what brings you here tonight?

Place one or more dots next to your answers.

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Beaches and bluffs

Coastal change/ sea level rise

My business

My home/property/ neighborhood

Parks and recreation

Public safety

Trail and coastal access

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

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

Planning *for a changing* Pismo Beach



natural hazards



evolving community needs



changing coastal conditions

& 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

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

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



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

preparing for coastal change

What should the City consider when evaluating potential solutions?

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- Protecting beaches, bluffs and the coastline
- Preparing for sea level rise, flooding and erosion
- Maintaining public access to the coast
- Preparing for wildfire and other natural hazards
- Providing quality parks, recreation facilities and programs
- Maintaining and improving trails and connections
- Protecting roads, utilities and other public infrastructure
- Supporting local businesses and the economy
- Preserving scenic views and community character
- Planning for long-term change in a financially responsible way

PLACES © PROGRAMS © CONNECTIONS © EXPERIENCES

















where Pismo
comes together

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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

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

how did you *hear about the* workshop?

Place one or more dots next to your answers.

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Social media

Postcard

Flyer

Eblast

Bill insert

Website

Word-of-mouth

Other