Planning Today for Pismo Beach's Future

GENERAL PLAN/LOCAL COASTAL PROGRAM UPDATE (GP/LCP)

shaped by for PISMO

Welcome to Workshop #1

SEPTEMBER 29, 2026



Tonight’s Workshop

Tonight, we’ll cover:

- Overview of the plan update process
- Why this work matters for Pismo Beach’s future
- What we're learning about how conditions are changing along the coast
- Types of strategies coastal communities can use to prepare for change
- Ways you can get involved in the process and share your feedback with the team

PHASE ONE
General Plan/Local Coastal Program Foundation

Focus: Land Use, Noise, Conservation and Open Space and Circulation Elements

Status: Adopted by City Council in May 2026

Local Coastal Program amendment under review for certification by the California Coastal Commission

PHASE TWO
Planning for What Comes Next

Focus: Safety and Parks, Recreation and Access Elements

Zoning Code Update and Coastal Implementation Plan

Status: Technical studies and community input on future planning in progress Summer/Fall 2026

what this Update Covers



COASTAL PLANNING: Managing development, coastal resources and access

SAFETY: Preparing for coastal hazards, floodings, wildfires, earthquakes and other natural hazards

PARKS, RECREATION AND ACCESS: Planning for parks, facilities, programs, trails and coastal access

ZONING AND IMPLEMENTATION: Identifying how updated policies are put into practice

Planning *for a changing* Pismo Beach



natural hazards



changing coastal conditions



evolving community needs

Pismo Planning Goals



Understand coastal and natural hazards



Plan for parks, recreation and access



Explore ways to prepare and adapt



Strengthen community safety and resilience



Understand costs, benefits and tradeoffs



Create a roadmap for the future

& areas studied vulnerabilities

1. **SUNSET PALISADES/THE BLUFFS/SOUTH PALISADES**
2. **NORTH SPYGLASS/ SPYGLASS**
3. **ST. ANDREWS/SPINDRIFT**
4. **SHELL BEACH/DINOSAUR CAVES**
5. **MOTEL DISTRICT**
6. **DOWNTOWN CORE**
7. **PISMO CREEK/PISMO MARSH**



- Bluff erosion
- Property risk
- Public access/trail damage
- Beach narrowing/loss
- Road/infrastructure
- Flooding
- Coastal flooding
- Compound flooding
- Groundwater emergence

a look into changing
COASTAL CONDITIONS



Erosion/ Access



Public infrastructure



Recreation amenities

Ways Coastal Communities Can Adapt to Coastal Change

These are all established approaches for coastal adaptation used by coastal communities throughout California. The right approach depends on the needs, conditions, feasibility and cost at each location



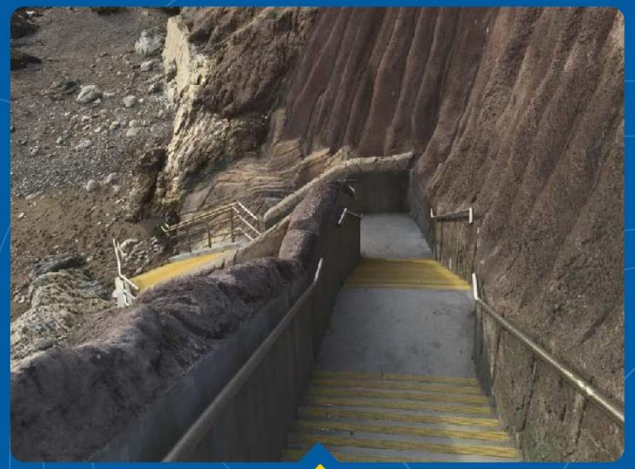
1 Accommodate

Modify existing infrastructure to function during changing coastal conditions



2 Relocate

Move vulnerable facilities to safer locations over time

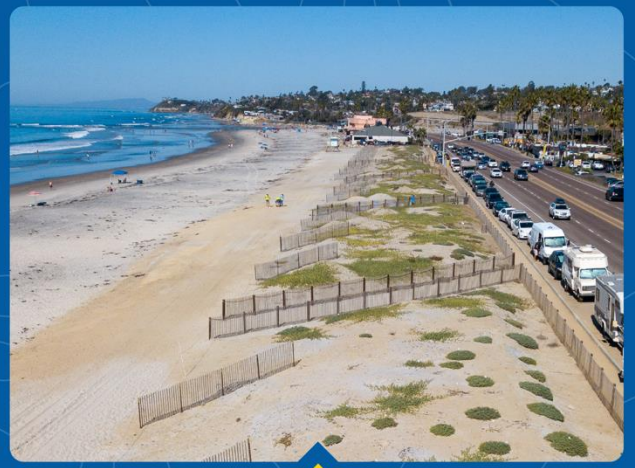


3 Protect

Use structures or other improvements to keep important infrastructure in place

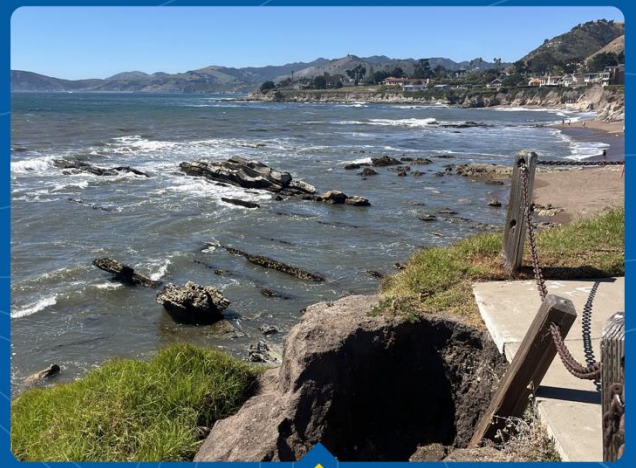
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4 Nature-based solutions

Restore or enhance natural systems that buffer waves, flooding and erosion



5 Hybrid

Combine multiple strategies to respond to the needs of a particular location

coastal planning through

an economic lens

an economic analysis is a common study for coastal planning efforts to help coastal communities understand

- The value of what's at risk
- Cost differences between adaptation strategies
- Broader economic impacts
- The cost of making no changes

General Plan/Local Coastal Program Outreach Process



1 LISTEN

- Understand conditions
- Identify community values and priorities



2 EXPLORE

- Consider potential adaptation strategies
- Understand costs, benefits and tradeoffs



3 REFINE

- Develop and evaluate recommendations
- Gather community input



4 PLAN

- Prepare updated plans and policies
- Prepare for public review and decision-making

May 2026
City Council adopted Phase 1 General Plan/Local Coastal Program Updates (Land Use, Noise, Conservation and Open Space and Circulation Elements with Zoning Code Update)

May/June 2026
City initiated Phase 2 General Plan/Local Coastal Program Updates (Safety, Parks, Recreation and Access Elements, Zoning Code and Coastal Implementation Plan)

July/ August 2026
City team begins work on technical studies and analysis

Late September 2026
Host community workshop #1

October-December 2026
Review workshop feedback and develop proposed adaptation strategies

November/ December 2026
Host Neighborhood adaptation meetings

March-April 2027
Review feedback from adaptation meetings and refine recommended strategies

April-June 2027
Host community workshop #2

July-September 2027
Hold public hearings and potential GP/LCP adoption at Planning Commission and City Council



Open House Stations

WE WANT TO HEAR FROM YOU

As you visit each station, start to think about the following:

- What places, resources, programs and experiences do you value most?
- What coastal changes, natural hazards or future community needs should the City think about?
- What questions, priorities or tradeoffs should help guide future decisions?
- What information will help your future participation?



Stay In Touch

Email us at shapingpismo@pismobeach.org

Call us at 805-747-1617

Visit the website at pismobeach.org/shapingpismo

Scan to sign up for GP/LCP updates via NotifyMe