

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(831) 427-4863

F6b**RECORD PACKET COPY**

Filed:	12/31/03
49th day:	2/18/04
49-day waiver:	1/21/04
Staff:	JB-SC
Staff report:	1/29/04
Hearing date:	2/20/04
Hearing item number:	F6b

APPEAL STAFF REPORT - SUBSTANTIAL ISSUE DETERMINATION

Appeal numberA-3-SLO-03-122, First Baptist Church

Applicant.....First Baptist Church, Attn: Bob Tubbs, Pastor

AppellantsScott Kimura and Sally Requa

Local government.....San Luis Obispo County

Local decisionApproved with Conditions (December 2, 2003)

Project location.....1900 Los Osos Valley Road, San Luis Obispo County (approximately ½ mile east of community of Los Osos).

Project descriptionConstruct a 3,637 square foot addition to the existing 4,685 square foot sanctuary, 2,500 square feet of new classroom space, and remodel of the existing 2,400 square foot modular classrooms into a fellowship hall on a 2.1 acre site.

File documents.....San Luis Obispo County Certified Local Coastal Program (LCP); San Luis Obispo County Final Local Action Notice (D020105D).

Staff recommendation ...**No Substantial Issue**

Summary of staff recommendation: San Luis Obispo County approved a proposal to construct a 3,637 square foot addition to the existing 4,685 square foot First Baptist Church sanctuary, 2,500 square feet of new classroom space, and remodel of the existing 2,400 square foot modular classrooms into a fellowship hall. The project is located off of Los Osos Valley Road on a 2.1-acre site ½ mile east of the community of Los Osos. The Appellants contend that the approved project would be incompatible with the surrounding neighborhood due to increased traffic, noise, parking, and wastewater disposal.

The incremental impact of this project on the surrounding suburban neighborhood would be negligible because the County-approved project meets LCP traffic circulation requirements, has been designed using a variety of structural soundproofing techniques, provides adequate on-site parking, and has been conditioned to ensure that expansion of the septic system meets County Department of Environmental Health and Regional Water Quality Control Board (RWQCB) standards. Thus, Staff recommends that the Commission find that **no substantial issue exists** with respect to this project's conformance with the certified LCP, and that the Commission decline to take jurisdiction over the coastal development permit for the project.



California Coastal Commission
February 20, 2004 Meeting in La Jolla

Staff: J. Bishop Approved by: *JLB*

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1. Appeal of San Luis Obispo County Decision

A. San Luis Obispo County Action

San Luis Obispo County approved this proposed project subject to multiple conditions on December 2, 2003 (see exhibit C for the County's adopted findings and conditions on the project). The County's approval was by the Board of Supervisors following an appeal of the Planning Commission's original approval. The current Appellants in this matter before the Commission are the same persons who appealed the Planning Commission's decision.

Notice of the Board of Supervisor's action on the coastal development permit (CDP) was received in the Coastal Commission's Central Coast District Office on December 16, 2003. The Coastal Commission's ten-working day appeal period for this action began on December 17, 2003 and concluded at 5pm on December 31st, 2003. One valid appeal (see below) was received during the appeal period.

B. Appeal Procedures

Coastal Act Section 30603 provides for the appeal of approved coastal development permits in jurisdictions with certified local coastal programs for development that is (1) between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance; (2) on tidelands,



submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff; (3) in a sensitive coastal resource area; (4) for counties, not designated as the principal permitted use under the zoning ordinance or zoning district map; and (5) any action on a major public works project or energy facility. Churches and schools are identified as a 'S' use in Table 'O' (Part I of the Land Use Element) for the Residential Suburban (RS) zone. An 'S' use is a "special use" that is allowable but subject to special standards and/or processing requirements. This project is appealable because the church expansion is not designated as the principally permitted use under the zoning ordinance.

The grounds for appeal under Section 30603 are limited to allegations that the development does not conform to the standards set forth in the certified LCP or the public access policies of the Coastal Act. Section 30625(b) of the Coastal Act requires the Commission to conduct a de novo coastal development permit hearing on an appealed project unless a majority of the Commission finds that "no substantial issue" is raised by such allegations. Under Section 30604(b), if the Commission conducts a de novo hearing, the Commission must find that the proposed development is in conformity with the certified local coastal program. Section 30604(c) also requires an additional specific finding that the development is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act, if the project is located between the nearest public road and the sea or the shoreline of any body of water located within the coastal zone. This project is not located between the nearest public road and the sea or the shoreline of any body of water located within the coastal zone, and thus this additional finding does not need to be made in this case.

The only persons qualified to testify before the Commission on the substantial issue question are the Applicant, persons who made their views known before the local government (or their representatives), and the local government. Testimony from other persons regarding substantial issue must be submitted in writing. Any person may testify during the de novo stage of an appeal.

C. Appellants' Contentions

In general, the Appellants raise concerns about the compatibility of church use and the potential "overbuilding" of churches within this residential suburban area. Specifically, the Appellants contend that the approved project is inconsistent with the LCP standards and ordinances in four main areas: (1) Traffic; (2) Parking; (3) Noise; and (4) Wastewater Capacities. Please see exhibit D for the Appellants' complete appeal document.

2. Staff Recommendation on Substantial Issue

The staff recommends that the Commission determine that **no substantial issue** exists with respect to the grounds on which the appeal was filed. A finding of no substantial issue would mean that the County's decision in this matter would be final (conversely, a finding of substantial issue would bring the project under the jurisdiction of the Commission for hearing and action).



Motion. I move that the Commission determine that Appeal Number A-3-SLO-03-122 raises **no** substantial issue with respect to the grounds on which the appeal has been filed under §30603 of the Coastal Act.

Staff Recommendation of No Substantial Issue. Staff recommends a **yes** vote. Passage of this motion will result in a finding of No Substantial Issue and adoption of the following resolution and findings. If the Commission finds No Substantial Issue, the Commission will not hear the application de novo and the local action will become final and effective. The motion passes only by an affirmative vote by a majority of the Commissioners present.

Resolution to Find No Substantial Issue. The Commission hereby finds that Appeal Number A-3-SLO-03-122 does not present a substantial issue with respect to the grounds on which the appeal has been filed under §30603 of the Coastal Act regarding consistency with the Certified Local Coastal Program and/or the public access and recreation policies of the Coastal Act.

Recommended Findings and Declarations

The Commission finds and declares as follows:

3. Project Description

A. Project Location

The proposed development is located along Los Osos Valley Road, at the northeast intersection of Lariat Avenue, ½ mile east of the community of Los Osos. The site is roughly rectangular in shape and totals 2.1 acres in size. Access to the site is from Lariat Avenue. Larger parcels characterize this area, of which many are developed with single-family residences. Agricultural fields surround the residential area and general church environs (see Exhibit A for a location map). An existing 4,685 square foot church sanctuary is located near the center of the property. Adjacent to the sanctuary is a 2,400 square foot modular classroom. On-site parking is located to the rear of the property and north of the sanctuary building. In this case, the Appellants own neighboring properties developed with single-family residences. The site is located in the Residential Suburban land use category of the certified LCP.

B. County Approved Project

The County approved project includes a 3,637 square foot addition to the existing sanctuary, 2,500 square feet of new classroom space, and remodel of the existing 2,400 square foot modular classrooms into a fellowship hall. The County also approved a reduction in the number of required on-site parking spaces (52 paved spaces and 20 overflow spaces) due to the fact that the various uses proposed on the site have distinct and differing peak traffic usage periods. The County approval includes a limit of 100 students for the church's preschool/childcare facility. The County has required that the expansion of the church septic system meet Environmental Health and Regional Water Quality Control Board standards prior to construction. See Exhibit B for County-approved plans and Exhibit C for the adopted County findings, and conditions approving the project.



4. Substantial Issue Findings

A. Analysis of Consistency with Cited Policies

As detailed below, the appeal does not raise a substantial issue with respect to the project's conformance with the San Luis Obispo County LCP.

1. Traffic

The Appellants contend that the county approved project is inconsistent with the traffic and circulation standards of the LCP. The LCP requires that religious meeting facilities and related activities (e.g. classrooms and fellowship halls) within the urban or village reserve line are to be located on a road identified as a collector or arterial roadway. Coastal Zone Land Use Ordinance (CZLUO) Section 23.08.066 states in part:

Section 23.08.066 (b) - Location. Within an urban or village reserve line, church facilities and related activities shall be located on a road identified as a collector or arterial roadway by the Land Use Element...

As described previously, the project is located near the intersection of Los Osos Valley Road and Lariat Avenue. Los Osos Valley Road is described in the LCP as a road with increasing traffic, which has led to greater safety problems in recent years. The Appellants contend that the approved project adversely impacts intersection safety and would overburden the intersection, particularly in comparison to neighborhood residential traffic that shares the same access.

First, the project site is not located within the urban reserve line as shown on maps in the LCP's Land Use Element. Thus, the ordinance cited by the Appellants (23.08.066) does not directly apply to the proposed development. Second, Los Osos Valley Road is an arterial road as defined in the Land Use Element (Chapter 4 – Circulation, Estero Area Plan). Thus, the project is consistent with the cited LCP standards covering to project's location relative to the type of access roads serving the church project. With respect to traffic safety and circulation, the LCP does not specifically contain intersection safety standards or traffic circulation policies related to new development proposals such as this. The County has recognized the traffic dangers in the area and has conditioned the project to include the widening of Lariat Drive to accommodate a right hand turn lane onto Los Osos Valley Road (See County Findings and Conditions in exhibit C). As a result, the traffic circulation and safety issues of this appeal contention do not raise a substantial issue.

In sum, the County-approved project is not inconsistent with the location standards required for church activities along this stretch of Los Osos Valley Road. While the appellant's raise valid concerns about safety along Los Osos Valley Road, the appeal contentions related to traffic safety and circulation do not rise to the level of a substantial issue in terms of the project's conformance with the certified LCP.



2. Parking

The LCP requires that adequate parking be provided for the proposed church site. The LCP states:

***CZLUO Section 23.04.166(4) Mixed Use Sites:** Where a site contains more than one principal land use (such as a shopping center), the amount of parking required is to be the total of that required for each individual use, except as otherwise provided by Section 23.04.162 (Off-Street Parking Required).*

***CZLUO Section 23.04.162(e) Shared peak-hour parking:** Where two or more nonresidential uses have distinct and differing peak traffic usage periods (e.g. a theater and a bank), the required number of parking spaces may be reduced through Minor Use Permit approval, in addition to the parking reduction allowed by subsection d. above...The total number of spaces required for all uses sharing the parking may be reduced to no less than the number of spaces required by Section 23.04.166 for the single use among those proposed which is required to provide the most parking.*

The following table summarizes the LCP parking requirements:

<u>LCP Standard</u>	<u>Required/Allowed</u>	<u>Proposed</u>
Parking	<p>Church – 1 per 4 fixed seats = 46.5</p> <p>School – 2 spaces for each classroom = 30</p> <p>Fellowship Hall – 1 per 40 square feet = 52</p> <p>TOTAL = 130.5 spaces required</p>	<p>52 spaces proposed</p> <p>* The applicant is requesting a modification to the 130.5 space requirement under the shared peak-hour parking adjustment (CZLUO Section 23.04.163(e). See discussion in findings below.</p>

In addition the Appellants state that the project is inconsistent with CZLUO Section 23.04.163, which states:

CZLUO Section 23.04.163 – Location of Parking on a Site:

***b. Use of side and rear setbacks:** Side and rear setbacks may be used for vehicle parking except on the street side of a corner lot.*

The Appellants contend that the approved project is inconsistent with the LCP parking requirements under Section 23.04.166(4) and that increased parking needs as a result of the church expansion would negatively impact the surrounding residential neighborhood due to parking overflow, particularly during larger events such as weddings. The Appellants have requested that additional conditions be added to the approved project that would limit site capacity to avoid the possibility of overflow parking in the adjacent neighborhood. While the Appellants are correct in their assertion that parking should be



accommodated onsite for this type of development, they did not cite the applicable LCP ordinance 23.04.166(4) in its entirety. Section 23.04.166(4) does in fact allow a reduction in the number of required spaces under Section 23.04.162(e), if it can be found that two or more uses on the site have distinct and differing peak traffic periods. In this case, it is reasonable to anticipate that the three uses proposed for the subject site (classrooms, sanctuary, and fellowship hall) will not regularly be occurring simultaneously and during peak traffic periods. For example, the daycare facility would operate during weekday afternoons while primary use of the church sanctuary would occur on weekends. Under the parking modification ordinance (Section 23.04.162(e)) the total number of spaces required must meet the use requiring the greatest number of parking spaces. In this case, the fellowship hall would require the most parking (52 spaces) which must be accommodated onsite. The County has approved the requisite number of parking spaces (52) under the LCP and also conditioned the project to provide 20 additional overflow parking spaces in the play yard area.

In addition, the Appellants contend that the County approved project is inconsistent with CZLUO Section 23.04.163 (Location of Parking on a Site) because vehicle parking spaces are shown on the approved project plans within the rear setback area of the property. However, a close reading of the cited ordinance reveals that parking is in fact allowed in rear setbacks except on the street side of a corner lot. The subject parking spaces are not on the street side of a corner lot and therefore meet the LCP requirement. Thus, the issue of parking in setback areas does not raise a substantial issue.

The approved project is an expansion of an existing church use. Although it will incrementally add to the amount of parking demanded, its impact would be less than significant, particularly because two or more of the uses proposed have distinct and differing peak traffic usage periods. During the occasional instance where overflow parking may occur due to simultaneous use of two or more non-related activities, the impacts would be temporary and of limited duration. Therefore, this issue does not rise to the level of a substantial issue in terms of the project's conformance with the certified LCP.

3. Noise

With respect to noise levels, the LCP states:

Section 23.060.040 – Noise Standards: Sections 23.06.040 through 23.06.050 of the Coastal Zone Land Use Ordinance establish standards for acceptable exterior and interior noise levels and describe how noise is to be measured. These standards are intended to protect persons from excessive noise levels, which are detrimental to public health, welfare and safety and contrary to the public interest because they can: interfere with sleep, communication, relaxation and the full enjoyment of one's property; contribute to hearing impairment and a wide range of adverse physiological stress conditions; and adversely affect the value of real property. It is the intent of this chapter to protect persons from excessive levels of noise within or near various residential development and other specified noise-sensitive land uses.

In addition to the noise standard cited above, the Appellants contend that the expanded church project is inconsistent with CZLUO Section 23.08.074(c)6 regarding noise from outdoor daycare activities.



The LCP states:

CZLUO Section 23.08.074(c)6 Noise Control – outdoor uses. Where one or more parcels adjoining the site of a large family day care home or child care center are in a residential land use category and are developed with single-family dwellings, outdoor play or activity areas shall not be used by client children before 8 A.M., except:

(i) Where such outdoor areas are located no closer than 100 feet from any dwelling other than that of the applicant; ...

As noted, the church project is located in a residential suburban area. The nearest neighboring dwellings are within 100 ft. of the playground area serving the daycare use. The County's LCP requires that noise levels associated with new development not adversely impact the quality of life or property values in the surrounding neighborhood. One way that this is met is through limiting the time in which outdoor activities such as daycare playground use may occur (23.08.074(c)6). The Appellants contend that the expanded church development will increase noise levels, particularly following evening youth group activities, and in turn will affect living values and real estate values. The Appellants contend that more stringent evening noise controls should be placed on the project. The Appellants suggest that buildings should be moved and that all outside activities end at sunset.

The cited ordinance, CZLUO Section 23.08.074, states that outdoor play (which leads to noise) from childcare centers should not begin before 8:00 A.M. In this case, outdoor play activities do not begin before 8:00 A.M. The Appellants are correct in their assertion that the cited policy does not set evening noise control time limits. However, to address these concerns the County has conditioned the project requiring that all outdoor activity must end by 9:00 PM Sunday through Thursday and 10:00 P.M. Friday and Saturday. In addition, the County approval restricts sound amplification equipment outdoors, and has limited the number of special events to 12 times per year.

In this case, the County reasonably concluded that as conditioned the expanded church project would not be detrimental to the welfare of persons residing in the neighborhood of the use. Although the Appellants raise valid concerns regarding the level of noise that may occur, the impacts in this case would be relatively minor. The noise levels generated by the expanded church use are not incompatible with existing development along Los Osos Valley Road and the adjacent neighborhood.

Therefore, this issue does not rise to the level of a substantial issue in terms of the project's conformance with the certified LCP.

4. Wastewater

The Appellants do not cite any specific LCP policies in their appeal related to the issue of wastewater. Rather, the appeal refers to the project not meeting recommendations of the Regional Water Quality Control Board (RWQCB) to minimize septic discharge, and not having a septic system designed to prevent groundwater contamination. Furthermore, the Appellants are requesting that the project include the installation of routine sampling and monitoring wells on the church site. See Exhibit D for the



Appellants' complete appeal document.

Thus, the appeal contentions can be distilled to a contention that the approved project would be inconsistent with the LCP Public Works Policy 1. As required by Public Works Policy 1, all new development must demonstrate that there are sufficient public service capacities to serve the development. It states:

Public Works Policy 1: Availability of Service Capacity:

New development (including divisions of land) shall demonstrate that adequate public or private service capacities are available to serve the proposed development...

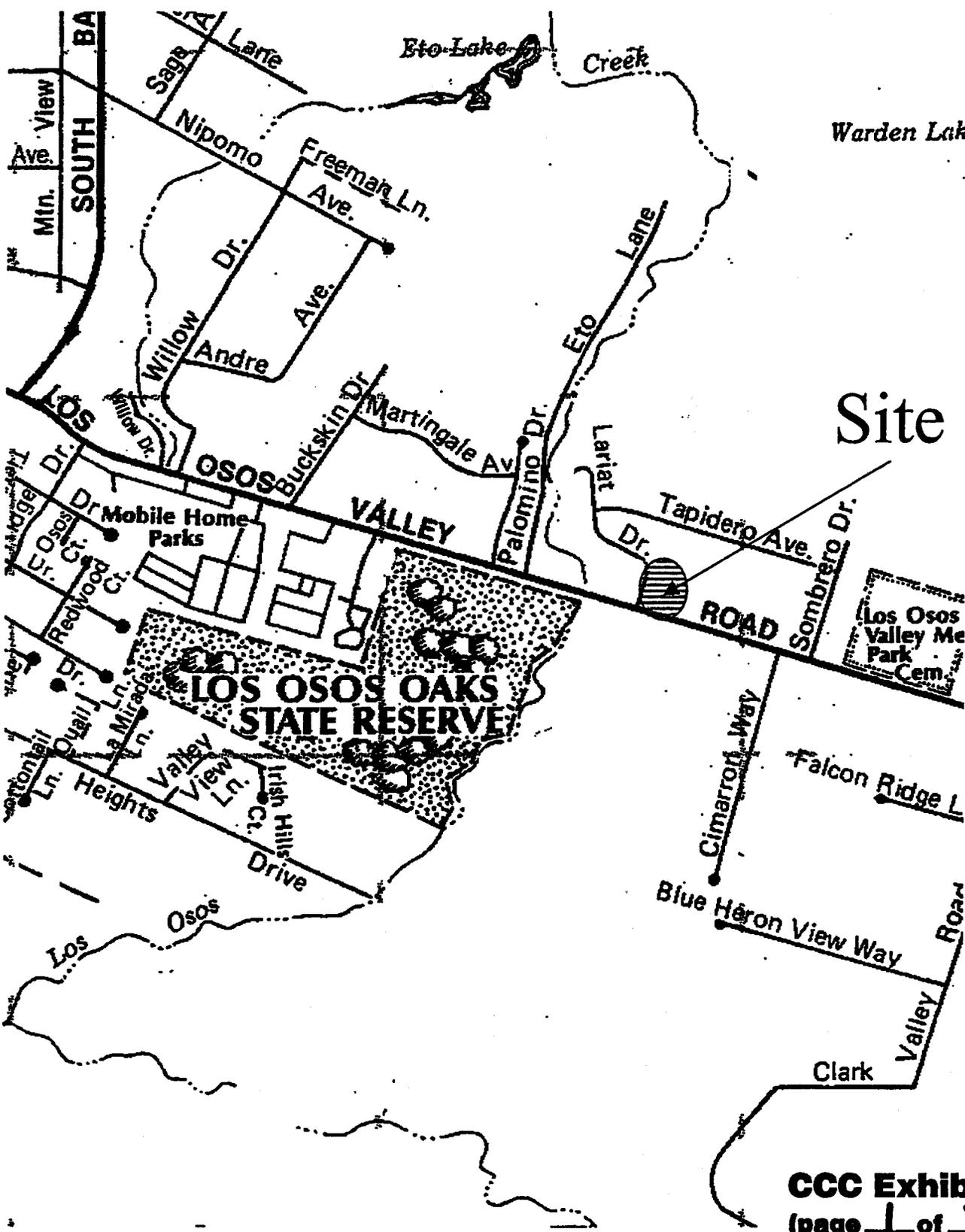
It is estimated that the on-site septic system will process 1,400 gallons per day. The Regional Water Quality Control Board (RWQCB) does not generally regulate on-site systems that process less than 2,500 gallons per day. Furthermore, the project is located outside of the RWQCB prohibition area for new waste discharges. In this case, the County Environmental Health Department and the Building Department are charged with this responsibility. All septic systems reviewed by these departments must be consistent with the RWQCB Basin Plan requirements. In general, Basin Plan criteria for septic systems include analysis of site conditions, percolation rates, separation to groundwater, g/acre nitrogen loading, etc. In this case, the County Environmental Health Department reviewed the proposed expansion of the septic system. They concur with the County's condition to require all necessary testing and evaluation prior to issuance of the building permit. The County also concluded that requiring the church to install new groundwater monitoring wells was not warranted in this case. In addition, the proposed septic system layout plan also shows that adequate separation (over 100 feet) exists between the church septic system and neighboring water wells (See Exhibit E).

This issue does not rise to the level of a substantial issue in terms of the project's conformance with the certified LCP.

B. Substantial Issue Conclusion

The County-approved project is an expansion of an existing church related use. The approved project would not have substantial adverse impacts on traffic, parking, noise, and wastewater capacities. Thus, Staff recommends that the Commission find that no substantial issue exists with respect to this project's conformance with the certified San Luis Obispo County LCP and declines to take jurisdiction over the coastal development permit for the project.





Site

CCC Exhibit A
(page 1 of 2 pages)

PROJECT

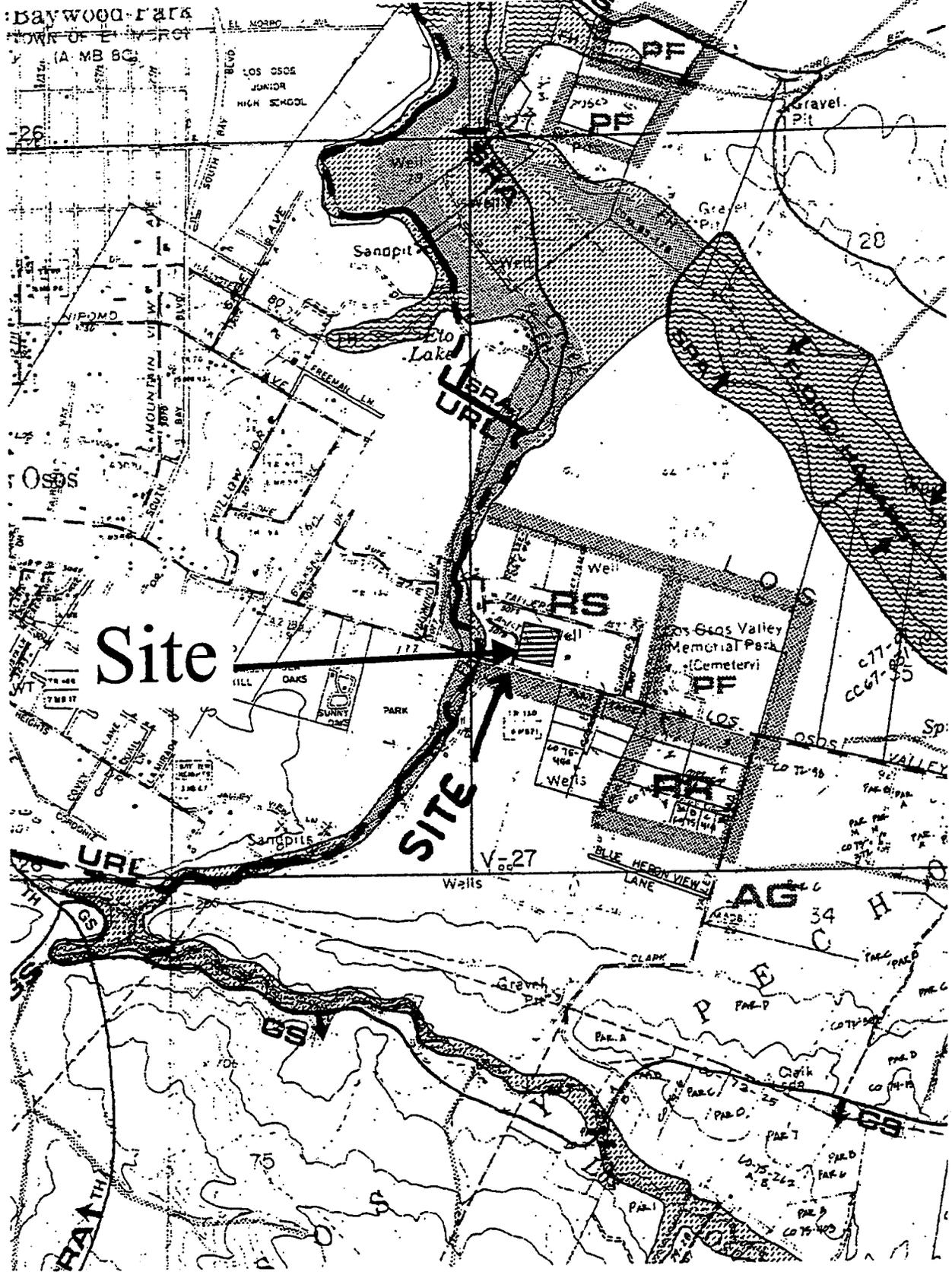
Development Plan
First Baptist Church D020105D



EXHIBIT

Vicinity Map

A handwritten signature or initials, possibly 'G. J.', written in black ink.



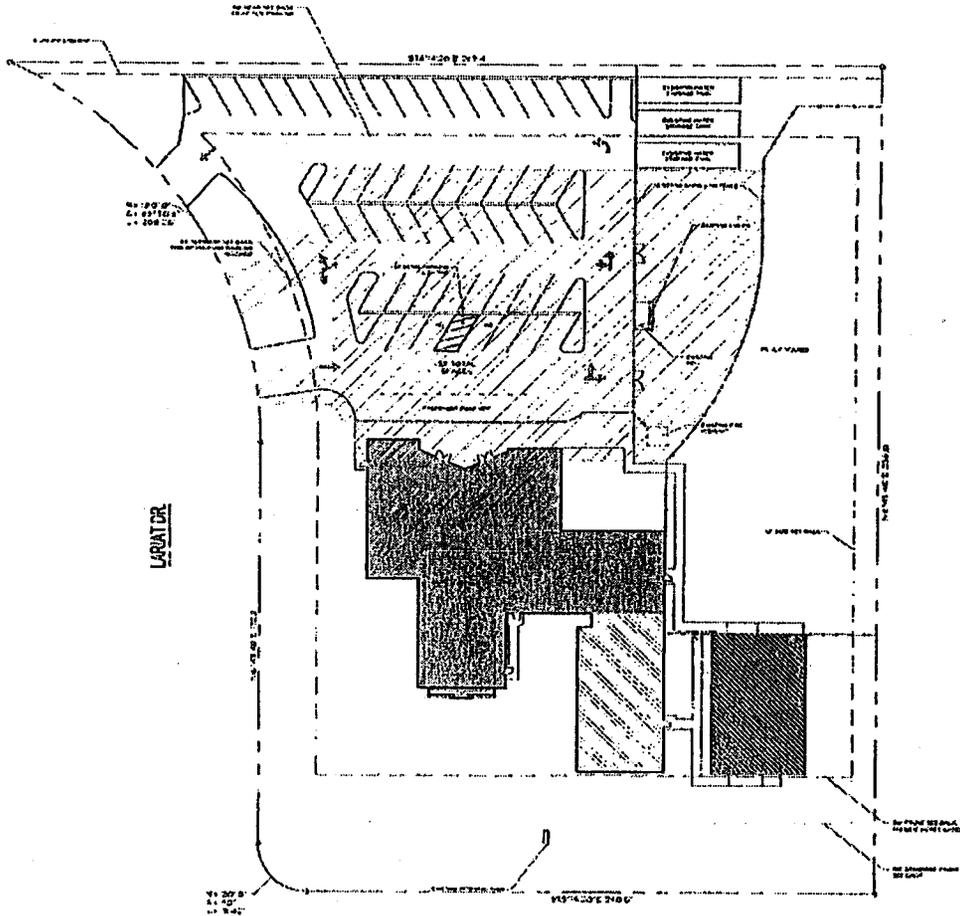
PROJECT

Development Plan
First Baptist Church D020105D



EXHIBIT

Land Use **CCG Exhibit A**
(page 2 of 2 pages)



PHASING LEGEND

-  EXISTING PARKING LOT & PAVED AREA
-  EXISTING SANCTUARY AND CLASSROOMS
-  PHASE 1: CLASSROOM EXPANSION
-  PHASE 2: EXISTING MODULAR CLASSROOMS TO BE RE-MODELLED
-  PHASE 3: SANCTUARY EXPANSION
-  PHASE 4: PARKING LOT EXPANSION

PRELIMINARY SITE / PHASING PLAN

First Baptist Church

2006-06-01 Scale 1/8" = 1'-0"

CCC Exhibit B
 (page 1 of 2 pages)

PROJECT

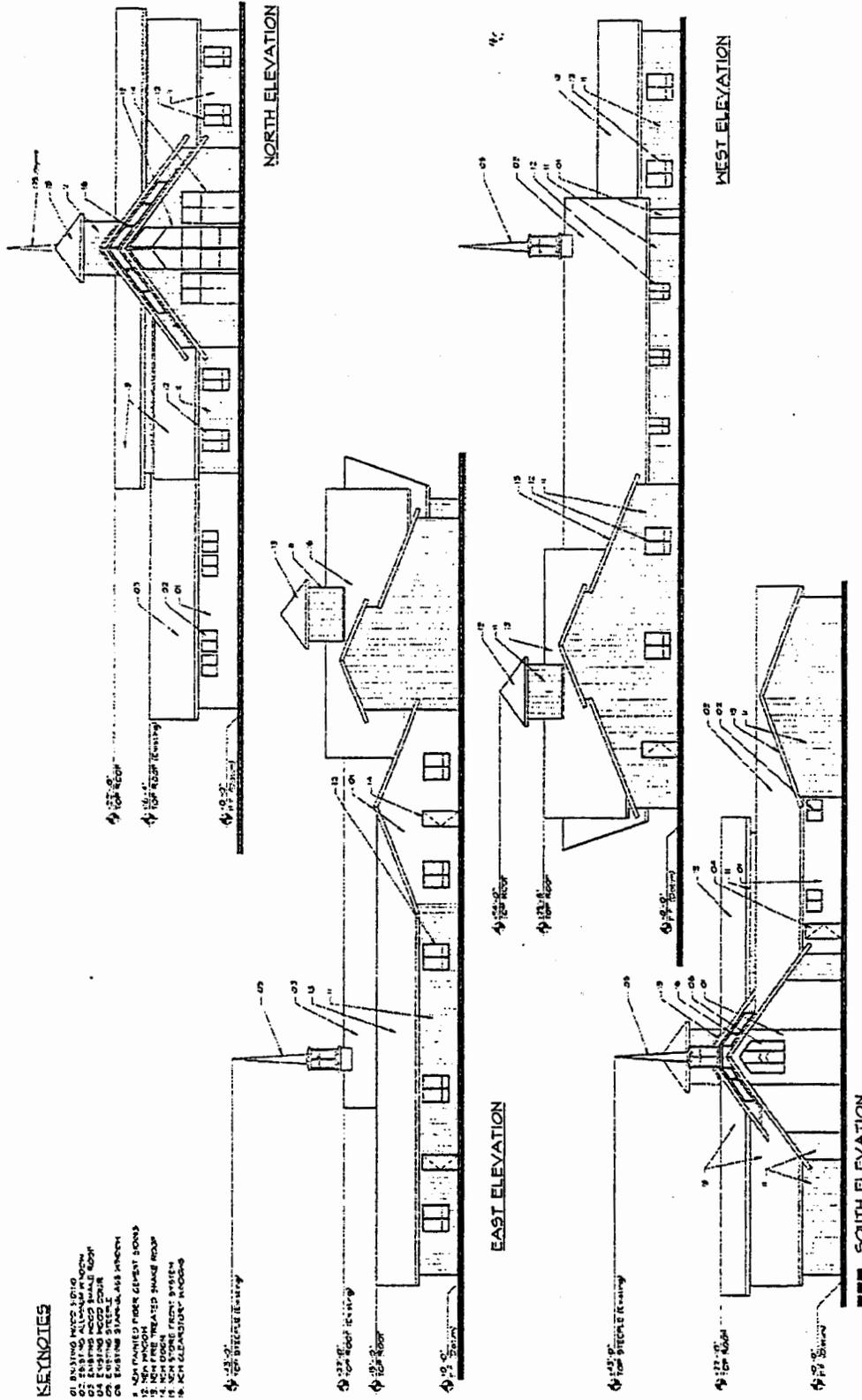
Development Plan
 First Baptist Church D020105D

EXHIBIT

Preliminary Site



Handwritten number: 200



KEYNOTES

- 01 EXISTING WOOD SIDING
- 02 2x4 STUDS ALLOWED IN ROOM
- 03 EXISTING WOOD SHALE ROOF
- 04 EXISTING BRICK
- 05 EXISTING STEEL
- 06 EXISTING STAINLESS STEEL
- 1. NEW PAINTED FIBER CEMENT SIDING
- 2. NEW PAINTED WOOD SHALE ROOF
- 3. NEW FIBER CEMENT ROOF
- 4. NEW BRICK
- 5. NEW FIBER FRONT SYSTEM
- 6. NEW CLEANLINESS SIDING

SCHEMATIC ELEVATIONS

First Baptist Church

A3

KRM DESIGN GROUP

PROJECT

Development Plan
First Baptist Church D020105D



EXHIBIT

Elevations
COC Exhibit B
(page 2 of 2 pages)



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

NOTICE OF FINAL COUNTY ACTION

FINAL LOCAL
ACTION NOTICE

HEARING DATE: 12-2-03

REFERENCE # 3-SLO-03-462

SUBJECT: DD2010SD

APPEAL PERIOD 12/17-12/31/03

LOCATED WITHIN COASTAL ZONE: YES NO

The above-referenced application was approved on the above-referenced date by the following hearing body:

San Luis Obispo Board of Supervisors

A copy of the findings and conditions is enclosed. The conditions of approval must be completed as set forth in this document.

This action is appealable to the California Coastal Commission pursuant to Coastal Act Section 20603 and the County Coastal Zone Land Use Ordinance 23.01.043. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. This appeal must be made directly to the California Coastal Commission Office. Contact the Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures. If you have questions regarding your project, please contact your planner, Kerry O'Neill, at (805)781-5600.

Sincerely,

Current Development
SLO County Planning Dept.

RECEIVED

DEC 16 2003

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

(Planning Department use only)

Date NOFA original to applicant: 12-11-03 Mailed Hand-delivered

Date NOFA copy mailed (certified) to Coastal Commission 12-11-03

- Enclosed :
- Staff Report
 - Resolution
 - Findings and Conditions

CCC Exhibit C
(page 1 of 8 pages)

**IN THE BOARD OF SUPERVISORS
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA**

Tues day December 4, 2003

PRESENT: Supervisors Harry L. Ovitt, Shirley Bianchi, Peg Pinard,
K.H. "Katcho" Achadjian, and Chairperson Michael P. Ryan

ABSENT: None

RESOLUTION NO. 2003-424

**RESOLUTION AFFIRMING THE DECISION OF THE PLANNING COMMISSION
AND CONDITIONALLY APPROVING THE APPLICATION OF THE
FIRST BAPTIST CHURCH FOR
DEVELOPMENT PLAN / COASTAL DEVELOPMENT PERMIT
D020105D**

The following resolution is now offered and read:

WHEREAS, on September 11, 2003, the Planning Commission of the County of San Luis Obispo duly considered and conditionally approved the application of the First Baptist Church for Development Plan/ Coastal Development Permit D020105D; and

WHEREAS, Scott Kimura has appealed the Planning Commission's decision to the Board of Supervisors of the County of San Luis Obispo (hereinafter referred to as the "Board of Supervisors") pursuant to the applicable provisions of Title 23 of the San Luis Obispo County Code; and

WHEREAS, a public hearing was duly noticed and conducted by the Board of Supervisors on December 2, 2003, and determination and decision was made on December 2, 2003; and

WHEREAS, at said hearing, the Board of Supervisors heard and received all oral and written protests, objections, and evidence, which were made, presented, or filed, and all persons present were given the opportunity to hear and be heard in respect to any matter relating to said appeal; and

WHEREAS, the Board of Supervisors has duly considered the appeal and determined that the appeal should be denied and the decision of the Planning Commission should be affirmed subject to the findings and conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of San Luis Obispo, State of California, as follows:

1. That the recitals set forth herein above are true, correct and valid.
2. That the Board of Supervisors makes all of the findings of fact and determinations set forth in Exhibit A attached hereto and incorporated by reference herein as though set forth in full.

CCC Exhibit C
(page 2 of 8 pages)

3. That the negative declaration prepared for this project is hereby approved as complete and adequate and as having been prepared in accordance with the provisions of the California Environmental Quality Act.

4. That the Board of Supervisors has reviewed and considered the information contained in the negative declaration together with all comments received during the public review process prior to approving the project.

5. That the appeal filed by Scott Kimura is hereby denied and the decision of the Planning Commission is affirmed and that the application of the First Baptist Church for Development Plan/ Coastal Development Permit D020105D is hereby approved subject to the conditions of approval set forth in Exhibit B attached hereto and incorporated by reference herein as though set forth in full.

Upon motion of Supervisor Bianchi, seconded by Supervisor Achadjian, and on the following roll call vote, to wit:

AYES: Supervisors Bianchi, Achadjian, Ovitt, Pinard, Chairperson Ryan

NOES: None

ABSENT: None

ABSTAINING: None

the foregoing resolution is hereby adopted.

Michael P. Ryan

Chairperson of the Board of Supervisors

ATTEST:

JULIE L. RODEWALD
Clerk of the Board of Supervisors

By: VICKI M. SHELBY Deputy Clerk

(SEAL)

APPROVED AS TO FORM AND LEGAL EFFECT:

JAMES B. LINDHOLM, JR.
County Counsel

By: James B. Lindholm, Jr.
Deputy County Counsel

Date: December 18, 2003

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO } ss
I, JULIE L. RODEWALD, County Clerk of the above
cited County, and Ex-Officio Clerk of the Board of
Supervisors thereof, do hereby certify the foregoing to
be a full, true and correct copy of an order entered in the
minutes of said Board of Supervisors, and now remain-
ing of record in my office.
Witness, my hand and seal of said Board of Super-
visors this 12/18/03
JULIE L. RODEWALD
County Clerk and Ex-Officio Clerk of the
Board of Supervisors
By: Vicki M. Shelby

EXHIBIT A - FINDINGS

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on April 18, 2003 for this project. Mitigation measures are proposed to address Aesthetics and Noise and are included as conditions of approval.

Development Plan

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is an addition to existing structure and is compatible, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on a road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The project site is not located between the first public road and the ocean. The project site is not located within an urban reserve line and an existing coastal access point exists within 2.5 miles of the project site, therefore, the proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act.

Adjustments

- H. Modification of parking standards required by Coastal Zone Land Use Ordinance Section 23.04.166, is justified because all three uses will not be functioning at the same time and reduced parking will be adequate to accommodate on the site all parking needs generated by the uses and no traffic problems will result from the proposed modification of parking standards.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes the following:
 - a. Addition of 3,637 square feet to the existing sanctuary and an addition of 2,500 square feet in classroom space for a total of 10,822 square feet,
 - b.. Remodel of the existing 2,400 square foot modular classrooms into a Fellowship Hall,
 - c. Modification to the parking requirements, resulting in a total of 52 paved spaces (and 20 overflow spaces), and
 - d. Preschool/childcare shall be limited to 100 students.
2. All development shall be consistent with the approved site plan, floor plan, and architectural elevations.

Fencing and Landscaping

3. **Prior to issuance of building permits**, submit final landscape, irrigation, and landscape maintenance [plans in accordance with Sections 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 materials shall be of a drought tolerant variety and be sized to provide a mature appearance within 3 years of installation. The landscape plan shall include the following:
 - a. Native plants as specified by the CZLUO, and a list of all species proposed for planting.
 - b. Parking lot trees in accordance with Section 23.04.168f.
 - c. Location and height of all proposed fencing per 23.04.190, including fencing required adjacent to the residential use.
4. Fencing and Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection. If bonded for, landscaping shall be installed within 60 days after final building inspection and thereafter maintained in a viable condition in perpetuity.

Parking

5. **Prior to occupancy or final inspection**, the applicant shall install 14 additional parking spaces on-site for a total of 52 spaces. Approximately 20 overflow parking spaces will also be provided in the play yard.

Fire Safety

6. **Prior to issuance of construction permits**, the applicant shall provide the County Department of Planning and Building with a fire safety plan approved by County Fire/CDF.
7. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from the County Fire/CDF of all required fire/life safety measures.

Public Works

8. **Prior to issuance of a construction permits**, the applicant shall comply with all of the requirements of the County Public Works Department.
9. **Prior to issuance of building permits**, the applicant shall submit a plan for review and approval by the Department of Public Works for widening Lariat Drive at Los Osos Valley Road to accommodate a right hand turn lane.
10. **Prior to final building inspection**, the applicant shall widen Lariat Drive to accommodate a right hand turn lane.

Services (for community water and septic)

11. **Prior to issuance of construction permits**, the applicant shall provide a letter from the Department of Environmental Health stating that the water system is adequate to service the property.
12. **Prior to issuance of construction permits**, the applicant shall submit evidence that an addition to the septic system, sized adequately to serve the proposal, can be installed on the site and meet all Basin Plan criteria including: soil permeability, shallow groundwater and nitrogen loading.

Environmental Mitigation

Aesthetics

13. **Prior to issuance of construction permits**, the applicant shall provide a exterior lighting plan consistent with Title 23 Section 23.04.320. This provides for shielding of existing and proposed exterior lights. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Noise

14. **At the time of application for construction permits**, the applicant shall show the following (or equivalent) on the project plans:
 - a. The structure is provided with air conditioning or mechanical ventilation.
 - b. All windows and sliding glass doors shall be mounted in low air infiltration rate frames (0.5 cfm or less, per ANSI specifications).
 - c. All exterior doors are solid core with perimeter weather stripping and threshold seals
 - d. Exterior walls consist of stucco or brick veneer, or wood siding with a ½" minimum thickness fiberboard (i.e. soundboard) underlayer is used.
 - e. Glass in both windows and doors in all rooms on the south side of the structure are not to exceed 20% of the floor area of the room.
 - f. Roof or attic vents facing Los Osos Valley Road shall be baffled (see Appendix C in Acoustical Design Manual for an example of a suitable vent treatment).
15. No more than 50 children at any one time shall participate in outdoor activities that generate off-site noise. Examples of outdoor activities include playground, exercise, or other significant noise generating activities. This measure does not apply to special events.

16. All Outdoor activity shall end by 9:00PM Sunday through Thursday and 10:00PM Friday and Saturday
17. No Outdoor sound amplification equipment shall be used.
18. Special events shall be limited to 12 times per year. Weddings and Funerals are not restricted as these are church related activities. Special events as defined: craft fairs, youth rallys (which include other churches), similar activities, and outdoor wedding receptions. The applicant shall provide means to notify neighbors of schedule of special events.
19. The Summer Youth Program shall be allowed to continue weekly in the summer.
20. **Prior to final building inspection**, the applicant shall install signage in the parking lot informing parents and others to refrain from honking horns.
21. **Prior to ground disturbing activities**, all property boundaries abutting residential uses shall have a minimum of six foot high fence, a solid wall on the eastern property line and fencing and landscaping along the northern property line.

Fellowship Hall

22. Uses in the Fellowship Hall will be limited to non-profit activities, church and school related activities.

Trail Easement

23. **Prior to issuance of construction permits**, the applicant shall offer to dedicate a ten foot wide trail easement along Los Osos Valley Road frontage. The Trail easement will be subject to County Park's review and approval.

Miscellaneous

24. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.
25. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
26. This permit is valid for a period of 7 years from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050. This permit is generally considered to be vested once a building permit has been issued and substantial site work has been completed. Substantial site work is defined (Section 23.02.042) as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade ('sticks in the air').
27. Upon completion of the first phase of construction and annually for up to three years after the completion of the last phase, an annual report shall be submitted to the Planning Commission summarizing compliance with the conditions of approval and the status of neighborhood complaints. The Planning Commission may request evaluation and modification of the conditions of approval at a scheduled public hearing.

Indemnification

28. The applicant shall as a condition of approval of this development plan defend, at his sole expense, any action brought against the County of San Luis Obispo, its present or former officers, agents, or employees, by a third party challenging either its decision to approve this development plan or the manner in which the County is interpreting or enforcing the conditions of this development plan, or any other action by a third party relating to approval or implementation of this development plan. The applicant shall reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action, but such participation shall not relieve the applicant of his obligation under this condition.

Dec-23-03 12:10pm From-

T-113 P.005/007 F-204

STATE OF CALIFORNIA - THE RESOURCES AGENCY

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
720 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(831) 427-4863

RECEIVED



DEC 31 2003

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

APPEAL FROM COASTAL PERMIT
DECISION OF LOCAL GOVERNMENT

Please review attached appeal information sheet prior to completing this form.

SECTION I. Appellant(s):

Name, mailing address and telephone number of appellant(s):

Sally A. Regua
1941 Tapadero Ave.
Los Osos, CA 93402

(805) 528-3021
Area Code Phone No.

SECTION II. Decision Being Appealed

1. Name of local/port government:

San Luis Obispo County

2. Brief description of development being appealed: First Baptist Church expansion:

3,637 sqft addition to the existing 4,685 sqft sanctuary
2,520 sqft of new classroom space

Renovate existing 2,400 sqft modular unit to create a Fellowship Hall

3. Development's location (street address, assessor's parcel number, cross street, etc.):

First Baptist Church
1900 Los Osos Valley Road
Los Osos, CA 93402

PARCEL # 074-353-022 CROSS STREET: LARIAT DR.

4. Description of decision being appealed:

- a. Approval; no special conditions: _____
- b. Approval with special conditions: _____
- c. Denial: _____

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO: A-3-SLO-03-122
DATE FILED: 12-31-03
DISTRICT: Central

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APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (PAGE 2)

5. Decision being appealed was made by (check one):

a. Planning Director/Zoning Administrator

c. Planning Commission

b. City Council/Board of Supervisors

d. Other: _____

6. Date of local government's decision: Dec. 2, 2003

7. Local government's file number: DO20105D

SECTION III Identification of Other Interested Persons

Give the names and addresses of the following parties: (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Pastor Bob Tubbs
First Baptist Church
1900 Los Osos Valley Road
Los Osos, CA 93402

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearings (s). Include other parties which you know to be interested and should receive notice of this appeal.

- (1) SEE ATTACHMENT
- (2) _____
- (3) _____
- (4) _____

SECTION IV. Reasons Supporting This Appeal

Note: Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section which continues on the next page.

To: Jonathan Bishop, California Coastal Commission

Date: December 31, 2003

From: Sally Requa

Re: Appeal to the California Coastal Commission to evaluate the permitting of the Los Osos Baptist Church expansion, San Luis Obispo County File No. D020105D, County Resolution No. 2003-424

BACKGROUND

The First Baptist church at 1900 Los Osos Valley Rd. in Los Osos is proposing to double the sizes of the church and daycare and to add a community hall.

The church and the way it is used is basically like an amphitheater facing our one block cul-de-sac-like neighborhood, and the church is located at the corner of our main ingress and egress street (Lariat) onto Los Osos Valley Road (LOVR).

Impacts will be increased traffic and congestion at the intersection, parking overflows into the neighborhood from limited onsite parking spaces, increased septic waste discharges with the potential to further jeopardize our private well supplies, and increased noise levels from the daycare and evening youth groups.

We do not oppose the existing services of the church. We are opposed to the expansion.

Chronology of Appeals:

1. We first objected to the Negative Declaration and rationale (reasons stated in first Group Letter, June 7, 2003 developed and signed by 99% of the neighbors).
2. County staff then developed conditions to help resolve concerns.
3. The conditions, however, had shortcomings (conveyed in second Group Letter and signed again by 99% of the neighborhood).
4. We appealed to the Planning Commission, and on September 11, 2003, the Commission refined the conditions.
5. We still remained concerned and appealed to the Board of Supervisors (expressed in a third Group Letter signed again by 99% of the neighborhood). On December 2, 2003, the Board of Supervisors refined one condition: to disallow outside amplification.

We are supportive and do not want to relinquish the conditions made by the Board of Supervisors (County Resolution No. 2003-424), as we have worked so hard to gain these. However, we the neighborhood still feel that all of the conditions are still not fully comprehensive in addressing all of the impacts. Therefore, we request that the Coastal Commission review our case to add other conditions to better assure impacts will be minimized.

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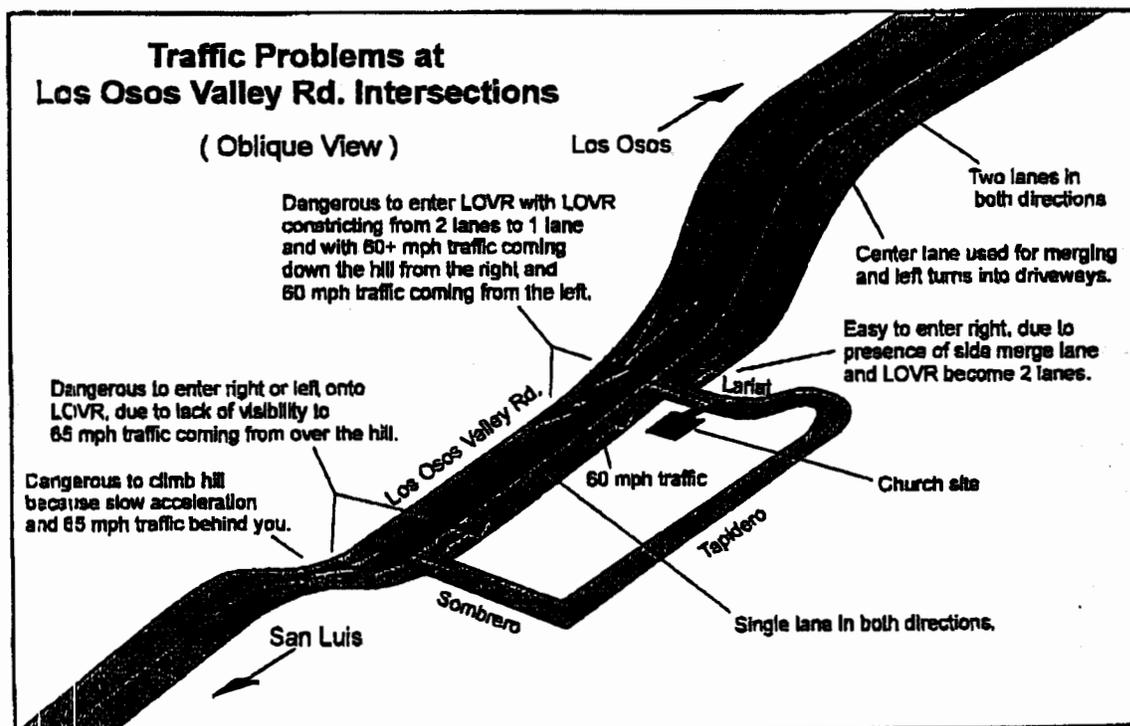
TRAFFIC CIRCULATION - INGRESS / EGRESS

ISSUE: Inconsistency - Land Use Element and Local Coastal Planning Document, Estero Area Plan, Chapter 4 (Circulation), Section A (Roads) states "Los Osos Valley Road is a road of high increasing traffic leading to greater safety problems in recent years....." In contrast, Local Coastal Plan, Coastal Zone Land Use Ordinance Element 23.08.066 specifies preferences for churches on main arterial roadways.

The proposed project is on Los Osos Valley Rd. (LOVR), which is designated as a main arterial roadway. However, in practice it is a freeway with intersection safety hazards, and is recognized in County documents as a road with increasing safety problems.

It appears that intersection safety is not a criteria in any planning and guidance documents and ordinances. It is the unsafe nature of intersection traffic at LOVR and Lariat (church site) that was not considered in determining the magnitude of traffic impacts from the expansion. The expansion will disproportionately overburden that intersection, in comparison to neighborhood traffic. We feel that no expansion should be approved to increase traffic hazards at that location (illustration).

The County recognizes the traffic dangers, and proposed to widen Lariat to facilitate right turns onto LOVR and to provide a center lane for merging left onto LOVR. However, we pointed out that we already have these. Consequently, the County now feels there will be no traffic problem. This is inconsistent.



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The County calculated that 16 additional daycare children would not significantly increase traffic problems at the intersection over present conditions. The daycare is presently licensed for 85, and will be permitted to expand to 100. However, the daycare has never operated at full-license capacity. It has been more around half the license capacity. Therefore, allowing an increase to 100 will approximately double the traffic at that intersection, a density the intersection has never experienced, and a percentage increase not accounted for in the County traffic analysis.

RECOMMENDATION

- Allow no net increase in pre-school / daycare attendance.

NOISE

ISSUE: There is a lack of Coastal Zone Land Use Ordinance Elements and applicability to control outside noises from daycare and youth groups.

Coastal Zone Land Use Ordinance Element 23.06.040 states that noise should not harm value of real property to affected parties. Noise will increase with the expansion, particularly from the evening youth group activities, including loitering noises in the parking lot and play area after the evening activities end. Although County conditions have been added to control outside noise levels during the day, there are no conditions to control loud noise levels at night. While youth activities are now to end at prescribed times (9:00 pm weekdays, 10:00 pm weekends), youth still remain in the parking lot long after these hours with continuing noise levels. Note that a 9:00 pm curfew in winter is well into the evening and through dinner hour. Current noise levels affect living values, and therefore potential real estate values.

Coastal Zone Land Use Ordinance Element 23.08.074.C6. states that noise from schools and preschools should not begin before 8:00 am, unless they are 100 ft from neighboring residences. This condition is short in that there is no reciprocal noise termination times for night because it is assumed the noises will end in the afternoon after school lets out. In our case, however, church noises (e.g. youth groups) extend well into the evening. Nearest neighboring dwellings are within 100 ft of the playground, including the side lot where some youth activities occur. Based on the 100 ft rule, there should be more stringent conditions to control outside noise levels at night, as there are during the day.

RECOMMENATION:

- The buildings should be shifted so that the buildings themselves help to shield outdoor youth noises that are the most annoying at night, including parking lot loitering noises. For example, one large building is a modular unit that could be moved. We would rather have buildings 30 ft from our property boundaries than playground and parking lot loitering noises immediately at our fence lines and within 100 ft of neighboring dwellings.
- An alternative condition should be that all outside activities end at sunset. The Planning Commission recognized that sunset could be used as a valid time to

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end outside noise, as they are printed in daily newspapers. Youth activities can then move indoors. After all, they will have new, larger building for this.

WASTEWATER

ISSUE: The County does not recognize recommendations by the Regional Water Quality Control Board in their attempts to minimize septic discharges into groundwater supplies.

Letters from the Regional Water Quality Control Board (RWQCB) state that increasing septage is not preferred (see County project file). Although the RWQCB has no jurisdiction in this project, we feel the County should be consistent in upholding Board recommendations, particularly in light of the Los Osos/Baywood Sewer Project. The RWQCB has mandated that the Los Osos/Baywood Community shift from septic systems to a municipal sewage treatment facility, and it is inconsistent in the County condoning increased septic discharges at the same time in our neighborhood. The Los Osos/Baywood community septic systems have been linked to contaminating groundwater supplies. Why should the church be excluded from this risk assessment to our own well supplies, particularly during instances of rising groundwater levels?

RECOMMENDATION

- We request that a program of routine sampling of monitoring wells on the church site be implemented. At minimum, their shallow well should be monitored along with their deep well. We've had recent positive coliform tests in neighboring shallow wells adjoining the church (reports submitted to the Planning Commission). The church had to abandon their shallow well and install a deep well for a drinking water supply with their last expansion. We suspect that they contaminated their shallow well, and ours are now at risk. The County Environmental Health file for both church wells should be made available for review of this case.
- The septic tank should be fitted with a filter block designed to prevent raw sewage from being discharged into the leach field. Filters are commonly used in cases where sewage input may overwhelm the functioning of the septic system.
- The septic system should be designed for peak loading, not average daily loading. There has been no description of how peak loading is to be determined.

PARKING

ISSUE: The County calculated that multiple uses at the site, if they occurred simultaneously, would require 130 parking spaces. However, only 52 are proposed with approximately 20 additional parking spaces provided for onsite overflow parking. This was based on all multiple uses will not occur simultaneously, and

therefore the County applied an adjustment factor to lower necessary parking. However, there are no guarantees or conditions to prevent the co-occurrence of multiple uses. A wedding alone of 200 people will cause overflows into the neighborhood, even with the use of the onsite overflow parking area.

Coastal Zone Land Use Ordinance Element 23.04.166(4) states that parking for mixed use sites should be the total of all needed parking for each use.

Also, Coastal Zone Land Use Ordinance Element 23.04.163 (Location of Parking on a Site) states that setbacks from property lines cannot be used as parking areas. The blueprints show the parking lot will extend right up to the property boundaries.

RECOMMENDATION

- Add a condition that the onsite overflow parking area be opened before any overflow parking occurs in the neighborhood.
- Add a condition to limit site capacity to avoid overflow parking.

OVERBUILDING

ISSUE: The proposed expansion represents overbuilding in our neighborhood, and another church is being planned for our neighborhood. How many churches can a one-block neighborhood accommodate? Can residences propose to add 5,000 sq ft buildings on our lots if we call them a church? There are no ordinances or guidelines to determine how much building represents overbuilding. Other churches in our area are on significantly larger lots and have a stop light at their corners to main arterial roadways. This project has none of those components.

RECOMMENDATION

- Downsize the project.
- Support our requests for additional conditions to better assure impacts will be minimized.

CONCLUSION

- We seek a Coastal Commission review to confirm whether or not this project will harm water quality, traffic safety, parking, noise, and neighborhood values.
- We feel there are still reasons for project downsizing to minimize impacts.
- The expansion is too big for the neighborhood infrastructure, and represents overbuilding.
- Significant impacts will occur because of the orientation of the buildings, parking lot, and play areas. It is like an amphitheater facing our neighborhood.

The following are minimum requests:

1. We do not want to relinquish the conditions finalized by the Board of Supervisors (described in County Resolution No. 2003-424), with the exception

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of Condition 16. We request Condition 16 be changed to 'all outdoor activities end at sunset'. This would help to preserve evening aesthetics and real estate values.

2. Condition 27, County Resolution No. 2003-424 refers to monitoring and reporting, which we recognize would shift to the Coastal Commission, if the Commission accepts this appeal. The County Planning Commission and Board of Supervisors both recognized the importance of this condition because of the unknown number and potential magnitude of impacts. We do not want to relinquish our participation in this monitoring and reporting program.
3. We request a well water quality monitoring program to include, at minimum, routine monitoring of the church's shallow well.
4. Any indication by the Coastal Commission that Items 1, 2, and 3 above could be omitted or conditions relaxed may be a reason for us to withdraw our appeal and to defer the project back to the County for being the lead agency. In other words, we seek to have greater conditions to help minimize impacts.



Sally Requa (neighborhood liaison)
1941 Tapidero Ave.
Los Osos, CA 93402

Please include correspondence and questions to:

Scott Kimura
1981 Tapidero Ave.
Los Osos, CA 93402

skimura@charter.net
work (805) 541-0310
home (805) 528-8252

FAX: (805) 541-0421

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Residents who submitted written appeals to both the Planning Commission and Board of Supervisors concerning the proposed expansion of the First Baptist Church in Los Osos. Many gave oral testimony at the hearings.

File	Last Name	Address	City	State	Zip
	Steven	Adrianse	1998 Tapidero Ave.	Los Osos, CA	93402
	Barbara	Battalino	2000 Los Osos Valley Road	Los Osos, CA	93402
	Louis and Sandra	Branch	1961 Tapidero Ave.	Los Osos, CA	93402
	Tanya	Calderone	1999 ^{1/2} Tapidero Ave.	Los Osos, CA	93402
	C.E.	Cole	2125 Lariat Dr.	Los Osos, CA	93402
	Bruce and Margaret	Corelitz	1920 Tapidero Ave.	Los Osos, CA	93402
	Deborah	Deis	1958 Los Osos Valley Road	Los Osos, CA	93402
	Mark	Hedger	2088 Lariat Dr.	Los Osos, CA	93402
	Jan and George	Jercich	2191 Lariat Dr.	Los Osos, CA	93402
	Jenna	Jercich	2191 Lariat Dr.	Los Osos, CA	93402
	William and Florine	Johnston	1960 Tapidero Ave.	Los Osos, CA	93402
	Scott and Karen	Kimura	1981 Tapidero Ave.	Los Osos, CA	93402
	Robert and Aya	Kimura	1987 Tapidero Ave.	Los Osos, CA	93402
	Joann	Kopps	2000 Tapidero Ave.	Los Osos, CA	93402
	Jim and Patrice	Lester	2061 Tapidero Ave.	Los Osos, CA	93402
	Cecile Diane	Ley	2031 Tapidero Ave.	Los Osos, CA	93402
	Craig and Cathy	Loveridge	2011 Tapidero Ave.	Los Osos, CA	93402
	Suzanne	Martin	1949 Tapidero Ave.	Los Osos, CA	93402
	Jim and Connie	McLaughlin	1984 Tapidero Ave.	Los Osos, CA	93402
	Charles and Diane	Mooman	1999 Tapidero Ave.	Los Osos, CA	93402
	Loida	Moy	2149 Lariat Dr.	Los Osos, CA	93402
	Emma Jane and Rod	Nieman	2098 Tapidero Ave.	Los Osos, CA	93402
	Ron and Merrie Kay	Reis	2091 Tapidero Ave.	Los Osos, CA	93402
	Gary and Sally	Requa	1941 Tapidero Ave.	Los Osos, CA	93402
	Tom and Susan	Richards	1901 Lariat Dr.	Los Osos, CA	93402
	Brian	Richards	1901 Lariat Dr.	Los Osos, CA	93402
	Brenda and Chris	Saletta	2171 Sombrero Dr.	Los Osos, CA	93402
	Danielle and Regina	Sigmund	1999 ^{1/2} Tapidero Ave.	Los Osos, CA	93402
	Paul	Sigmund	2100 Sombrero Dr.	Los Osos, CA	93402
	William and Rachel	Voight	2170 Lariat Dr.	Los Osos, CA	93402
	Linda	Wells	2101 Lariat Dr.	Los Osos, CA	93402
	Jeff and Karen	Williams	1972 Los Osos Valley Road	Los Osos, CA	93402

