along the creekside trails to encourage access along the trails into the downtown via the esplanade connections.
6. The inclusion of an arboretum or botanical garden.
7. Connection of James Way to Price Canyon Road (see Circulation Element, Policy C-7, Freeway Frontage Roads).
8. Improved vehicular access to the Pismo Beach Sports Complex.
9. The city should request that SPRR dedicate land in fee or easements for any land not needed for the railroad. Other railroad land should be attractively landscaped.
10. The sewer plant should be landscaped in concert with the linear park design.
11. The Bello Street Bridge over Pismo Creek should be declared a historic structure and rehabilitated for pedestrian and/or vehicular use.
12. Trails on both sides of the creek tying to the ocean should be developed. CALTRANS should be requested to modify the freeway under-crossing in the area of Pismo Creek to accommodate the trails.
13. Possible expansion of the city sports complex.
14. The renovation and development of the Price House and Adobe historical site.

**PR-17 Meeting, Recreation and Cultural Facilities**

The City shall support, engage, and adequately fund the construction, retention and ongoing maintenance of a variety of indoor meeting conference and recreation facilities as follows:

**1. Conference Center**

Support a public/private partnership for the construction of a "Conference Center".

**2. Cultural/Community Center**

Consider a public/private partnership project at the city-owned property at the pier parking for a cultural/community center, but also consider other locations for the center. The center should include a variety of cultural facilities.

**3. Downtown Theatre**

The City shall encourage the preservation and rehabilitation of the theatre building on Pomeroy in downtown Pismo Beach. Appropriate uses for this facility may include live theatrical performances and meetings or conferences.

**4. Veterans Hall**

Use of the 9,200 sq. ft. Veteran's Memorial Building shall be under the city's control and shall be used as appropriate for indoor events and recreation. Example of such uses include teenage dances, senior citizens programs, youth dance lessons, arts and crafts classes and aerobic instruction.

**5. Private Recreational Facilities**

The city shall encourage the inclusion of a new private recreational facility in the city, or a nearby location in the South County area.

**6. Vets Hall in Shell Beach**
The 3,900 sq. ft. Vets Hall shall continue to be available for public and private meetings.

**7. New facilities**
New facilities may be bequeathed to or purchased by the City for community recreation purposes. A plan shall be developed for each reflective of its opportunities, limitations, uses, maintenance and sustainability potential.

**8. Special purpose parks and facilities**
The City may periodically examine and consider the feasibility of dedicating parks and facilities or portions of parks and facilities for special purpose activities.

**PR-18 Pismo State Beach**
The City should request the state Department of Parks & Recreation to amend the General Development Plan for Pismo State Beach to include both a day-use facility and parking areas in the vacant portions of the state park, as well as a marked access trail from the parking area to the beach and from State Highway 1. As part of this action, the state should conduct an archaeological reconnaissance of this area.

**PR-19 Spyglass Ridge Public Park**
A one-acre public park in the extreme northwest portion of Planning Area Q shall be dedicated for public parkland. This area, comprising the sides and bottom of a small canyon, shall be improved as small park/picnic area that will provide new public recreational opportunities where none now exist. A small pullout area and a small bay(s) for parallel parking for the public shall be provided on Mattie Road along the frontage of the park.

**PR-20 Boosinger Park**
Boosinger Park shall be retained and enhanced by:

a. Preserving the rock outcroppings; no alterations to the rock outcroppings shall be permitted.
b. The City shall develop procedures of architectural review to assure that future construction of homes next to the park be designed to harmonize and enhance visual quality.
c. A pathway should be built from the park to a vista point on the rock outcrops.
d. The City should seek funding to purchase the vacant unimproved lots southwest of Boosinger Park. Upon acquisition of the lots, the unimproved portion of Hanford Street should be abandoned for the full length of the park. See also:
Design Element D-20 Special Landscape Features

**PR-21 John Michael Price Historical Site and Park**

The city-owned John Michael Price Historical Site contains the original "anniversary house" constructed in 1893 and about four acres of surrounding land. A master plan for the restoration of the anniversary house and improvements to the 4-acre site shall be prepared. The City shall encourage non-profit groups to assist in financing and preparing such a master plan. The plan may include a 6-acre expansion of the present site to include adjoining lands that contain the adobe and schoolhouse of the Price Rancho. These additional lands shall be required to be dedicated to the City at the time of annexation of this property to allow restoration and public access. The major purpose of this plan shall be to promote an appreciation of the cultural history and early settlement of the region. Features may include:

a. a museum, visitors center, and gardens

b. passive and limited active-use areas

c. access, parking, landscaping and similar support facilities

d. a pedestrian linkage to the Pismo Creek open space corridor

e. a financing and management plan, including fundraising and park operations.

# Access Component

**Background**

The City of Pismo Beach has a tradition of shoreline access. The purpose of this shoreline access component is to implement the state Coastal Act shoreline access polities, thus continuing to ensure the public's right to gain access to the shoreline. The city's seven-mile pacific coastline is accessible from numerous locations, and the entire beach is open to the public. Very few private routes are located along the shoreline. Those that do exist provide access to beaches that also have public access.

There are areas along the city's coastline where access may be improved. Different methods of providing access - public acquisition, deed restrictions, development conditions and in-lieu fees may be utilized. These are described in the Technical Appendix to the General Plan. Particularly important to the city is the private sector provision of access, in-lieu fees, or permit conditioning and dedication.

## Policies

**PR-22 Lateral Beach/Shoreline Access Required**

Coastal Beach Access Dedication - For all developments on parcels located along the shoreline, a lateral public access easement in perpetuity extending from the ocean-side parcel boundary to the top of the bluff shall be required for the purpose of allowing public use and enjoyment of dry sandy and rocky beaches, intertidal and subtidal areas. Such easements shall be granted to the California Department of Parks and Recreation, the City of Pismo Beach, or other appropriate public agency.

**PR-23 Lateral Bluff-Top Open Space and Access Required**

Bluff-Top Access Dedication - To ensure public safety, provide for protection of fragile ocean bluff-tops, and permit enjoyment by the public of oceanfront amenities and recreation, all development on the bluff edge should be required to dedicate in fee or by an easement in perpetuity a bluff-top conservation and public access zone. The width of the area to be dedicated shall be a distance equal to the estimated 100-year bluff retreat plus a minimum of 25 feet additional inland from that line. In certain areas the width of the bluff-top dedication should be greater as provided in the land use element. Existing single-family lots on the bluff less than 10,000 feet in area are exempted from requirements of dedication of the bluff-top area, if another lateral public access route (beach, sidewalk or separate path) is or will be available nearby so as to provide for continuity of the Coastal Trail. The extent of the bluff retreat shall be determined through a site-specific geological study conducted by a qualified registered geologist. The dedication should be made to the City of Pismo Beach or other appropriate public agency as determined by the city.

Encroachments into the bluff-top conservation and lateral access zone shall be limited to roadway extensions which incorporate public parking opportunities. Such encroachments shall not extend more than a depth of 35 feet into the conservation and public access zone. Development of structures shall be prohibited within the zone, except for public amenities such as walkways, benches, and vertical beach access stairs. Landscaping and irrigation of these areas shall be designed to avoid or minimize bluff-top erosion problems. (See also Land Use Policies B-3, C-2, D-5, E-6, F-3, G-7, H-10 and J-3.)

| Table PR-4 Physical and Visual Ocean Access/California Coastal Trail *(See Figure PR-3 for map locations)* | | | | | | | | | | | | X - Existing # - Proposed |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Planning Area** | **Access Points** | **Public Beach Access Stairs** | **Walking Path and/or Walking with View Access** | **Direct Beach Access No Stairs** | **View Points** | **Lateral Open Space Top of Bluff** | **Barranca** | **Parking On-Street** | **Parking Off-Street** | **Signage &/or Amenities** | **Open to Public** | **Comments** |
| **A. Sunset Palisades** | 1a: The Bluffs trail.<br>1b: Indio Drive | | X<br>X | | X<br>X | X | | X | X | X<br>X | X<br>X | Improved public trail with access at the north end connecting to SLO County trail.<br>On-street section of the California Coastal Trail with ocean overlooks. |
| | 2. Encanto | | X | | X | | | X | | # | | No improvements |
| | 3. Topaz St. | | X | | X | | | X | | # | | No improvements |
| | 4. Florin St. | | X | | X | | | X | | # | | Improvements complete |
| **B. South Palisades** | 5. Beachcomber stairs | X | X | | X | X | | X | | X | X | Located at lateral bluff top park 80% improved with park/open space amenities (benches, picnic tables) and >150 On-street parking spaces available. |
| | 6. Sunset Beach Estates stairs | # | # | | # | # | | # | | # | # | North side of Barranca with access to South Palisades Park areas adjacent to Ebb Tide. Approved subdivision with linear park and beach access. |
| **C. North Spyglass** | 7a. Cliffs Hotel stairs | X | X | | X | X | X | | X | X | X | Trash receptacles available. |
| | 7b. Bluff top trail | | X | | X | X | X | | X | X | X | Improved public access bluff top trail at the rear of the Cliff's Hotel, Dolphin Bay Resort, and Spyglass Inn. |
| **D. Spyglass** | 8. Spyglass Park | # | X | | X | X | X | | X | # | X | Steep dirt trail at the edge of Barranca provides beach access but should be improved. Benches and trash receptacles available along bluff top. |

| Table PR-4 Physical and Visual Ocean Access/California Coastal Trail *(See Figure PR-3 for map locations)* | | | | | | | | | | | | X - Existing # - Proposed |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Planning Area** | **Access Points** | **Public Beach Access Stairs** | **Walking Path and/or Walking with View Access** | **Direct Beach Access No Stairs** | **View Points** | **Lateral Open Space Top of Bluff** | **Barranca** | **Parking On-Street** | **Parking Off-Street** | **Signage &/or Amenities** | **Open to Public** | **Comments** |
| **E. St. Andrews Tract** | 9a. Memory Park | # | | | X | X | | X | | X | X | Benches, tables, trash receptacles available. A beach access stairway to St. Andrews Beach shall be installed in this area. |
| | 9b. Seacliff Access path | | X | | | | | | | # | | Walking path between 182 and 188 Seacliff; public access easement between St. Andrews Tract subdivision and Spyglass Park. Ongoing bluff erosion may affect the functionality of this access easement in the future. |
| **F. Spindrift** | 10. Linear Bluff top park | # | # | | # | # | | | # | # | X | Area for lateral park to be dedicated with future development of the estates pursuant to Policy LU-F-3 and LU-F-4. Pedestrian access to the area is from Naomi and Park Place. Pedestrian access easement over the park shall be no closer than 25' from the top of the bluff. |
| **H. Shell Beach** | 11a. Eldwayen Ocean Park | X | X | | X | X | | X | | X | X | Beach access at Vista Del Mar and Cuyama. Cuyama stairs require improvements. |
| | 11b. Boeker overlook | | X | | X | X | | X | | X | X | Access path from Placentia to Boeker along oceanfront. Future public bluff top access through to Ocean Blvd. to the south if/when development occurs directly to the southwest of Boeker. |

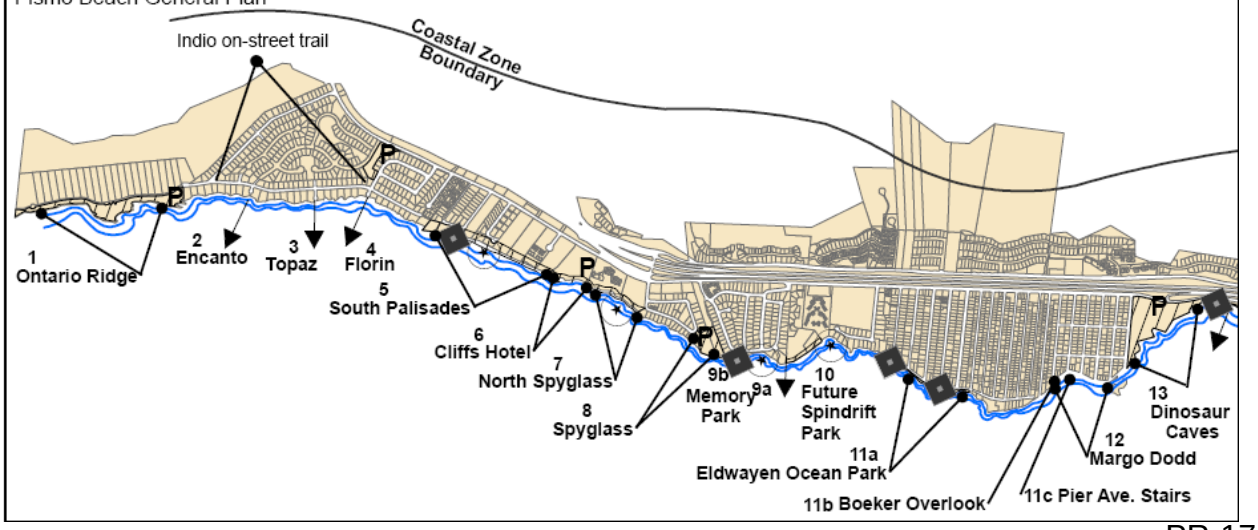
| Table PR-4 Physical and Visual Ocean Access/California Coastal Trail *(See Figure PR-3 for map locations)* | | | | | | | | | | | | X - Existing # - Proposed |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Planning Area** | **Access Points** | **Public Beach Access Stairs** | **Walking Path and/or Walking with View Access** | **Direct Beach Access No Stairs** | **View Points** | **Lateral Open Space Top of Bluff** | **Barranca** | **Parking On-Street** | **Parking Off-Street** | **Signage &/or Amenities** | **Open to Public** | **Comments** |
| **H. Shell Beach** *continued* | 11c. Pier Avenue stairs | X | X | | X | X | | X | | X | X | Bench and trash facilities available. |
| | 12. Margo Dodd Park | X | | | X | X | | X | | # | X | Gazebo, picnicking, trash facilities available. |
| **I. Dinosaur Caves** | 13. Dinosaur Caves Janowicz Path | | # | | # | # | | | # | # | # | An improved park for four ocean overlooks, bluff top trail, and multiple park amenities. |
| | 14. Shelter Cove | # | X | | X | X | | | X | X | X | Public parking at the Shelter Cove Hotel. |
| **J. Motel District** | 15. Shorecliffs/ Elmer Ross | X | | | X | X | | | X | X<br>#<br># | X<br>#<br># | Signage needs improvement, 3 gazebo/viewing platforms |
| | 16. Whalers Inn | | | | X | X | X | X | | X | # | |
| | 17. Knights Rest | X | | | X | | | X | | | | Stairs need repair |
| | **PISMO STATE BEACH** | | | | | | | | | | | |
| | 18. Tides Hotel | X | | | | | | X | | X | # | |
| | 19. Wilmar Ave. | X | | | X | | | X | | X | X | Volleyball on beach, portable restrooms |
| | 20. Trader Nicks | | | | | | X | | | # | | |

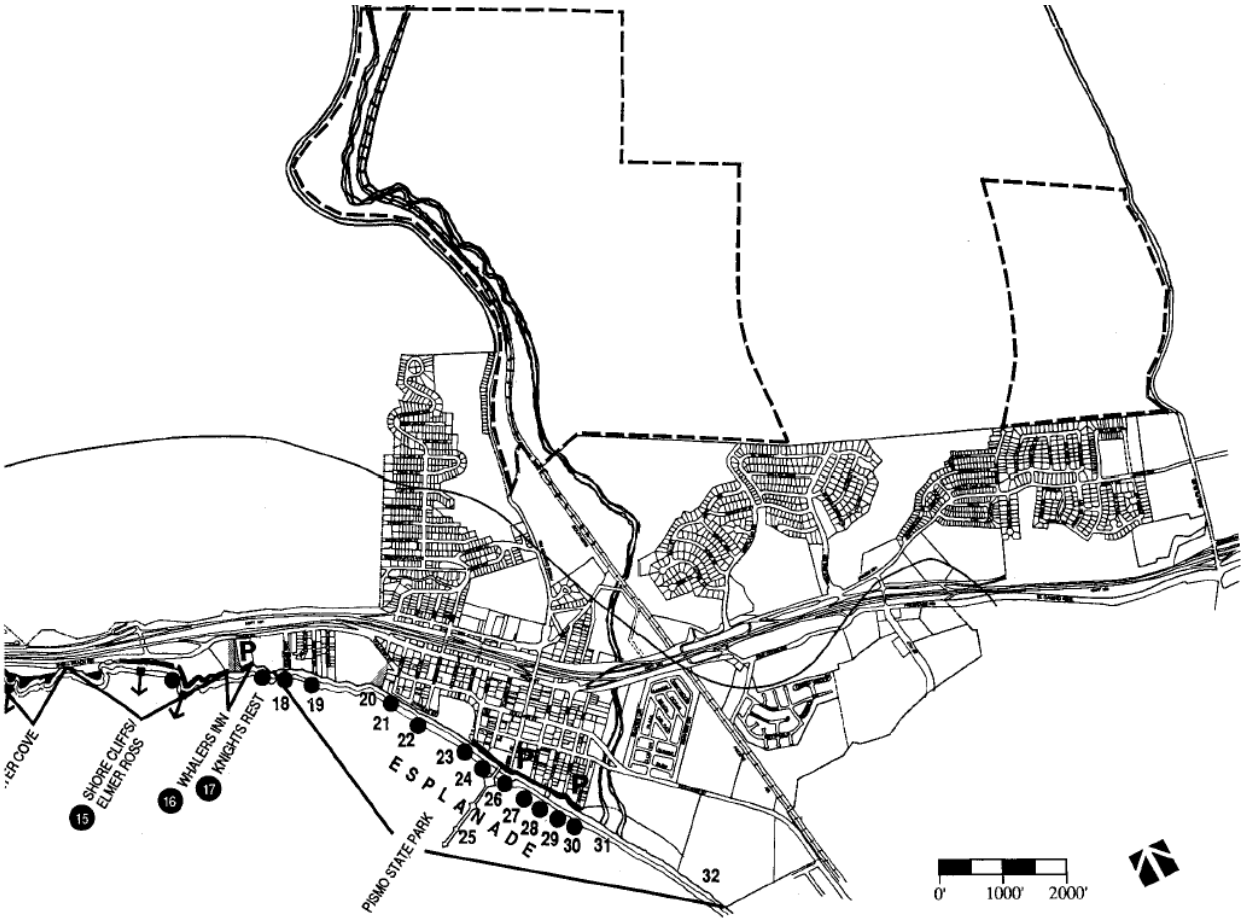
| Table PR-4 Physical and Visual Ocean Access/California Coastal Trail *(See Figure PR-3 for map locations)* | | | | | | | | | | | | X - Existing # - Proposed * - Existing & Proposed |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Planning Area** | **Access Points** | **Public Beach Access Stairs** | **Walking Path and/or Walking with View Access** | **Direct Beach Access No Stairs** | **View Points** | **Lateral Open Space Top of Bluff** | **Barranca** | **Parking On-Street** | **Parking Off-Street** | **Signage &/or Amenities** | **Open to Public** | **Comments** |
| **K. Commercial Core** | 21. Cypress Street (North) | | | | X | | | X | | # | X | Volleyball on beach |
| | 22. Wadsworth Steps | X | X | | | | | X | | | X | Volleyball on beach, play equip. seasonal |
| | 23. Main Street | | X | | | | | X | | # | X | Connected by proposed esplanade |
| | 24. Pomeroy Ave. | X | | | | | | X | X | X | X | Connected by proposed esplanade |
| | 25. Pier | X | | X | X | X | | X | X | X | X | Restrooms available |
| | 26. Hinds St. | | X | | X | | | X | X | X | X | Connected by proposed esplanade |
| | 27. Stimson Ave. | # | X | | X | | | X | | X | X | Connected by proposed esplanade |
| | 28. Ocean View Ave. | | | X | X | | | X | | # | | Connected by proposed esplanade |
| | 29. Park Ave. | | | X | | | | X | | # | | Connected by proposed esplanade |
| | 30. Addie Street | | X | | | | | X | X | # | | Connected by proposed esplanade |
| | 31. Pismo Creek | | * | | | | | | X | # | # | Restroom to be remodeled, trails to be added both sides |
| **L. Pismo Creek** | 32. North | | X | X | | X | | | X | X | X | Needs better access to beach, day use facilities, signage. |

## California Coastal Trail and Pismo Beach Beach Access

Figure PR-3

Pismo Beach General Plan






**PR-24 Perpendicular Access to Shoreline Required**

Public access perpendicularly from the nearest public roadway to the shoreline should be provided in new development projects except where protection of fragile coastal resources prevents access or adequate public access already exists nearby (generally within 500 feet or as shown on Figure PR-3). Existing bluff-top single-family lots less than 10,000 sq. ft. in area are exempted from this requirement.

**PR-25 Access Maintenance and Liability**

Dedicated access-ways shall not be required to be opened to public use until a public agency, homeowners association or private property owner agrees to accept responsibility for maintenance and liability of the access-way.

**PR-26 Access Parking Area Required**

Parking, consistent with site constraints, shall be provided in conjunction with vertical and lateral access-ways wherever necessary to ensure the use of the access-way. Dedication shall be required for such parking when appropriate.

**PR-27 Environmental Carrying Capacity**

The City, and other appropriate public agencies with jurisdiction, shall determine the environmental carrying capacity for all existing and proposed recreational areas sited on or adjacent to the beach, dunes, cliffs, wetlands, streams, tide-pools, or any other habitat areas. A management program shall be developed to control the kinds, intensities, and locations of recreational activities so that habitat resources are preserved. The level of facility development (i.e., parking spaces, camper sites, etc.) shall be correlated with the environmental carrying capacity. Designs respectful of natural forms shall be emphasized.

**PR-28 Access Signs Required**

Signs should be located at all access points and street leading to access points to assist the public in recognizing and using major coastal access points. Such signs should be designed and located for easy recognition.

**PR-29 Specific Access Points**

Specific area access programs for implementation of the general goals and policies are given in Table PR-4. These programs are given by access point and by neighborhood planning area within the City. Figure PR-4 identifies the location of these access points; the access points are shown on the figure by the number that corresponds to the access point as described in Table PR-4. This information shall be used in conjunction with specific plans. See also:

| | | |
|---|---|---|
| Land Use Element | LU-B-6 | Stairway Access to the Beach |
| Land Use Element | LU-F-3 | Lateral Access and Open Space |
| Land Use Element | LU-F-5 | Stairway Access to the Beach |

**PR-30 Spindrift Viewpoint**

A 50-foot linear easement at the top of the bluff and southeast of the existing viewpoint should be granted to the city concurrent with any development approvals. This easement should include as many of the existing pine trees as possible. A minimum 10-foot easement from the south end of the Spindrift path should be dedicated to the city with development of the oceanfront property and concurrent with expansion of the bluff-top area for public use. The nearby heron rookery shall remain undisturbed.

**PR-31 Boardwalk**

A pedestrian beachfront boardwalk shall be constructed between Pismo Creek and Main Street. A beach pathway shall continue to Harloe Street.

**PR-32 Motor Driven Vehicles on Beach Prohibited**

Motor driven vehicles shall be prohibited access to the beaches within the city except for these purposes:

1. When performing necessary maintenance or emergency activities.
2. When conducting promotional activities, providing that such activities are (1) on a short-term basis; (2) limited to the hard sandy beaches; (3) do not adversely impact marine or other coastal resources, including the habitat of the intertidal area; (4) do not interfere with pedestrian beach access and use; and (5) the area disrupted as a result of such use shall be returned to its pre-existing condition.

**PR-33 Permitted Development In Bluff-top Access Areas**

Development permitted in the areas reserved for public bluff-top access or recreation shall be limited to structures and facilities designed to accommodate recreational use of the area, including but not limited to stairways, benches, tables, refuse containers, bicycle racks, public parking facilities, seawalls, groins, etc. In no case shall any development except public access paths and access facilities and public stairways be permitted within the bluff retreat setbacks identified in site specific geological studies.



