



City of Pismo Beach
 Community Development Department
 760 Mattie Road
 Pismo Beach, CA 93449
 (805)773-4658

NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATION

DATE: November 12, 2021

PROJECT: 171 Naomi Avenue, Mittry Family Trust – General Plan/Local Coastal Plan Amendment and Coastal Development Permit (P21-000015 and P21-000054)

APPLICANT NAME: Mittry Family Trust
ADDRESS: 171 Naomi Avenue, Pismo Beach, CA 93449
CONTACT PERSON: Frances Romero (agent)
EMAIL: fromero@twlanplan.com **TELEPHONE:** (805) 720-1120

PROPOSED USES/INTENT: A request for a General Plan Amendment/Local Coastal Plan Amendment to the City of Pismo Beach Land Use Element Planning Area ‘E’ (St. Andrews Tract) to modify the development restrictions imposed by Policy LU-E-1 'a' and 'b' on the subject property located at 171 Naomi Avenue (APN 010-501-005); and, a request for a Coastal Development Permit and Architectural Review Permit to allow for the demolition of an existing single family residence and construction of a new 3,784 square-foot single-family residence, ornamental landscaping, decking, and lap pool.

LOCATION: The subject property is within the Single-Family Residential (R-1) Zoning District and is located at 171 Naomi Avenue in the City of Pismo Beach.

LEAD AGENCY: City of Pismo Beach
 Community Development Department
 760 Mattie Road
 Pismo Beach, CA 93449
 Website: www.pismo-beach.org/planning

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES: California Coastal Commission

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by viewing the Draft Environmental Document at <https://www.pismo-beach.org/107/Environmental-Review> or by contacting the Planning Division at 760 Mattie Road, Pismo Beach or by phone at (805)773-4658.

CITY “REQUEST FOR REVIEW” PERIOD ENDS DECEMBER 13, 2021, AT 5 P.M.

<u>Notice of Determination</u>		State Clearinghouse No. _____	
This is to advise that the City of Pismo Beach as <i>Lead Agency</i> approved/denied the above-described project on _____, and has made the following determinations regarding the above described project:			
The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.			
This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the ‘Lead Agency’ address above.			
Megan Martin (mmartin@pismo-beach.org)		City of Pismo Beach	
Signature	Project Manager Name	Date	Public Agency