



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

## NOTICE OF INTENT & MITIGATED 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 eliminate 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](http://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://pismo-beach.org/DocumentCenter/View/54436> 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 AT DECEMBER 13, 2021 AT 5 P.M. (30 DAYS FROM ABOVE DATE BEGINNING AT THE TIME OF PUBLIC NOTIFICATION).**

### Notice of Determination

State Clearinghouse No. \_\_\_\_\_

This is to advise that the City of Pismo Beach \_\_\_\_\_ as Lead Agency 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 Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. 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 Mitigated 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