



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: December 9, 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/environmentalreview> 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 JANUARY 7, 2021, AT 5 P.M.

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| <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 |