

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
(408) 427-4863  
HEARING IMPAIRED: (415) 904-5200

**Th 3c****RECORD PACKET COPY**

Page 1 of 4  
Permit Application No. 3-00-083  
Staff: SM-SC  
Date: June 22, 2000

**ADMINISTRATIVE PERMIT**

**APPLICANT:** **Randall Dennis**

**PROJECT DESCRIPTION:** Remodel existing lumber loading dock building for use as wine sales and tasting room.

**PROJECT LOCATION:** 250 North Ocean Avenue, Cayucos, San Luis Obispo County (APN 064-094-023)

**EXECUTIVE DIRECTOR'S DETERMINATION:** The findings for this determination, and for any special conditions, appear on subsequent pages.

**NOTE:** P.R.C Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

Commission meeting of July 13, beginning at 9:00 a.m., at the Marin County Board of Supervisors Chambers, Administrative Building Room 322, Marin County Civic Center, San Rafael, CA

**IMPORTANT - Before you may proceed with development, the following must occur:**

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

**BEFORE YOU CAN OBTAIN PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.**

PETER DOUGLAS  
Executive Director

By:   
\_\_\_\_\_

Charles Lester  
District Manager

## STANDARD CONDITIONS

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

## EXECUTIVE DIRECTOR'S DETERMINATION

The Executive Director hereby determines that the proposed development is a category of development which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an administrative permit. Subject to standard and special conditions as attached, the said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of San Luis Obispo County to implement a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act.

## FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION

The proposed project involves the establishment of a wine sales and tasting room of approximately 900 square feet, in an existing building that previously functioned as a lumber loading dock. The loading dock was associated with a lumber mill located in a historic barn at the rear of the property, a use that has long been abandoned. The barn, which is historically related to the Victorian Cass House on the parcel to the south of the project site, will not be affected by the proposed project.

To meet code requirements for a commercial structure, the existing loading dock remodeled, and a portion of the dock will be removed to allow for parking. Project plans are attached to this report as Exhibit 3.

The project is located on a 50-foot by 150-foot lot on the east (inland) side of Ocean Avenue, just north of Cayucos Drive, in the town of Cayucos, San Luis Obispo County. Please see Exhibit 1 for a regional location map and Exhibit 2 for a site location map. Water for the project will be provided from the municipal supply managed by the Morro Rock Mutual Water Company, and wastewater treatment will be provided by the Cayucos Sanitary District.

The San Luis Obispo County Local Coastal Program Estero Area Plan designates the area in which the project is located for residential multi-family development. Food and beverage retail sales are allowed as a special use by the LCP, and the applicant obtained the necessary approvals from San Luis Obispo County for the project on May 25, 2000. The conditions of this permit require that prior to commencing construction, the applicant provide written evidence that he has complied with the local conditions of approval, attached as Exhibit 4.

The site is within the Coastal Commission's permit jurisdiction by virtue of being located on historic tidelands associated with the confluence of Cayucos Creek and the Pacific Ocean. These tidelands were previously filled in order to elevate the site and surrounding area above the high tide mark.

Coastal resource issues raised by the project include flood hazards associated with Cayucos creek, and protecting the historic character of the area that adds to its attractiveness as a visitor destination.

In terms of flooding, the project is located within the flood hazard area delineated by the Estero Area Plan, which generally corresponds to the area that is subject to flooding under a 100-year storm. LCP Policy 3 for Hazards prohibits new residential, commercial and industrial development within flood hazard areas, except for those areas within an urban reserve line, as is the case with this project. In accordance with Section 23.07.066 of the San Luis Obispo County Coastal Zone Land Use Ordinance (CZLUO), the County permit for the project requires the finished grade of the structures to be elevated at least one foot above the 100-year storm flood profile level. With this condition, and recognizing that the project constitutes infill within an existing developed area (as opposed to new development in an undeveloped flood plain), the project is consistent with Coastal Act Section 30253(1), which requires that new development minimize risks to life and property in areas of high geologic, flood, and fire hazard.

With respect to community character, the project is located in close proximity to historical structures such as the nearby Cass house and the historical barn at the rear of the property. These structures reflect the western and Victorian history of the area, and help define the character and uniqueness of the local community that add to its interest and desirability as a destination for coastal recreation. To ensure that the project will not adversely affect these resources and will protect the unique character of Cayucos, the County's approval requires that the development include "Victorian or turn-of-the-century architectural details such as wood appearing shingles, knee braces, or similar ornamentation typical of this period". The County approval also prohibits any construction or site disturbance on the rear portion of the site where the historical barn is located. Finally, the local approval calls for the development to provide wooden sidewalks along Ocean Avenue, consistent with LCP design objectives for Cayucos. With these conditions, the project is consistent with Section 30253(5) of the Coastal Act, which requires that new development protect special communities and neighborhoods, which, because of their unique characteristics, are popular visitor destination points for recreational uses.

**SPECIAL CONDITIONS**

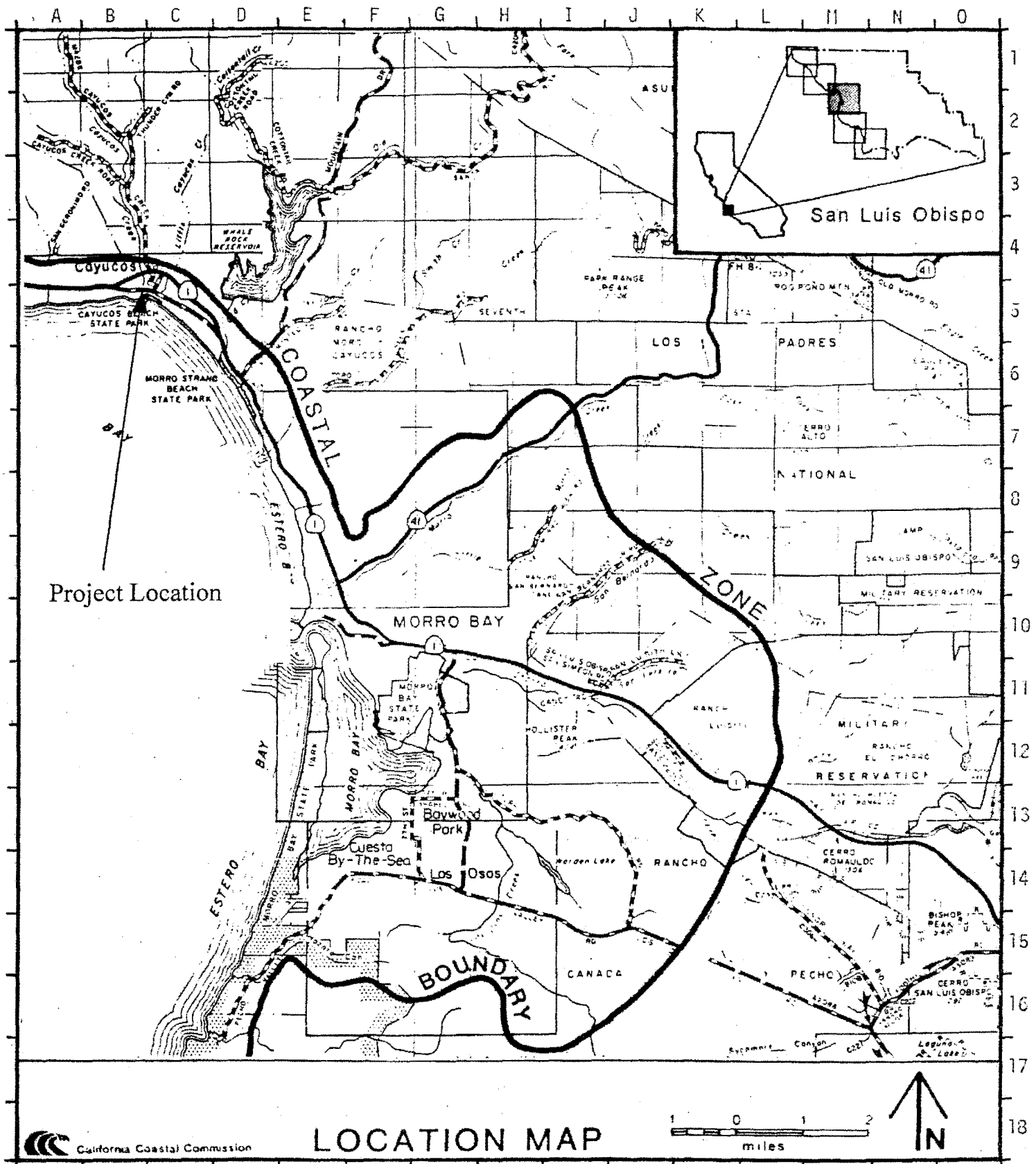
1. Compliance with Local Conditions of Approval. All development must occur in strict compliance with the terms of San Luis Obispo County Permit No. D990005P (attached as Exhibit 4). Any changes to the project, or modifications to the terms of D990005D, shall require an amendment to this permit unless the Executive Director determines that no amendment is required. Any questions regarding the interpretation of these terms, or the project's compliance with these terms, shall be referred to the Executive Director for resolution.

**ACKNOWLEDGEMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS**

I acknowledge that I have received a copy of this permit and have accepted its contents including all conditions.

\_\_\_\_\_  
Applicant's Signature

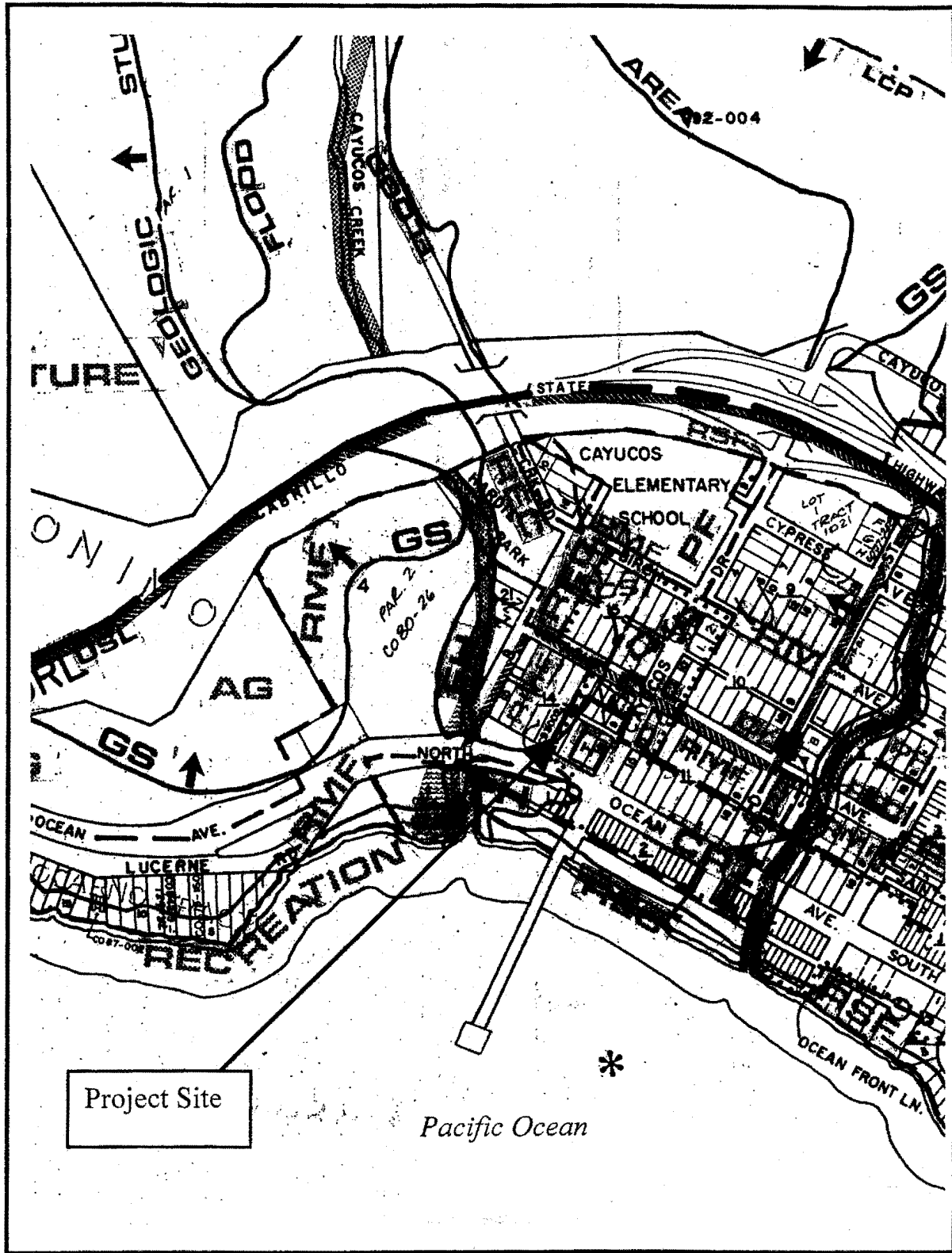
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Date of Signing



County of San Luis Obispo

Sheet 3 of 5

Exhibit 1  
 3-00-083 (Randall Dennis)  
 Regional Location



Project Site

Pacific Ocean

Exhibit 2  
 3-00-083 (Randall Dennis)  
 Site Location



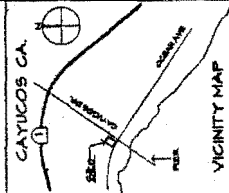
**K.S. KEYS DESIGN**

PO BOX 331  
CARRIJA CA 93029  
e-mail: kkeys@compuserve.com  
805-995-1298

**C. Robert Mahr / Architect**

100 West 17th  
Carmel  
California  
93828

909-427-5774  
909-427-5775  
909-427-5776



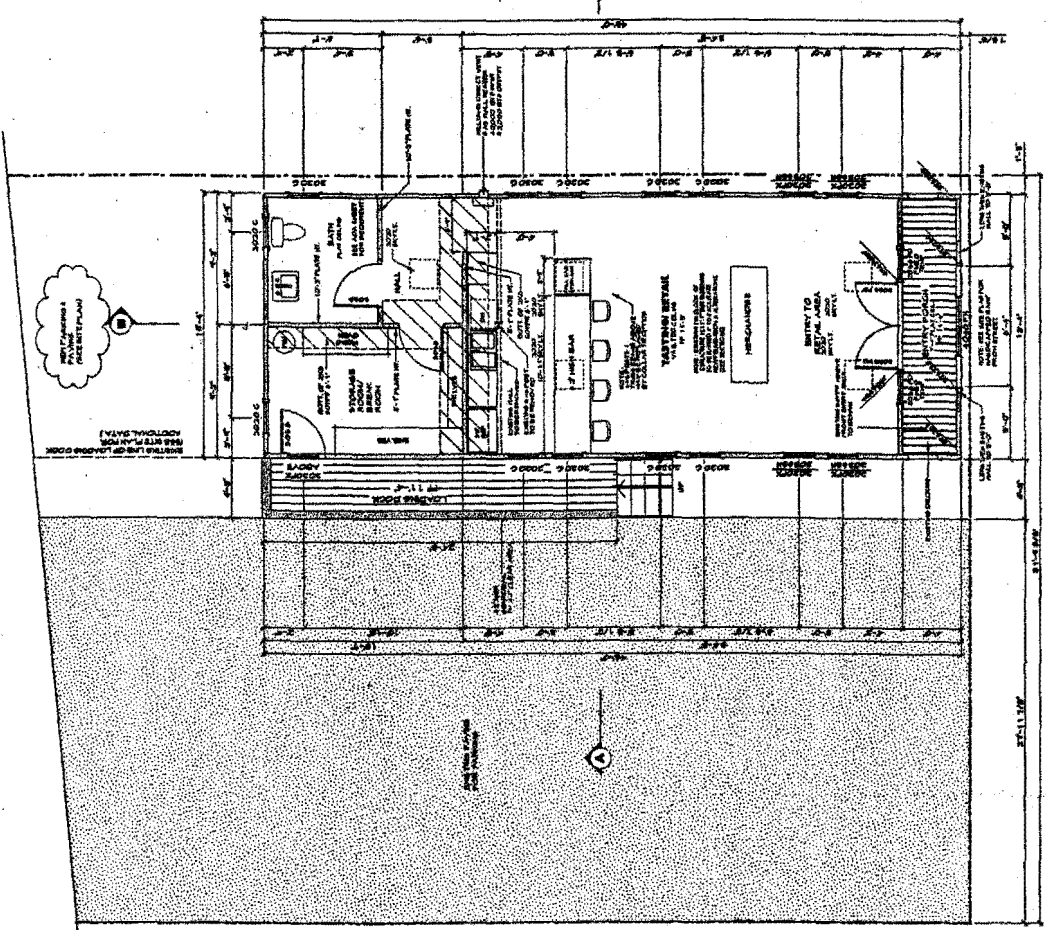
**PROJECT DESCRIPTION**  
DEVELOPMENT AND ALTERATION OF EXISTING LOADING DOCK AND SERVICE BUILDING

**OWNER:**  
MR. BRADLEY T. GARDNER  
P.O. BOX 77  
CARRIJA CA 93029  
805-771-0880

**SITE LOCATION:**  
240 NORTH OCEAN AVE  
CARMEL OCEAN  
LOT 148 (CD-11) (M-100) (P-100) (S-100)

**REVISIONS 04-29-83 SHEET 2**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
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**FLOOR PLAN**  
SCALE 1/4" = 1'-0"

SEE SHEET 1 FOR EXISTING BUILDING AND ACCESS TO STRUCTURE

**EXHIBIT NO. 3, p. 2**  
**APPLICATION NO. 3-00-83**  
**Floor Plan**

- LEGEND**
- 1. EXISTING CONCRETE
  - 2. EXISTING MASONRY
  - 3. EXISTING METAL DECK
  - 4. EXISTING STEEL
  - 5. EXISTING WOOD
  - 6. EXISTING GLASS
  - 7. EXISTING PAINT
  - 8. EXISTING ROOFING
  - 9. EXISTING FLOORING
  - 10. EXISTING CEILING
  - 11. EXISTING LIGHTING
  - 12. EXISTING MECHANICAL
  - 13. EXISTING ELECTRICAL
  - 14. EXISTING TELEPHONE
  - 15. EXISTING FIRE ALARMS
  - 16. EXISTING SECURITY
  - 17. EXISTING SIGNAGE
  - 18. EXISTING LANDSCAPE
  - 19. EXISTING UTILITIES
  - 20. EXISTING OTHER
  - 21. NEW CONCRETE
  - 22. NEW MASONRY
  - 23. NEW METAL DECK
  - 24. NEW STEEL
  - 25. NEW WOOD
  - 26. NEW GLASS
  - 27. NEW PAINT
  - 28. NEW ROOFING
  - 29. NEW FLOORING
  - 30. NEW CEILING
  - 31. NEW LIGHTING
  - 32. NEW MECHANICAL
  - 33. NEW ELECTRICAL
  - 34. NEW TELEPHONE
  - 35. NEW FIRE ALARMS
  - 36. NEW SECURITY
  - 37. NEW SIGNAGE
  - 38. NEW LANDSCAPE
  - 39. NEW UTILITIES
  - 40. NEW OTHER



**K.S. KEYS**  
DESIGN

P.O. BOX 331  
CAMBRIA, CA 93428

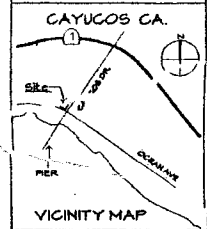
e-mail: kkeys@theid.net  
805-995-1298

IN ASSOCIATION WITH

PO Box 1736  
Cambria  
California  
93428

805-927-1121 (ph)  
805-927-8407 (fax)  
www.architectskey.com

**G. Robert Maht / Architect**



**PROJECT DESCRIPTION**

REDEVELOPMENT AND ALTERATION OF EXISTING LOADING DOCK. STREET FRONT ONLY TO BE WARE HOUSING AND RETAIL SHOP.

**BUILDING CODE REVIEW**  
BUILDING TYPE - B  
BUILDING AREA - 828 SF  
OCCUPANT TYPE & AREA  
RETAIL - 500 SF - 18  
STORAGE  
BATHROOM - 1  
TOTAL OCCUPANT LOAD  
ENTS. PROVIDED: 2000 = 1

**LOT SIZE**  
SITES FROM STORE 1000 SQ. FT.  
ENTRY DOCK 600 SQ. FT.  
LOADING DOCK 73 SQ. FT.  
TOTAL 1373 SQ. FT.

**PAVED PARKING AREA** 1304 SQ. FT.

**FINISHED FLOOR LEVELS**  
TASTING RETAIL 11'-0"  
NOTE: EXISTING FIN FLOOR OF STRUCTURE IS 11' BUT BUILDING TO BE RAISED 1' TO FACILITATE HEAVY CONSTRUCTION & ALTERATIONS

**HEIGHTS CEILING**  
LOWEST GRID 8'-1"  
FIN FINISHED 8'-0"  
HIGHEST GRID 8'-0"

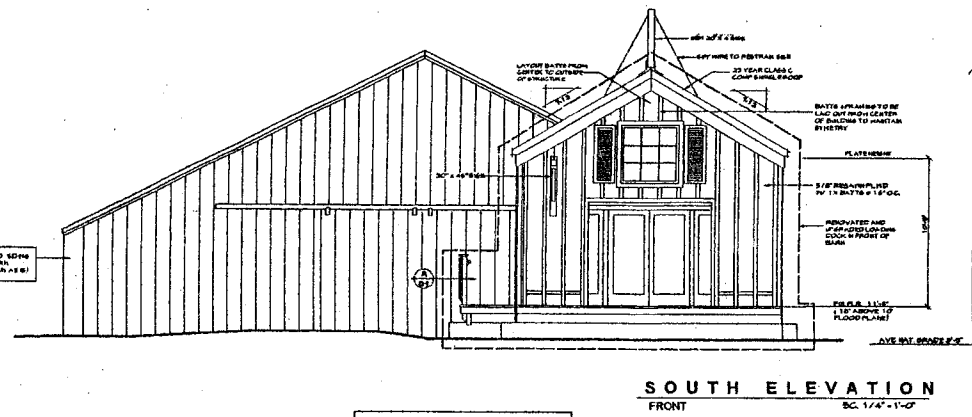
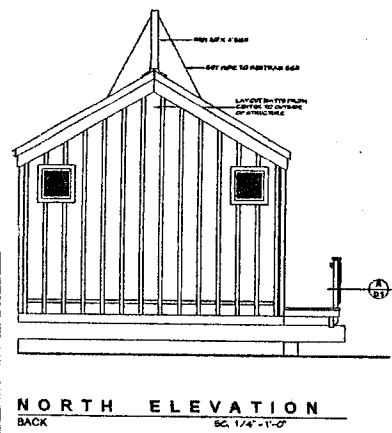
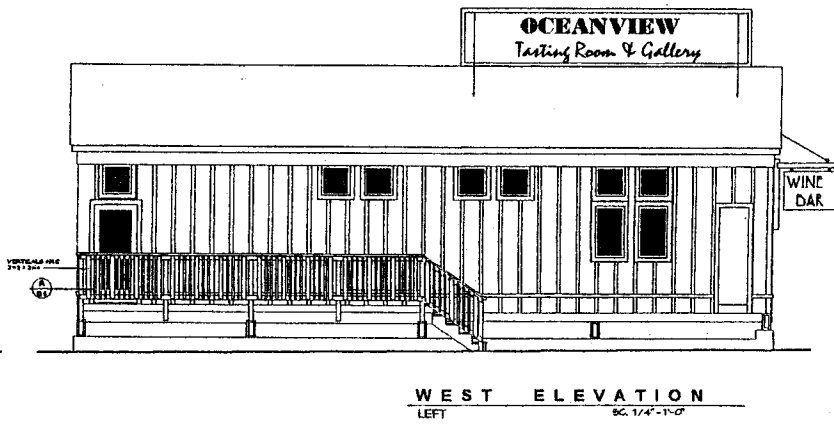
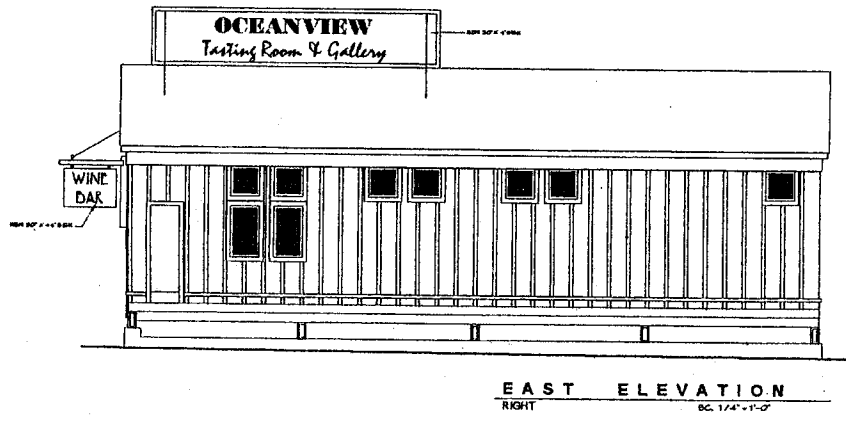
**MAX ALLOWED ROOF HEIGHT**  
20'-0" ABOVE 12' ABOVE 10' FLOOR PLANE LEVEL.

**OWNER:**  
MR. RANDALL DEINES  
P.O. BOX 774  
CAYUCOS, CA 93430  
(805) 731-1093

**SITE LOCATION:**  
758 NORTH OCEAN AVE  
CAYUCOS CALIF

LOT 14, BLOCK 14 (A 181818)  
SRM 181818-03

REVISED 04-22-09 **SHEET ELEVATIONS 3**



NOTE:  
EXISTING BATH STRUCTURE NOT SHOWN IN OTHER ELEVATIONS ONLY EXISTING LOADING DOCK TO BE EXPECTED BY CONSTRUCTION. (SEE FRONT ELEV. AND SITE PLAN FOR OTHER DATA AND INFO)

NOTE:  
COUNTY REQUIRES ALL FIN FLOORS TO BE MIN. 12" ABOVE FLOOD PLANE

EXHIBIT NO. 3 p. 3  
APPLICATION NO. 2-00-82  
Elevations

Exhibit B  
Development Plan D990005D  
Conditions of Approval

Approved Development

1. This approval authorizes a Development Plan/Coastal Development Permit to allow the conversion of an existing lumber loading dock into a wine sales and tasting room. The following provisions are included in the project description and approval:
  - a. A CZLUO Chapter 8 exception to allow an exception to the collector road frontage requirement.
  - b. The building size may be up to 900 square feet or a lesser size if necessary to accommodate a minimum of four parking spaces to be located behind the tasting room.
  - c. No construction or site disturbance on the rear portion of the site where the Cass barn is located is approved with this development plan.
  - d. The window style shall be primarily double or single hung windows or other window style consistent with period architecture.
  - e. The elevations shall include Victorian or turn-of-the-century architectural details such as wood appearing shingles, knee braces, or similar ornamentation typical of this period.

Revised Plans

2. **Prior to issuance of a building permit** submit a revised site plan to the Development Review section showing:
  - a. a minimum of four parking spaces behind the wine sales and tasting room
  - b. landscaping planter areas
  - c. revised driveway approach
3. Site development and construction drawings for the building permit shall be consistent with the approved *revised* site plan, floor plans, elevations, final landscaping and fencing plan, lighting plan and sign plan.

Signs

4. **Prior to the issuance of a building permit** the applicant shall prepare a sign plan indicating the location and size of all proposed signs for review and approval of the Planning Department. The sign plan shall be in conformance with Section 23.04.310 of the CZLUO.

EXHIBIT NO. 4, p. 1
APPLICATION NO. 3-00-83
Local Conditions

Lighting

5. **At the time of application for building permits**, the applicant shall submit a lighting plan, for the parking lot and building exterior that demonstrates compliance with section 23.04.320 of the Coastal Zone Land Use Ordinance. All light sources shall be directed away from any road or street, and away from any dwelling outside the ownership of the applicant, so as to minimize the affect of glare on surrounding residential neighborhoods.

Landscaping and Fencing

6. **Prior to the issuance of a building permits**, submit landscape, irrigation and landscape maintenance plans in accordance with Section 23.04.180 through 23.04.186 of the Coastal Zone Land Use Ordinance to the Development Review Section of the Planning and Building Department for review and approval. Plans shall include location, species and container size of all proposed plant materials and method of irrigation. All proposed plant material shall be of a drought tolerant variety and be sized to provide a mature appearance within three years of installation. The landscape plan shall include the following:
  - a. utilize native-type plants
  - b. provide street trees within 10 feet of the sidewalk
  - c. indicate the location of all existing trees to be removed and to remain
  - d. landscape all unused areas (areas of the site not identified as intended for a specific use or purpose, parking lot perimeter, etc.)
  - e. indicate location and height of all proposed fencing materials
  - f. this project abuts a residential land use which requires the installation of landscape screening/fencing on the property lines.

Access and Improvements

7. **Prior to issuance of a building permit** applicant shall provide the following improvements:

**Road Improvements**

- a. Old North Ocean Avenue constructed to an A-2 urban section fronting the property a minimum paved width of at least 24 feet.
- b. an intersection (designed by a licensed civil engineer) at Old North Ocean Avenue and North Ocean Avenue allowing two way access onto North Ocean Avenue.

**Sidewalk Improvements**

- a. Design of wooden sidewalks ten feet in width along Ocean Avenue, design shall be approved by the County Engineering Department.

Ex. 4, p. 2  
3-00-83

8. **Prior to issuance of a building permit**, improvement plans shall be prepared in accordance with San Luis County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the County Engineer for approval. The plan is to include:
  - a. Street plan and profile;
  - b. Drainage ditches, culverts, and other structures (if drainage calculations require);
  - c. Grading and erosion control plan for related improvements locations;
  - d. Public utility.
9. The applicant shall enter into an agreement with the county for inspection of said improvements.
10. The engineer, upon completion of the improvements, must certify to the County Engineer that the improvements are made in accordance with this permit requirements and the approved plans.

#### **Encroachment Permit**

11. **Prior to the issuance of a building permit**, the applicant shall obtain an encroachment permit from the Engineering Department for all improvements within the right-of-way.

#### **Water Supply**

12. **Prior to the issuance of a building permit**, the applicant shall submit a letter from Morro Rock Water Company stating that they are willing and able to serve the property.

#### **Cayucos Sanitary District**

13. **Prior to the issuance of a building permit**, the applicant shall submit a letter from Cayucos Sanitary District stating that the project will meet their requirements.

#### **Fire Safety**

14. **Prior to the issuance of a building permit**, the applicant shall obtain a fire clearance letter from the Cayucos Fire Department.

Ex. 4, p. 3  
3-00-83

Archaeology

15. During construction of the proposed project, the applicant shall retain a qualified archaeologist/historical resource specialist, approved by the Department of Planning and Building, to monitor all earth disturbing activities on the subject property, including construction of fencing. If any historical/archaeological resources are found during monitoring, work shall stop within 150 feet of the resource until such time as the resource can be evaluated by an archaeologist/historical resource specialist. The applicant shall implement the recommendations of the archaeologist/historical resource specialist, as required by the Environmental Coordinator.
16. **Prior to issuance of a building permit**, and upon completion of all monitoring/mitigation activities, the consulting archaeologist shall submit a letter to the Department of Planning and Building summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Coastal Permit

17. **Prior to issuance of a building permit**, the applicant shall provide the Planning Department a copy of a permit for lands within the original jurisdiction of the Coastal Commission approved by the California Coastal Commission (CCC) or a letter from the CCC indicating that the project does not require such a permit.

Undergrounding Utilities

18. **Prior to final inspection**, all utilities shall be located underground.

Flood Hazard

19. **Prior to issuance of a building permit**, the applicant submit a drainage plan to be reviewed by the Engineering Department.
20. **Prior to issuance of a building permit**, the applicant shall submit elevations showing that the finished floor is no less than 12 inches above the 100 year storm flood level to the County Engineering Department for review and approval.

