

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(831) 427-4863 FAX (831) 427-4877
www.coastal.ca.gov

W6

CENTRAL COAST DISTRICT (SANTA CRUZ) DEPUTY DIRECTOR'S REPORT

For the

November Meeting of the California Coastal Commission

MEMORANDUM

Date: November 4, 2009

TO: Commissioners and Interested Parties
FROM: Charles Lester, Central Coast District Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the Central Coast District Office for the November 4, 2009 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the Central Coast District.

REGULAR WAIVERS

1. 3-09-050-W Caltrans, Attn: Ken Dostalke, Project Manager (Big Sur, Monterey County)

DE MINIMIS WAIVERS

1. 3-09-043-W San Luis Obispo County Public Works Department, Attn: Diana Haines, Project Manager (Oceano, San Luis Obispo County)
2. 3-09-059-W San Jose State University Foundation, Finance & Accounting, Attn: Paul Harris, Director (Moss Landing, Monterey County)

IMMATERIAL AMENDMENTS

1. A-3-SNC-05-010-A3 City Of Sand City (Sand City, Monterey County)

TOTAL OF 4 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
3-09-050-W Caltrans, Attn: Ken Dostalke, Project Manager	Construct a 10 to 17-foot tall 42-foot long crib wall and replace and reconfigure the deteriorating drainage system along the highway.	Highway 1 (@ Post Mile Marker 12.1 (Willow Creek)), Big Sur (Monterey County)

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
3-09-043-W San Luis Obispo County Public Works Department, Attn: Diana Haines, Project Manager	Remove and replace two existing flap gates that function for flood control on the levee between Meadow Creek and Arroyo Grande Creek lagoon. The project includes removal of the two existing flap gates and replacement with two new rubber duckbill type valves.	Arroyo Grande Creek Lagoon, Oceano (San Luis Obispo County)
3-09-059-W San Jose State University Foundation, Finance & Accounting, Attn: Paul Harris, Director	Install a 12' x 60' temporary office building along side the current Marine Operations Building.	7539 Sandholdt Road, Moss Landing (Monterey County)

REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
A-3-SNC-05-010-A3 City Of Sand City	Amend CDP to authorize a change in the approved location of the water intake wells at the end of Tioga Street. Under the proposed amendment, intake well number 3 would be abandoned and a new well would be installed within the Tioga Street road right-of-way approximately 75 feet inland of its current location near the shoreline.	Tioga Ave., Vista Del Mar St., Bay Ave R/W's, Shasta Ave. (wells and pipelines: Tioga Ave., Vista del Mar St., Bay Ave. right-of- ways; desalination plant: 3300 block of Shasta Ave.), Sand City (Monterey County)

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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: October 21, 2009
To: All Interested Parties
From: Dan Carl, Central Coast District Manager
Katie Morange, Coastal Planner *KM*
Subject: Coastal Development Permit (CDP) Waiver 3-09-050-W
Applicant: Caltrans District 5, Attn: Julie McGuigan

Proposed Development

Construct a 10 to 17-foot tall 42-foot long crib wall and replace and reconfigure the deteriorating drainage system along Highway 1 at post mile 12.1 (Willow Creek), in the Big Sur area of unincorporated Monterey County.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13252 of the California Code of Regulations, and based on project plans and information submitted by the applicant(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed project will reconstruct and stabilize the failing downslope highway embankment to ensure that Highway 1 remains open and safe for vehicles and pedestrians. The proposed open cell crib wall would be stained to match the surrounding soil and rock and would be planted with native plants to reduce its visibility. The project also involves the removal of a failed 300-foot long drainage pipe from the hillside and reconstruction of an existing drainage system, including new and replacement drain pipes and inlets. The project includes measures to protect sensitive habitat and public access during construction, including a temporary signaling system that will allow one through lane to remain open at all times; avoidance flagging of a wetland area; and erosion and pollution control measures. In sum, the proposed project will protect public access, habitat, and visual resources consistent with the Coastal Act and the certified Monterey County Local Coastal Program.

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Wednesday, November 4, 2009, in Long Beach. If three Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have any questions about the proposal or wish to register an objection, please contact Katie Morange in the Central Coast District office.



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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: October 21, 2009
To: All Interested Parties
From: Dan Carl, Central Coast District Manager
Jonathan Bishop, Coastal Planner *JB*
Subject: Coastal Development Permit (CDP) Waiver 3-09-043-W
Applicants: San Luis Obispo County Public Works Department

Proposed Development

Remove and replace two existing flap gates that function for flood control on the levee between Meadow Creek and Arroyo Grande Creek lagoon. The project includes removal of the two existing flap gates and replacement with two new rubber duckbill type valves.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the applicant(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed project has been designed to avoid adverse impacts to coastal resources. The extent of construction is limited (disturbing roughly 264 square feet on both sides of the levee over an existing concrete apron), and all work will be conducted from the top of the levee. No equipment will be allowed to enter the creek channel or lagoon. Biological monitors will be in place for the duration of the project to ensure that these activities do not disrupt any occupied habitat areas. In sum, the proposed project will improve flood control at this location and has no potential for adverse effects on coastal resources, including public access. Thus, the project can be found consistent with the Coastal Act.

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Wednesday, November 4, 2009, in Long Beach. If three Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have any questions about the proposal or wish to register an objection, please contact Jonathan Bishop in the Central Coast District office.



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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: October 30, 2009
To: All Interested Parties
From: Dan Carl, Central Coast District Manager *DCM*
Katie Morange, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-09-059-W
Applicants: San Jose State University Foundation, Attn: Paul Harris

Proposed Development

Place a 720-square foot mobile office trailer on a temporary basis (for two years) immediately adjacent to an existing Moss Landing Marine Lab building at 7539 Sandholt Road at the Moss Landing Harbor in unincorporated North Monterey County.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the applicant(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The temporary office trailer would have no sewer or water hookups and would be placed in a vacant disturbed area adjacent to existing buildings where it will not affect coastal resources, and it would be removed after two years. In sum, the project is consistent with the Coastal Act and the certified Monterey Local Coastal Program.

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Wednesday, November 4, 2009, in Long Beach. If four Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have any questions about the proposal or wish to register an objection, please contact Katie Morange in the Central Coast District office.



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**NOTICE OF PROPOSED PERMIT AMENDMENT**

Date: October 21, 2009
To: All Interested Parties
From: Dan Carl, Central Coast District Manager
Mike Watson, Coastal Planner 
Subject: Proposed Amendment to Coastal Development Permit (CDP) A-3-SNC-05-010
Applicants: City of Sand City

Original CDP Approval

CDP A-3-SNC-05-010 was approved by the Coastal Commission on May 11, 2005, and provided for the construction and operation of a 300 acre-foot desalination plant with associated infrastructure including installation of four brackish water intake wells at two locations along the Sand City shoreline (i.e., Tioga Street and Bay Avenue) in Sand City, Monterey County.

Proposed CDP Amendment

CDP A-3-SNC-05-010 would be amended to authorize a change in the approved location of the water intake wells at the end of Tioga Street. Under the proposed amendment, intake well number 3 would be abandoned (i.e., pump and wellhead removed, well casing backfilled with sand and capped with concrete) and a new well would be installed within the Tioga Street road right-of-way approximately 75 feet inland of its current location near the shoreline. The Commission's reference number for this proposed amendment is A-3-SNC-05-010-A3.

Executive Director's Immateriality Determination

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that the proposed CDP amendment is immaterial for the following reasons:

Pursuant to the approved adaptive management program, which provides for well relocation, the new well will be installed within the Tioga Street road right-of-way to avoid impacts to any biologic resources in the adjacent dune habitat. Construction of the well and related facilities will occur between October 1, 2009 and January 1, 2010, outside the nesting season for Western snowy plover. The fiberglass well casing will be cutoff below grade and backfilled with sand and capped with concrete to ensure public safety, eliminate the potential for aquifer contamination, and allow for restoration of the site. Finally, the abandoned well casing will be removed and disposed of when/if it becomes daylighted in the future.

In sum, the proposed amendment will allow the City to operate the desalination plant consistent with the Commission's original coastal development permit approval, and will not otherwise impact coastal resources or public access to the shoreline.



NOTICE OF PROPOSED PERMIT AMENDMENT

CDP A-3-SNC-05-010 (Sand City Well Replacement)

Proposed Amendment A-3-SNC-05-010-A3

Page 2

Coastal Commission Review Procedure

The CDP will be amended as proposed if no written objections are received in the Central Coast District office within ten working days of the date of this notice. If such an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on Wednesday, November 4, 2009, in Long Beach. If three Commissioners object to the Executive Director's determination of immateriality at that time, then the application shall be processed as a material CDP amendment.

If you have any questions about the proposal or wish to register an objection, please contact Mike Watson in the Central Coast District office.



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November 2, 2009

To: Commissioners and Interested Parties

From: Charles Lester, Senior Deputy Director, Central Coast District

Re: Additional Information for Commission Meeting Wednesday, November 4, 2009

<u>Agenda Item</u>	<u>Applicant</u>	<u>Description</u>	<u>Page</u>
W9b, A-3-SLO-09-058	DeCicco	Correspondence Ex Partes	1 63

W96

Agenda # 9k
Oppose appea

Franco DeCicco
115 Kodiak St.
Morro Bay, CA 93442

RECEIVED

October 23, 2009

OCT 27 2009

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Mr. Dan Carl
Mr. Jonathan Bishop
725 Front Street, Suite 300
Santa Cruz, CA 95060-4508

Re: Appeal A-3-SLO-09-058 (DeCicco)

Dear Commissioners, and Messrs. Carl and Bishop,

I am formally objecting to the October 12, 2009 appeal of my permit filed by the Concerned Citizens of Cayucos and Mr. And Mrs. Bruce Paine.

First, October 9, 2009, I filed a petition for writ of mandate in San Luis Obispo Superior Court, in which I challenge the California Coastal Commission's determination that my County-approved permit is appealable. Therefore, my first ground for objecting to the appeal is that the permit is non-appealable, for the reasons stated in the petition.

Second, even if the project were appealable, appellants fail to demonstrate that a substantial issue exists with respect to the alleged grounds for the appeal:

(1) Parking: The permit is for a mixed-use project – i.e., a mix of residential (4 townhomes) and commercial (inn) uses. The parking spaces would serve my family-run inn, which is a priority visitor-serving use in the coastal zone. The parking is fundamentally consistent and compatible with the proposed mixed-use project and the surrounding neighborhood. The parking is underground, exceeds the number of spaces required and will not impact the surrounding neighborhood.

(2) Toxics: Appellants falsely claim that the County failed to evaluate and mitigate for the presence of toxics on the property, in violation of CEQA. The County fully and fairly addressed this issue. Even if Appellants' allegation were valid, which it is *not*, CEQA violation is not a proper ground for appeal. The only grounds for appeal are a project's inconsistency with a LCP or with the Coastal Act's public-access policies. There are no such grounds here.

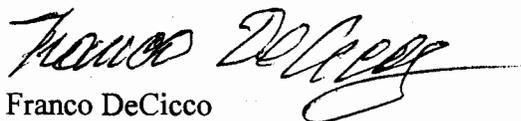
(3) Traffic: The County thoroughly addressed all traffic issues, through a traffic impact study by TPG Consulting, related to the project. The project is not responsible for or, in any way, likely to exacerbate, the alleged inadequacy of pedestrian facilities between Highway 1 and the beach.

(4) Fire Protection: There is no evidence – the Appellants provide none – of insufficient fire flow and fire protection for the project. The County fully addressed these issues, imposing numerous conditions on the project to ensure adequate fire flow and protection.

(5) Visual and Scenic Resources: The County provided substantial factual and legal support for its decision that the project protects visual and scenic resources, using the visual impact assessment prepared by Morro Group, Inc. The project is consistent visually and scenically with the surrounding areas, which are fully developed. Public views are *not* affected. Indeed, this project, if anything, would *enhance* the area's visual and scenic resources, as it would replace an older, abandoned gas station on an otherwise vacant lot, with a beautiful landmark inn. It would provide affordable lodging for families to enjoy the beautiful Central Coast.

For all these reasons, and as San Luis Obispo County and the Coastal Commission staff have concluded, the project is consistent with the LCP and the Coastal Act's public-access policies. I urge the Commission to adopt its staff's recommendation and vote that the appeal raises no substantial issue.

Sincerely,



Franco DeCicco

W9b

Jonathan Bishop

From: Eddie Cosko [eddiecosko@hotmail.com]
Sent: Tuesday, October 27, 2009 1:11 PM
To: Jonathan Bishop
Subject: DeCicco Del Mar Project, Cayucos

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OCT 27 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Jonathan Bishop
California Coastal Commission
Central Coast District Office
725 Front Street, Suit 300,
Santa Cruz, Ca 95060

Item: W9b-Nov. 4, 2009 hearing
Appeal A-3-SLO-09-058(DeCicco)
Eddie Cosko
2788 Orville Ave.
Cayucos, CA 93430

Position: Oppose the Project
Support the Appeal

Mr. Bishop

I personally oppose this project because of its massive scale and the disruptive nature of its 24 hours a day seven days a week operation in what is now a quite residential neighborhood.

Here are quotes from the SLO County Board of Supervisors' Estero Area Plan that was approved for submittal to the California Coastal Commission on Nov. 2, 2004 as Resolution 2004-350; Under Section V. VISION AND GENERAL GOALS, Part C. Caucos residential and commercial Land Uses:

"Since major development projects can have a devastating effect on a small community, carefully examine such proposed projects to see that they do not destroy the character of the community or so dominate it as to cause an imbalance between the residential and recreational elements of the community"

"Maintain the community's small-town character."

This project does none of this and in my opinion, is exactly the kind of development that will "destroy the character of are community" and "and so dominate as to cause and imbalance."

This project does not meet the visions nor the goals of the plan for Cayucos and should not be allowed to proceed as presently designed!

Eddie Cosko
Cayucos, Ca

Please forward copies of this to each of the commissioners.

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W96

Jonathan Bishop
California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

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OCT 27 2009

CALIFORNIA
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CENTRAL COAST AREA

Item: W9b-Nov. 4, 2009 hearing
Appeal A-3-SLO-09-058 (Decicco)
Russ & Jeanette Taylor
Cayucos, CA.
Position: Oppose the project,
Support the Appeal.

Mr, Bishop,

This project is entirely out of character for this small scale neighborhood and I'm not sure it would even blend well into the downtown commercial area. Would it look good next to the Cass House?? Fifteen years ago I lived in a house at 2891 Santa Barbara Ave one block behind this project site. It was a tiny yellow house built by Otis E. "Pete" Peterson prior to the time that building permits were required in the unincorporated areas of San Luis Obispo County. I presently live on Chaney Ave in Cayucos.

Pete built his place on Santa Barbara Ave. one loving board at a time. He would bring material over here from his home in the Valley in the back of a 1953 stove-bolt-six Chevy pickup. That neighborhood is covered with places similar to Pete's. To quote from the song "Little Boxes," written by Malvina Reynolds and recorded by Pete Seeger at Carnegie Hall in 1963:

"There's a green one and a pink one and a blue one and a yellow one
And they're all made out of ticky tacky and they all look just the same."

Thanks to the individual builders of these little boxes **they are not made of the same material (ticky tacky) and none are the same.** This is what makes many of the original Cayucos residential small scale design neighborhoods like this so unique. They are full of architecturally different, individually American, houses (some built without permits) and each one represents different tastes and ideas. To think any large commercial project belongs or could blend into such a rich and architecturally diverse residential area is a preposterous idea. Further it does not comply with the concept of preserving the esthetic character of Cayucos as specified in the Estero Area Plan portion of the San Luis Obispo County General Plan **that was certified by the California Coastal Commission on February 25, 1998.** We invite the Coastal Commission to revisit the Estero Area Plan.

Paragraph 4 of Appendix B (General Community Goals-Cayucos) of this Estero Area Plan states, "Future development should be carefully planned and consistent with current community nature with concern toward balance necessary to successfully maintain a community of this character. Major development projects can have a devastating effect on a small community. Therefore, any projects of this nature should be carefully examined to see that they do not destroy the character of the community or so dominate it as to cause an imbalance between the residential and recreational elements of the community."

The Cayucos Citizens Advisory Council voted against this Project. Our County Supervisor voted against this Project and as of recently 2030 signatures of citizens and visitors of Cayucos have signed a petition against this Project. I do not know how we can make our community position any more clear.

Any individual owner/neighbor has a right to develop within requirements but all the other individual owner/neighbors have the legal right to be heard regarding any variances and other impacts on **all the potentially impacted individual owner/neighbors.**

Thank you for listening to our community,

Russ and Jeanette Taylor

Please forward a copy of this document to each of the commissioners.

W96

Jonathan Bishop**RECEIVED**

From: anneahmed1@aol.com
Sent: Tuesday, October 27, 2009 11:58 AM
To: Jonathan Bishop
Cc: ccc1@cayucosproject.com; caypaine@hotmail.com
Subject: Appeal A-3-SLO-09-058 (DeCicco)

OCT 27 2009

CALIFORNIA
 COASTAL COMMISSION
 CENTRAL COAST AREA

October 26, 2009

Item: W9b-Nov.4, 2009 hearing
 Appeal A-3-SLO-09058 (DeCicco)
 Anne S-W Ahmed
 Cayucos, CA.
 Position: Oppose the Project

Jonathon Bishop
 California Coastal Commission
 Central Coast District Office
 725 Front Street, Suite 300
 Santa Cruz, CA. 95060

Dear Mr. Bishop,

I am writing to express my utter dismay and alarm over the Coastal Commission Staff's recommendation dated 15 October, 2009 that **no substantial issue** be found in support of the appeal on the DeCicco project/sub-division to be built in Cayucos, San Luis Obispo County.

I urge you to request a hearing on this appeal and allow the Coastal Commission to learn in depth of the potential ramifications and negative impacts of allowing this project to be built exactly as proposed. Please consider the following:

The project viewed in relationship to its surroundings is massive and completely out of scale. It will cast an enormous shadow on the coast for years to come. The building is close to four times larger than any existing building in Cayucos. There is currently nothing of this scale visible on Scenic Highway One along the coast stretch from Morro Bay through Big Sur and up to Carmel. It will contain in its mass the equivalent of more than thirty of the local homes.

If allowed to be built in its currently proposed format, it will use past zoning code allowances in height and mass. This will blight the surrounding neighborhood as all present and future homes will be required to conform to now existing coastal codes. The consequences of this are that the thirty or more homes affected will never be allowed to build tall or large enough to overcome the impact of this massive building and will have dramatically reduced property values. They will be doomed to a form of automatic slum environment. The project will have the affect of a "box" store with movie set façade built in the middle of a small, family neighborhood. This building and its future downgraded environs will not present a pretty sight to visitors traveling on Scenic Coastal Highway One.

In Mr. DeCicco and the PLF's latest media blitz for the Central Coast, he says that he is building a quaint, family run, European style lodging. Nothing could be farther from the facts. This is not a visitor serving establishment. It is purpose designed as a condominium/time-share

10/28/2009

operation. Almost all of the units are large, two bed, two bath apartments with full kitchens and washers and dryers. The square footage of these apartments would require an enormous nightly rate. Certainly not rates that even an upper income family would consider for their travels let alone the average traveling public. Mr. DeCicco was asked by the San Luis Obispo Planning Commission if he would guarantee that this building would not be turned into time share units. He refused that request.

A dramatically large percentage of the citizens of Cayucos signed a petition objecting to the mass, height and type of overbuilding on a commercial/multi-family site. We see this as a means for someone to build twenty-two holiday rental homes massed together one on top of the other. We know all the problems associated with even one holiday rental home let alone seventeen to twenty packed together. Local laws require that holiday rental homes be at least 250 feet apart. There are good reasons for this given the noise and massing of people and vehicles at holiday homes. What a way to get around these laws.

There are considerable environmental concerns associated with the project that have not been fully addressed. The DeCicco project proposes underground parking. This is a very good idea in itself. But this will require a very large hole to be excavated on land that was for decades the site of a gas station. A few random comparatively shallow borings have been made on the property. Because they didn't show toxicity, it has been cleared environmentally by the county. There is a high water table in the area where the land is located. The large amounts of ground water that will accumulate during and after the excavation will be siphoned off to a nearby natural creek that feeds into the ocean. Also large quantities of dust particles will be thrown into the air during the building of the project. Mr. DeCicco and his construction crew will be allowed to be self-monitoring regarding any dangerous substances that appear in the water and air. This does not instill confidence that the safety of the surrounding environment and population will be adequately protected from potential toxicity.

These and numerous other alarming concerns that neighbors, the residents of and visitors to Cayucos have expressed have not been assuaged by Mr. DeCicco or the County of San Luis Obispo for a variety of reasons and pre-existing zoning ordinances.

The Cayucos Advisory Council voted against the project with a proviso that if the 3rd floor could be removed, it would be reconsidered. The San Luis Obispo Planning Commission voted to remove the 3rd floor of the project. During the San Luis Obispo Board of Supervisors hearing numerous concerns were expressed by supervisors regarding the project's incompatibility. And over 2,000 petition signatories stated adverse opinions to this project.

All of these voices have never been against building at this location but were expressing a desire to find a solution to the potential negative impact of this large and precedent setting project as proposed but to no avail. Mr. DeCicco has made changes during the review process, but they have been palliative and never addressed the heart of the problems.

As the protectors of human based resources and the environment of the California coast, I implore The Coastal Commission, as the last recourse for public concerns, to allow a hearing on the DeCicco project so that rational and long lasting resolutions to these issues can be found.

Thanking you for anything you can do to bring short term goals into balance with long term goals that will promote the prudent use of our coastal environment.

Sincerely,
Anne S-W Ahmed
2907 Santa Barbara Avenue

Cayucos, CA. 93430

Please forward copies of this document to each of the commissioners.

CC:

Bonnie Neely (Chair)

Dr. William A. Burke (Vice Chair)

Steve Blank

Sara Wan

Steven Kram

Mary K. Shallenberger

Patrick Kruer

Ross Mirkarimi

Mark W. Stone

Khatchik Achadjian

Larry Clark

Esther Sanchez

W96

Jonathan Bishop

From: Ingrid Goelz [wahasawbee@gmail.com]
Sent: Wednesday, October 28, 2009 4:10 PM
To: Jonathan Bishop
Subject: Cayucos Del Mar project

Dear Mr. Bishop and Coastal Commission,

I'm writing you and the Coastal Commission as one of the "silent majority" in opposition to the proposed development on Highway One in Cayucos, namely the DeCicco project called 'Cayucos Del Mar'. I am a lifelong resident of Cayucos and I know we can't stop progress here in regards to development, however I do believe this project is way out of scale for the neighborhood and our little town. I also have serious doubts about the proposed use of the property and question the intent of the developers in saying this is a motel. I believe the San Luis Obispo Planning Commission gave this project the green light in haste and without consideration to the residents that it would impact or to the lasting legacy of what will be allowed in the future. I am not opposed to building something more size-appropriate on that property and sincerely hope you can take a critical look at its mass and proposed intent as designed today.

Thank you for your time,
Ingrid Goelz
p.o. box 704
Cayucos CA

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OCT 28 2009

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October 29, 2009

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OCT 29 2009

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CENTRAL COAST AREA

Item: W9b-Nov.4, 2009 hearing
Appeal A-3-SLO-09058 (DeCicco)
Anne S-W Ahmed
Cayucos, CA.
Position: Oppose the Project

Chair Bonnie Neely
California Coastal Commission
45 Fremont Street
San Francisco, CA. 94105-2219

Dear Chairwoman Neely,

I write to you as a resident of Cayucos and a retired executive for large tourism and hospitality companies. I have served on national tourism advisory councils. The DeCicco project troubles me for a number of reasons.

If this project was located in any city or large coastal resort, there would likely be no concern. But, it is not. It will be located in one of the most building sensitive areas in the world. It will be at the gateway to the all important Big Sur portion of the renowned Highway One coastal drive and will be the first representative building for Cayucos for those driving north.

Cayucos's tourism treasure and marketing resource is its unusually well preserved small, historic town identity. Please imagine that you are a first-time visitor driving north from Los Angeles and plan to stay in this quiet and historic area for a night and then continue north.

You have spent three and a half hours on the road seeing one large building after another and looking forward to the stretch of the highway that boasts small towns, open beaches, rolling hills and a natural character. You would be relieved and heartened as you started the portion of the drive north from San Luis Obispo to see open views, rolling hills with smatterings of low profile buildings and quaint single family bungalows scattered along the road. It is comforting and a change from the urban life-style from which visitors wish a change.

Suddenly, as you round the bend to Cayucos you see a massive building. It could be found in any large city yet it sits amidst the small bungalows and hills. Many may well consider that this building represents the entire style of the hidden town of Cayucos. So you decide to pass by Cayucos and continue north in search of your tourism expectations. How many visitors will Cayucos miss because of this project?

The commercial section of this project has been classified as a motel and visitor serving. Something is very wrong with this. Statistics show that over 70% of the visitors to the coast are couples spending 1 to 2 nights at each nightly stop. Visitor serving establishments generally have rooms of about 250 square feet and are relatively affordable. There are some suite type motels that have rooms of around 500 square feet.

The one and only one bedroom unit in the DeCicco "motel" is 785 square feet. The other 17 units are two-bedroom units and range from 1,010 to 1,230 square feet. Clearly nightly or even weekly rates would be prohibitive given the size of the units.

In large cities and tourism centers around the world there are hotels designated as "serviced apartments". They generally serve long term visitors. But, they are wise enough to configure their establishments with an approximate ratio of 30% studios, 40% one bedroom units and 30% two bedroom units. Mr. DeCicco's establishment flies in the face of tourism wisdom. One must wonder why? Mr. DeCicco and his advisors are obviously not financially foolish.

Given current occupancy rates in the area and the design of this "motel" it is destined for disaster as a visitor serving "motel". So, one can only surmise that his plan is to eventually turn these apartments into condominiums or time-share units. There are other pockets of land along the coast that have been left zoned for commercial use. Is that what the Coastal Commission wants to see happen? Certainly local residents and visitors have expressed their objections to these types of operations and all their associated problems.

For these and so many other reasons, please allow the appeal before you to go forward. There is much about this project that needs to be considered carefully before it is allowed to proceed.

Thanking you for your attention and understanding.

Sincerely,

Anne S-W Ahmed

Please kindly forward copies of this document to each of the commissioners.

CC:

Dr. William A. Burke (Vice Chair)

Steve Blank

Sara Wan

Steven Kram

Mary K. Shallenberger

Patrick Kruer

Ross Mirkarimi

Mark W. Stone

Khatchik Achadjian

Larry Clark

Esther Sanchez

W96

Jonathan Bishop

From: Concerned Citizens of Cayucos [ccc1@cayucosproject.com]
Sent: Thursday, October 29, 2009 1:02 AM
To: Jonathan Bishop
Subject: Appeal A-3-SLO-09-058 (DeCicco)
Attachments: Appeal A-3-SLO-09-058 (DeCicco).pdf

RECEIVED

OCT 29 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA



Appeal
SLO-09-058 (DeCicco)
Jonathan Bishop,
hearing
California Coastal Commission
Central Coast District Office
Cayucos, CA
725 Front Street, Suite 300,
Santa Cruz, CA 95060
Project,

Item: W9b - Nov. 4, 2009

Appeal A-3-SLO-09-058 (DeCicco)
Linda Mayfield,

Position: Oppose the
Support the Appeal

Mr. Bishop,

I am the administrator of the on-line petition for the Concerned Citizens of Cayucos and one of the features of this petition includes a space for comments. I have compiled the signatures that have comments and formatted them for easy reading, however I have not edited the content of the comments in any way. I am sending them to you and the Commissioners, as an attachment, so you can see what residents and visitors are saying about this project. The comments make for very interesting reading.

Thank You,
Linda Matthews
Cayucos, CA

Please forward copies of these documents to each of the commissioners, ThankYou.

- CC;
- Bonnie Neely (Chair)
- Dr. William A. Burke (Vice Chair)
- Steve Blank
- Sara Wan
- Steven Kram
- Mary K. Shallenberger
- Patrick Kruer
- Ross Mirkarimi
- Mark W. Stone
- Khatchik Achadjian
- Larry Clark
- Esther Sanchez

#	Name	Comments	Zip/Postal Code
1	Ruth Starr	Save Cayucos from over development	93405
5	Emilia Bernat	The size and scope of the design are wrong for this location	55414
6	David Parrish	does fit into Cayucos's ambience	93430
7	Lynn M. Parrish	Please do not ruin our lovely community	93430
8	Donald Butz	Please don't build this monstrosity!!	93430
9	Karen Wheeler	This building project will be a major problem for the city of Cayucos. It is definitely a safety issue. Students going to school catch the bus near that corner. Also, pedestrians can catch the bus on that corner as well. Therefore, it is a major safety issue and being a concerned citizen of Cayucos, I am against this monstrosity going in on this corner. The city of Cayucos doesn't even have a huge development like this, so why would we want this monstrosity in a residential area?	93430
10	Lee Wheeler	This proposed building is larger than most buildings in SLO. The small town of Cayucos needs to remain exactly that....the last of the little beach towns. We don't want it to look like downtown LA. The monstrous building has no place in a quaint residential area in Cayucos. It's a safety issue for students and other citizens in Cayucos. It will create traffic problems with potential traffic accidents. I love Cayucos and want it to continue being the quaint and delightful community it's always been.	93430
11	B. L. Silveira	As a visitor to Cayucos I understand the desire for commercial development, but it should not come at the cost of neighborhood cohesiveness.	95351-3247
12	Marianne Clarke	I have family in Cayucos, please don't destroy this delightful community in the name of progress and the almighty dollar. We must take a stand to preserve our 'home	'95678
13	Matthew H Wilson	We don't need another eyesore.	93430
15	Mary Fullwood	yes, please do and save our water too from overdevelopment!! Tx.	93402
16	Myrna Lynn Cameron	I lived in Cayucos for 24 years and spend a great deal of time there since moving away. I plan on returning in the near future and hope that you will not allow this building to be developed in this manner. One has only to look at the photograph depicting the project to see that it does not in any way compliment the surroundings.	92530
17	Lee Ann Cameron	This it terrible!!!! Please do not allow this to be built and destroy this lovely neighborhood.	92530
20	Lee Ann Cameron	Don't spoil Cayucos! I will be retiring there!	92530
23	m.c. lawver	30 year coastal resident	93402
24	Molly P Johnson	This project is a travesty!!! It is completely out of place in this location and would completely ruin the ambience of that section of coastline.	93451
25	Ronald Mattheis	parking nightmare	93422

- 27 Janet Matthies to high, blocks sunlight for neighbors, where is everyone going to park? 93422
- 30 Linda J. Meyers Having just visited Cayucos, I believe this structure is out of context with the established neighborhood. 95864
- 31 Catlin Mattheis Pro Slow Grow 93401
- 32 Connie M. Hale I was in your beautiful quiet town for the first time last week end. While there were a few larger hotels, they seemed to blend in fairly well. This planned addition is very odd. Not only is it far away from the other hotels and in what appeared to be a residential area, but the design really doesn't fit with your wonderful small town atmosphere. What a sore thumb this would be.. I hope I don't see it there when I come for a visit next time. 95747
- 34 Robert P. Gwynn I cant do anything about Bush, but I sure can do something about this. 93446
- 35 Karen G. Garton Please stop this development. It is too large and out of character for this residential neighborhood. 93428
- 38 Rhonna Gwynn Central Coast residents, like myself, understand the need to share our home with visitors. However, building should take into account the quality of character of the community they wish to become part of. 93446
- 39 Virginia Orcutt-Clenard This project is too big for this streetcorner and doesn't fit the area of Cayucos. 93422
- 44 Laura Schultz This is so out of character and out of proportion 93402
- 50 June French Project does not fit the neighborhood 93442
- 52 Mary Baze this is outrageous & destroys property values 95667-8959
- 55 Paul please don't ruin this little town 93101
- 56 Linda Bateman This is ridiculous!!!! Does the owner of the property care about the residents at all ??? 93401
- 58 Carol Dawn Let's keep Cayucos charming ,not disarming 93401
- 62 JoAnn Duncan Out of scale for this small scale residential area 98802
- 64 ALFREDO ZAVALA DO WE REALLY NEED THIS HERE? DON' T TURN CAYUCOS INTO HUNTINGTON BEACH! THANK YOU 93446
- 65 Lydia Ann Johnson PLEASE SCALE DOWN this project. It is very much out of character with the neighborhood 93292
- 67 Bob Banner / HopeDance good! 93401
- 69 Charlene Minetti NO BIG Development like this in Cayucos. We don't have the water to supply this type of Development. We have no Police Service for this type of Development. Let's keep Cayucos small and unique like it has always been since my Grandparents started there business back in the early 1900's. We don't have the proper Sewer system for this Development. 93277

- 75 Emily Marks This project is oversized, unnecessary and completely inappropriate. 93422
- 76 Paul Rose Cayucos is one of the last true beach cities in the state, it's character must be guarded dilligently. This is one of the last stands allowed this county. Please stick by us 93422
- 77 Scott Beer We live in a direct line behind this monstrosity. If it is built, we will not see the beautiful ocean. Sure we have our selfish reasons but this kind of development does not belong in one of the last peaceful pristine sanctuaries that is left that we have access to. Please go to Newport and see what happened when no one cared about anything but profit. 93430
- 78 Kolie Chenault let's keep cayucos out of southern california 93430
- 80 Ken Highfill This building is not compatible to the neighborhood 93430
- 83 Carol Greenelsh This is way out of character for the location and town 93442
- 84 Anne Sidaris-Reeves This proposed development is unsuitable for the site and the town. Funny how developers want to destroy the golden goose of tourism by transforming our delightful small towns into ugly landscapes of concrete and stucco. Of course, the developers will leave some day too...and take their money with them. 93442
- 85 Cynthia Brunson This looks like it should be in metropolitan area not a small charming town like Cayucos. 93442
- 86 Doug Smith send them back to Babylon! 93430
- 93 Joshua Parker There is no doubt that this project is entirely out of character for Cayucos. I have lived there my entire life and it would break my heart to see our town ruined by this monstrosity. Furthermore I live in the neighborhood where this intended development would take place and would be most directly affected by this project. I am firmly opposed to a project of this magnitude. 93430
- 94 Coral Kessler This development is PATHETIC! 93401
- 99 Rachel Renee Rodriguez No way! Please don't turn us into LA!! 93433
- 100 Joshua Michael Miller I do not want this town having what happened to paso and slo to happen to it.... 93446
- 103 Dante Iniguez what an awkward development project. 93405
- 107 Conrad Mendoza Keep Cayucos small. It is one of our last small beach town and we want to keep it that way. 93405
- 108 Les Wilber its beautiful the way it is, dont ruin it! 93465
- 109 Rasha Wyndsong Cayucos has always been a small and quaint beach town with that kind of attitude, it should stay that way. 93445
- 113 Amanda Haselwood Small towns like this one are what makes this area unique and special. 93445
- 115 Felix Rusnak Traffic coming off highway 1 can't be seen until they are in the intersection Ocean and Mill Creek Road. The large number of senior citizens in the area compounds the problem. The additional traffic resulting from this project makes it even more dangerous. 93430

119 cynthia I. argentine Mr.DeCicco must be insane! I hope he takes his ego and bad plans back to where he came from. This man is not trying to fit in with the locals, just another idiot with a really bad idea. 93442

120 Colin Slaughter Just does not fit that area and isn't an ideal spot for something like that. 93402

121 Joe Argentine bad, bad, bad, bad idea !!!! Do this in LA not Cayucos 93442

124 Sarah Merchant Someone has to stop this crazy project...cayucos should remain a cozy, small town! 93010

131 Margaret (Beth) Whittemore I used to live on Studio Drive just across the freeway from this area. I strongly feel that the proposed complex is way out of proportion to the area. Please do not build it on this residential corner! 93442

133 Judy Singer I have been in love with Cayucos for 43 years. Please do not allow its small town charm to change with such a huge and inappropriate development! 94619

134 Katie Griffith I grew up in Cayucos and I am against this Development. What a shame that someone feels that cayucos needs to look like LA. They already ruined Morro Bay and San Luis Obispo, leave Cayucos alone. 93442

135 Patrice Rowe another problem would be safety of guests/clients - it's a difficult intersection to navigate NOW - hazardous location with traffic from many directions. 93442

136 Ashley S Arnold Why would you even suggest putting this atrocity in Cayucos? 93430

137 Norman J Arnold The developer is a liar and has no passion or care for our community and the views of the people. If he cared, he would have scaled down the project a long time ago. Do we even have a firetruck big enough to handle a fire at a building like this? 93430

140 Todd Takahashi I dont want the town I grew up in to turn into a city like area. 93430

141 Rosemary Kim I live by this construction site 93430

148 David Wilt leave my town alone you fags 93440

150 JMichael D. Kues Please don't ruin one of the last "real" beach towns in California. I've spent the most recent 6 years of my life in Cayucos and would be severely dissapointed if the small town feeling ever goes away! 93430

151 Gabe Garofano Too big for such a small, beautiful town! 95630

152 Eric Shilling DON'T DO IT! 95630

153 Melissa Kues Please NO! 93405

157 Gretchen Wilt Please don't degrade my home town! 93430

158 Renata Nall Not Cayucos! 93422

160 Zack G. Stay in the valley. 93430

164 sheri camarillo where is the logic?????? 95120

171 Dedra Schmeeckle save this beach 95667

172 Jonathan Schmeeckle Save thsi beach 95667

180 Gabe Hoover if that catches fire...Cayucos fire dept. cant put it out... not to mention that
asthetically it does not belong in Cayucos 93430

181 Scott R. Negri no to beast Bldg.s & inappropriate development 93430

183 Mary Newman Remember what happened to Santa Monica? 93430

184 Bob Chapman money money money, I move here in 1963 I've across from said project 21
,I have 5 lots witch I developed When doing this I was ask by slo panning I must of had a error in my
plan it did cover every inch of land, I said that all I needed .Some people don't love this place ,they love
money. Thanks for start this list, Bob 222-266 Old creek Rd. Cayucos 93430 (soon to be L.A.)

186 A HUGO PEARSON I think the poposal is totally unacceptable and will destroy the character of
the surrounding area in the ways outlined in this petition. Moreover the project will require support
facilities and businesses to grow in the surrounding area which will compound the commercial, traffic
and social impact of this project. As a recent former twenty year resident and present owner of
downtown Cayucos business property I cannot phrase my objections and concerns strongly enough.
93455-1643

188 Camilla K. Titsworth this is ridiculous!!! 93442

189 Emily P. lets keep cayucos small 93422

190 Paul Scheurer A greedy few will gain short-term, but the majority of us will lose long-
term. I first came to Cayucos in 1979 and keep returning because it is a small town. This project ruins
the ambience of Cayucos. 55414

192 Dennis Ledbetter Do not destroy the small town of Cayucos 93430

193 Karl von Kries The character of Cayucos is KEY element to it's sustained success as
a small town. Don't turn it into Oxnard (or Pismo) 93449

195 Josh Hadley just does not fit the neighborhood...wake up!!! 93221

196 Lisa Donati Mealia Former resident and family still owns property in Cayucos - so out of
character - people love the area for the way it IS - why turn it into what they are getting away from??
06518

198 Linda Thomas I am a frequent visitor to Cayucos from Ohio. My son and his family live in
SLO County. We chose to stay in Cayucos due to it's lovely setting, quaintness and friendliness of the
locals. We always feel at home there. What a shame to have this wonderful community end up like all
the other beach towns south of Morro Bay. They've become so busy we choose to no longer go there
on our visits. I hope the owner of the property re-evaluates his plans and realizes he should continue
the ambience of the existing town and community. 43017

204 Katie Brum stop the development! 93442

205 Brian Brum NO THANK YOU! 93442

212 jeff strickland i agree 93435

- 214 Anne S-W Ahmed This is an abomination and a criminal concept considering the beauty and sensitive coastal environment. 93430
- 215 Kristin Cooley Just another example of greedy developers taking a slice out of the traditional California lifestyle. When will they finally realize that native Californians do NOT want to be New Yorkers!!! 01742
- 222 Alisa Knight Please preserve the small town atmosphere of Cayucos 93422
- 226 Christy L. Noble unacceptable for the proposed area! 93406
- 227 Caleb A. Lopez Dont ruin it for the people who have made Cayucos what it is! 93433
- 229 Ryan Shaw you will ruin this residential area 93433
- 230 Nina O' Connell It is imperative that small beach towns like Cayucos remain small and maintain their integrity and beauty. 93401
- 231 Ryan Ramirez Keep Cayucos the way it is. It's always had the charm that busy industrial centers and businesses do not! 93455
- 232 digby stuart-williams First I've heard of this...How could this happen? 96746
- 234 Reide L Garnett DON'T Approve This Development, PLEASE!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! 93314
- 235 Josephine A Schmidt Please do not ruin one of the last real "beach towns"! 93314
- 237 audrey ann boyle Save the California coast!!! 90272
- 240 Leonardo Rodriguezugly, keep small town feel 98370
- 242 Saraswathi Devi Do the right thing, not just for the immediate neighborhood, but for the whole town, for tourism in the area, for all of California. This is the Green Era. DOing the right thing will set an example for others adn will prevent more of this kind of thing happening here. 94703
- 243 Sari Broner There are many kinds of development; development that grows a community and develop-ment that destroys the surrounding community. The proposed development will wreck the quality of people's lives in the area. Don't give in to a developer's arrogance & disregard for the surrounding community and coastline. Push instead for a solution that will help the community and be beautiful on our beautiful coastline. 94707
- 247 Deidre O'Brien Save the California Coast from the Eye Sore of Developers! 94705
- 248 Rory Merry The proposed development looks like a big turd! 94705
- 249 Linda Jean Cranmer this is the perfect site for a small community center 94703
- 252 Keith Cranmer This development does not fit into this community or the ocean environment at all. 94703
- 254 Blanka Soltys How about build something positive what would not harm environment and whole community could take a pride of it 94605

- 255 Claire Lavery As a lifelong beachgoer I treasure access to the ocean, especially access that is undeveloped and allows a glimpse of the natural interaction of sea and land. The proposed development will sit heavily on its site. Too much of this country is overdeveloped with large 'multi-use' structures that in no way connect with their surroundings. It seems foolish to sacrifice this small stretch of coastal access to development. 94530
- 256 Audrey Boyle Please stop this from happening! 90272
- 257 Tom Dawson This is exactly the kind of development that is ruining not only Cayucos but too many places in California. 90272
- 261 Patrick M. Lenz Ugly! Ugly! Ugly!!! 96766
- 271 Derek Hydon Please reconsider this plan 90272
- 277 David J. Morena I also live in a beach community and recognize the importance of preserving the character of a community. Equally important is preserving the views which are critical to the beauty of the community and represent a substantial component of residents' financial well-being. Please support the residents of Cayucos. 90272
- 278 Jenny Garth Sad commentary for our society. We attempt to ruin everything beautiful. 90212
- 283 Phil Enns Out of scale and character with the surrounding neighborhood. 93430
- 287 Kevin R. McGuire Please don't ruin Cayucus with this development but I visit often and will retire there 95050
- 290 Shirley Esau I would hate to see such a building be built in Cayucos as it is out of scale with the rest of the area design. We have enjoyed visiting Cayucos often for more than 40 years and would like to see only development which fits the current designs in the area. When we visit lately, we have noticed that the upscale facilities have not been rented. 93631
- 293 Boyd and Jackie Hogan Cayucos Del Mar = A hideous mark on our beautiful central coast 93428
- 294 Russ Taylor This project is entirely out of character for the neighborhood and I'm not sure it would even blend well into the downtown commercial area. Would it look good next to the Cass House?? I used to live one block behind this project at 2891 Santa Barbara Ave. in a tiny yellow house built by Otis E, "Pete" Peterson prior to the time that building permits were required in the unincorporated areas of San Luis Obispo County. I presently live on Chaney Ave. Pete Peterson built his place on Santa Barbara Ave one board at a time. He would bring material over here from his home in the valley in the back of a stove bolt 6 chevy pickup. That neighborhood is cover with places similar to Pete's. To quote from the song "Little Boxes," written by Malvina Reynolds and recorded by Pete Seeger at Carnegie Hall in 1963. "There's a green one and a pink one an a blue one and a yellow one and they're all made out of ticky tacky and they all look just the same." 93430, 399 chaney ave. 995-1393
- 295 Jeanette Taylor To the contrary: these boxes are not made of the same material (ticky tacky) and none is the same. That is what makes old Cayucos residential neighborhoods like this so unique. They are full of different little, individually American, houses (many built without permits) and each one represents different tastes and ideas. To think any large commercial project belongs or can blend into such a richly diverse residential area is a preposterous idea. Any owner has a right to develop within zoning requirements but all neighbors have a legal right to be heard regarding any variances. 93430
- 302 Terry A. Capman Contact Friends of the Foothills, a So. California group who, after many years, succeeded in stopping a toll road from being constructed directly through San Onofre State Beach. They may have some wonderful tips regarding your course of action. 92314

303	George Lewis	Am against a development of THIS size at this location.. As I'm against a "skateboard park" at the cemetary...	93430
305	Holly Sletteland	Unbelievable! A Neg Dec for this?!!#@	93465
307	Richard Kranzdorf	I agree with Cayucos citizens. A monstrosity.	93405
308	cheryl Williams	my personal 26 years of peace and quite will soon be destroyed by greed. Please leave our town alone! Take this issue down South were the view has already been ruined.	93430
309	Randall Williams	Cayucos, the last original beach settlement... preserve the rustic beauty for generations! (NO SoCal style developments wanted)	93430
314	Ruth Starr	really bad plan for the residents of Cayucos	93405
315	Charles Lerman	Cayucos is a beautiful little town and should be allowed to stay that way. While growth is vital for all communities, it should be tempered with the size and style of the area.	92101
316	Joanne Schmidt	Please do not destroy the beauty of Cayucos.	93314
320	Andrew Days	Please don't do it	93430
321	Sandra Deel	This project is outrageous and not enviornmentally sound. I lived in CA. for 32 years. Moved to NY for business reasons..	11703
322	Juan A. Velasco-Diaz	I live in L.A. and gladly make the drive every year because Cayucos is the way it is. I want to keep it that way. Moving forward does NOT mean building up. Good luck! See you in May.	91010
326	James Dillon	My family and I have been regular visitors to Cayucos for nearly twenty years. We cherish its beauty and charm. We think the construction of this oversized eyesore will diminish both the beauty and the charm of the community.	90027
327	John R.	If it ain't broke don't fix it.	90012
328	Jeffrey L Schenck		93430
329	Kathy DeChastain	Don't ruin what I love so much, since the 60's	92504
330	Douglas C Anderson	Out of scale, a one story craftman would look better	93465
334	CArolyn Brown	will cause too much congestion	93430
335	Jasen Rumble	Keep small towns small, there has to be some place to escape to that is not over developed and spoiled by commercialism	93065
336	Joseph M. Carrier	This development must be stopped. It represents a developer run amok!	90272
337	David K. Nilmeier	This project is completely out of line with the surrounding area.	93430

- 338 Jayme Bright The town is a beautiful small ocean town that has no room or water resources. During the summer hours it can be so congested you can't even walk. Why put more people in town that can not accomadate them? 93704
- 341 J.M. Rast I have been a visitor for 25 years, and a property owner for the last 5...this development is much too large ! 93430
- 342 Glenn Hightree This cannot be allowed. It will be the start of turning our coast into the Orange County over-development look 93442
- 343 J Chambers Builder very greedy to ruin Cayucos so he can have more money in his favor. This is totally out of place for Cayucos and much much to LARGE. What a horrible thing that this builder would want to ruin this beautiful small town. What if the shoe were on the other foot what we he want there to blend with this small community. We have not the water to spare and there is enough accommdations in this area to keep it at the right size. Vote NO!!!! If this is the Di Cicco from Fresno take your plans and build in your hometown where the building is running rapid and soon Fresno will have water & sewer problems. We don't need anymore TRASH left behind by some of our impolite visitors. 93430
- 344 Wynne Hunt This is not an acceptable development for this area of question. 93430
- 346 B. Joy Mc Master Just Say NO 93430
- 348 manfred thomsen already e-mailed on 6-22-08 to the SLO Planning Commission 93430
- 353 Les Garden This awful project is a poster child for the urgent need to establish local neighborhood-controlled policies to regulate beach town coastal commercial development. 93430
- 354 deborah teixeira this is horrible, it just doesn't fit 93430
- 356 David K. Tremblay Hideous! Send the developer back to Orange County where they worship these monstrosities. Where's the Hummer in the driveway? 90505
- 357 Les Garden This proposed project is totally inappropriate for and out-of-character with the surrounding neighborhood. It will negatively impact the environment and decrease traffic safety. The developer should be required by the County to relocate it to downtown Cayucos, near other existing motel and commercial tourist facilities. 93430
- 358 Claire Flaherty STILL too big/tall. 93430
- 359 Cynthia Hankins Horror of horrors!! 93430
- 361 Doug Hammerich Vacation home owner in Cayucos fo 50 years. The project is far too big and disruptive. We've had to put up with outsiders putting up fake plywood and sheetrock "palazios" on the cliff in the numbered streets area, and we DON'T need this monster on top of it. 95610
93430
- 363 ben Its too big and flashy for area. Leave the full timers alone, developer should respect history 92071

OCT 29 2009

W 9a

DEL MAR PROJECT IN CAYUCOS
(Coastal Commission hearing in Long Beach Nov. 4, 2009))

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

MR. CHARLES LESTER
FAX: 831-427-4877

My name is Cyndi Malmen; I live on Orville and Ocean Ave (my property extends to Ocean,) next door to the Del Mar Project.

Several years ago I put Solar Panels on my home to save energy at the cost to me of \$20,000.00. Since the sun rises from the South to North, the Del Mar Project, as submitted with the three (3) stories, will completely block my Solar Panels as well as most of my sunlight in my yard. Possibly two (2) stories will as well.

California Solar Shade Control Act formed in 1976 protects solar panels.

We are encouraged to save energy by our Government, and a big way to do this is Solar Panels. I believe we as citizens are protected by law to stop developers from coming in and building oversized projects in a small residential neighborhood and undermining what we are trying to do with out efforts to save energy. Also, what has the Del Mar Project done to conserve energy?

Another concern I have is, when my children and the neighborhood children were small, we the parents didn't allow them to play in the Del Mar project lot. There was a gas station at the time and we watched the owner consistently pour his dirty oil changes on the ground. The ground was contaminated. This has not been cleaned up. Somehow this was by-passed by the project? I would like to see this addressed!

Thank you for your help.

Cyndi Malmen

RECEIVED

OCT 29 2009

W9a

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

DEL MAR PROJECT IN CAYUCOS

COASTAL COMMISSION HEARING IN LONG BEACH, NOV. 4. 2009

MR. CHARLES LESTER

FAX: 831-427-4877

My name is Bari St. James, I live on Orville St. in Cayucos and have for 30 years. I knew someday homes would be built across the street, but never dreamed that anything like this huge wall of cement would be built in our small cozy neighborhood. This project is so totally out of character, and incompatible with our one and two story homes. The project has no corridors or openings, on Orville Ave. , just a solid cement wall that stretches a full 225 feet long and 30+ feet high. This is directly in front of my one story home. It will be like living behind a Wal Mart. Not only will I lose any view, but sunlight as well. The project will be almost as high as the telephone poles. Also, they plan to use Orville as an alley for truck and garbage pickup. With this added, our homes will devaluate probably at least \$100,000 the first year and keep going down as the neighborhood deterrents from all the transients and added traffic.

Mr. Hatch stated that our little homes will be torn down and built up to potential someday. Isn't that admitting his project is out of scale now and maybe someday the neighborhood will catch up?

He's assuming a younger generation will be taking over their parents home when they pass on. He's not considering there is no industry in our area for young people to make a living. We are mostly retired and have down sized our homes because of our age and don't want another 2 or 3 story home. That's why Cayucos is such a charming town like no other.

It seems to me you have to do a crime to be imprisoned behind a 30+foot cement wall! The only crime committed here as I see it, the citizens of Cayucos had not been notified when this project first came about, had we known we could have possibly worked out a solution that could have please everyone.

Now, if the project was turned around with the cement wall facing the highway it wouldn't be so bad with the 3rd story.

Other wise I would like the 3rd story removed and the garbage pickup on Ocean instead of Orville Ave.

We really need your help! Thank you so much for listening .

Bari St. James

RECEIVED

OCT 29 2009

W 9a

DEL MAR PROJECT IN CAYUCOS
COASTAL COMMISSION HEARING IN LONG BEACH NOV. 4, 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

MR. CHARLES LESTER
FAX: 831-427-4877

My name is Fernando Monreal and I live on Orville Ave. directly behind the Del Mar Project.

I have concerns involving the water table. I understand the garage will be 17' deep. According to the Water Department we have underground water springs at 17' deep, and I was told we have many such springs, what happens when they hit the water springs?

We are all concerned with the standing contaminated water and run off coming from the underground parking lot. Where will it drain? In the Creek or Ocean? Please let us know what happens to it!

I was also told by the Fire Department that the hook and ladder fire truck will have to come from Morro Bay which will take approximately 10-min, being in a residential area and with the 30' height of the project they will have problems with the telephone and power lines surrounding Old Creek Road and Ocean Ave.

Also, the house next door to me, across the street from the Del Mar Project is a 2-bedroom vacation rental. When it's rented several families show up with at least 3 or 4 cars. When you have 2 bedrooms, 2-bath motel at a high dollar rate; in a beach vacation town, you might invite 2 to 3 families to share the unit. They will have their cars, campers, boats, etc. The parking spaces inside the project are limited to the allotted amount and some of the campers and vans will not be able to park underground anyway. So, they will park on the streets, the maids and service workers for the project will also park on the streets.

Our surrounding streets are very narrow, if cars are parked on both sides of the street, two cars cannot pass each other. There will be no way an emergency vehicle could get through.

Thank you for listening.

Fernando Monreal

W9a

Greg Neshime
138 Old Creek Road, Cayucos CA 93430
805-995-3990
greg.neshime@hotmail.com

October 27, 2009

RECEIVED

Mr. Jonathon Bishop
California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

OCT 28 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Dear Mr. Bishop:

I am writing to you regarding the DeCicco project proposed for Cayucos California to be considered by your commission on November 4th. I also hope that you can assist me in getting this letter to the commissioners and staff. At the moment I am traveling and do not have the facilities to mail communications easily, in time.

I oppose the development of this project as approved by the SLO County Board of Supervisors. My family lives, and have lived for the past 32 years, directly across the street to the south. The DeCicco project will totally change the character of our neighborhood which is exclusively small single family homes. Not only to the local families enjoy the small town character of Cayucos and the neighborhood but so do visitors and tourists who come to enjoy its natural surroundings and tranquility. We are one of the few remaining small coastal towns and we as well as all Californians deserve its preservation.

The DeCicco project will irreversibly change the character of the surrounding beachside community and set a precedent for further development which will spoil the nature of Cayucos as a unique place to live and visit.

To be clear, we do not oppose development of the property. My family opposes the overbuilding and out-of-character nature of the project DeCicco proposes and the Board of Supervisors approved. Even the supervisor for our district, Mr. Bruce Gibson, a Cayucos resident, opposes the proposed project.

Please require Mr. DeCicco to redesign his plans to something smaller than the monolithic building he now proposes. It needs to be lower in height and more in keeping with the neighborhood that surrounds it, particularly like houses directly adjacent. It needs to have less impact on traffic and parking, more compatible in architecture, all commercial uses like deliveries, trash, leisure and entertainment facing Ocean Blvd to control noise. I also fear the conversion of the hotel to time share condominiums since Mr. DeCicco has already stated this intent and would not agree not to. Also, please be sure he will not spoil the environment of the beach and nearby creek outlet. We need as much blue sky as possible preserved as well.

Thank you for your attention and consideration.

Sincerely,

/s/ *Greg Neshime*

cc: all CCC commissioners and appropriate staff

W96

RECEIVED

OCT 30 2009

October 29, 2009

Jonathan Bishop

California Coastal Commission

Central Coast District Office

725 Front Street, Suite 300

Santa Cruz, CA 95060

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Item: W9b – Nov. 4, 2009 Hearing

Appeal A-3-SLO-09-058 (DeCicco)

Bruce Paine

Cayucos, CA 93430

I oppose the project, and support
the appeal

Mr. Bishop,

I have been an active member of the Concerned Citizens of Cayucos since their inception in February – 07 when we became aware of the Cayucos Del Mar development proposed by Franco DeCicco, and also function as a Co-Facilitator for group. Like most every resident of Cayucos we would like to see the property in question developed as it is presently an eye sore. We have never objected to the development of the property and recognize that it may need to include some commercial retail elements. All we have ever asked is that it be kept in scale and made compatible with its surroundings. We do not consider the proposed development of approximately 60,000 sq ft, three stories', monolithic common wall construction, with a footprint of approximately 140 ft. by 210 ft., to be in scale or compatible with its surroundings. The surroundings are made up of single family residences that for the most part can best be described as beach bungalows. The neighborhood has many homes of less than 1,000 sq ft, and a large home is anything over 1,500 sq ft, with very few exceeding 2,000 sq ft. With the exception of a small motel ~.5 miles to the south, there is no commercial or retail establishments within 1.5 miles of the DeCicco property. If allowed to be built the development will dwarf everything in the surrounding residential neighborhood, and forever alter the quaint small scale personality of this community that is amongst the few along the entire coast that can still be referred to as small beach towns.

While stressing the above facts we were able to get a vote (13-1) of nonsupport of the development by the local Advisory Council, and they informed the County that they did so because the development was out of scale and incompatible with the neighborhood. We then went before the County Planning Commission - all five appointed by the Board of Supervisors - and they approved the development but

without the third floor, believing that by doing so the mass would be reduced, making it more compatible, and therefore, better received by the residents. Mr. DeCicco, not the Concerned Citizens of Cayucos, appealed the Planning Commissioners actions to the Board of Supervisors. On a 3-2 vote the Supervisors reinstated the third floor and approved the project with some architectural changes that did little to reduce the overall scale and mass of the development. One of the two no votes was that of Bruce Gibson who is the Supervisor of the District where the development is proposed.

Maybe the most telling element is a Petition with over 2,000 signatures of people who object to the development. More than 1,200 of the signatures are those of Cayucos residents, and that is substantial when you consider there are only approximately 2,000 full time residents in the community. The petitions have been provided under separate cover.

Contrary to the findings of the Commission's staff report, there are substantial issues related to this development that warrant the Coastal Commission holding a hearing where these and other related issues can be heard in full.

Sincerely,

Bruce Paine

Please forward copies of this document to each of the commissioners:

CC: Bonnie Neely (chair), Dr. William A Burke (vice chair), Steve Blank, Sara Wan, Steven Kram, Mary K. Shallenberger, Patrick Kruer, Ross Mirkarimi, Mark W. Stone, Katchik Achadjian, Larry Clark and Esther Sanchez.

U96

RECEIVED**Jonathan Bishop**

From: betty winholtz [winholtz@sbcglobal.net]
Sent: Friday, October 30, 2009 1:12 AM
To: Jonathan Bishop; Jonathan Bishop
Subject: ccc hearing appeal #A-03-SLO-09-058

OCT 30 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

On the chance that you are accepting email on this appeal, please forward the following to each CC Commissioner for the November 2009 hearing. Thank you.

#A-03-SLO-09-058
Betty Winholtz

Due to the bulk, scale, and use of the proposed project which is incompatible with the all-residential neighborhood at this prominent intersection of the Pacific Coast Highway, a designated Scenic Roadway, and Old Creek Road, there is substantial issue.

At the least--

1. There should be a "no condo conversion" permit condition, and
2. The second floor should be reduce or removed.

W96

Jonathan Bishop

From: Julie Sanders [julie.sanders726@att.net]
Sent: Thursday, October 29, 2009 11:34 AM
To: Jonathan Bishop
Subject: [Fwd: cayucos del mar project]

Jonathan
Bishop
Item W9b-Nov. 4, 2009 Hearing
California Coastal
Commission
Appeal-A-3-SLO-09-058 (Decicco)
Central Coast District
Office
Julie Sanders
725 Front Street, Suite
300
Cayucos, Ca
Santa Cruz, Ca
95060
Position: oppose the project

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OCT 30 2009
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

support the appeal

Dear Mr Bishop:

I am a 14 year resident of Cayucos and directly across the street from the proposed project. I am concerned that a more complete study of the soil for contaminants from the former gas station was not done and the planners seem unconcerned. Will there be any monitoring while excavation is being done? Who will do the monitoring? The developer who has an interest in production and will likely cover up or ignore any contamination he finds? Or an impartial, responsible agency which is not in the pocket of the developer? Why hasn't an EIR been done? Isn't that called for when a project like this is proposed?

Also the size of this project is completely out of proportion for this neighborhood. As the plans show now, there will be a 225 foot wall 30 feet tall across the street from my house. No other building in the neighborhood is anywhere near that size. I also understand that there will be parking for the hotel under the multi-family residential part of the property. According to San Luis Obispo building codes that is not allowed.

Our local media has been depicting him as a poor immigrant to this country who has a dream that the "no-growth group" in this neighborhood has been persecuting. In fact, he is a developer who made money in real estate in Morgan Hill, Ca and now is looking to do the same here in our county.

A property owner has the right to develop his property but it should be compatible with the surrounding neighborhood. This project clearly does not.

Sincerely,
Julie Sanders
Cayucos, Ca

W9b

Jonathan Bishop
California Coastal Commission
Central Coast District Office
725 Front St, Suite 300
Santa Cruz, CA 95060

October 30, 2009

RECEIVED

OCT 30 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

RE: Agenda Item W9b, November 4th hearing
(Appeal No. A-3-SLO-09-058- DeCicco, San Luis Obispo Co.)
Position: Oppose the Project, Support the Appeal

Dear Mr. Bishop,

I am writing to you concerning the substantial issue hearing of the new appeal regarding Mr. DeCicco's Cayucos Del Mar project.

As a member of the Cayucos Citizen's Advisory Council, I am concerned about the impact this project will have on the surrounding neighborhood and the character of our town. As a licensed architect, I am disappointed by the project's complete disregard for the existing pattern of development and the unique character of the town in which it is sited. It is hard to imagine a more inappropriate project for this site, no matter how attractive or skillfully designed it may be.

The revised plans submitted by Mr. DeCicco at the project's final County Board of Supervisor's hearing did the absolute minimum required to address the concerns raised by the Board at its initial hearing, and did very little to address the concerns of the community. It remains a three story, 220-foot long mass that is entirely inconsistent with the surrounding neighborhood of small one and two story homes on 25-foot wide lots.

It is the very quality of a collection of single-family homes scattered along the hillside that defines the image of Cayucos. No amount of articulation of the façade, gable roof forms or minor setbacks will be able to disguise the massive footprint of the project or cause it to blend into the neighborhood. The Cayucos Citizen's Advisory Council recognized this when they voted 13-1 to not support the project as proposed, due its massiveness. The Planning Commission also recognized this when they limited the commercial portion of the project to two stories in height. Supervisor Gibson recognized this when he asked for a separation between the Multi-Family and Commercial zones and that its design be guided by the requirements of the Estero Area Plan Update (two story height limit for commercial properties)

The town of Cayucos is a special place, and the community recognizes maintaining its small-town character as a top priority. The Estero Area Plan articulates this in Chapter 5 "Vision and General Goals" when it states..." Plan for future commercial and residential development that is consistent with the current nature of the community. Since major projects can have a devastating effect on a small community, carefully examine such proposed projects to see that they do not destroy the character of the community or so dominate it as to cause an imbalance between the residential and recreational elements of the community."

I urge the Commissioners to recognize that there are indeed substantial issues that will have an immense negative impact on this small coastal town. Please vote to not support the staff recommendation and allow a full hearing before the Commission to ensure that the voices and concerns of the people of Cayucos are heard.

Thank you for your consideration of this matter.

Sincerely,



Margaret Ambrosavage
AIA, LEED AP
Cayucos, CA

Please forward copies of this letter to each of the Commissioners:

Bonnie Neely (Chair)
Dr. William A. Burke (Vice Chair)
Steve Blank
Sara Wan
Steven Kram
Mary K. Schallenberger
Patrick Kruer
Ross Mirkarimi
Mark W. Stone
Khatchik Achadjian
Larry Clark
Esther Sanchez

Bonnie Neely (chair)
California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

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OCT 30 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

W96
Item: W9b-Nov. 4, 2009 hearing
Appeal A-3-SLO-09-058 (Decicco)
Russ & Jeanette Taylor
Cayucos, CA.
Position: Oppose project size.

Bonnie Neely,

This project is entirely out of character for this small scale residential neighborhood and I'm not sure it would even blend well into the downtown commercial area. Would it look good next to the Cass House?? Fifteen years ago I lived in a house at 2891 Santa Barbara Ave one block behind this project site. It was a tiny yellow house built by Otis E. "Pete" Peterson prior to the time that building permits were required in the unincorporated areas of San Luis Obispo County. I presently live on Chaney Ave in Cayucos.

Pete built his place on Santa Barbara Ave. one loving board at a time. He would bring material over here from his home in the Valley in the back of a 1953 stove-bolt-six Chevy pickup. That neighborhood is covered with places similar to Pete's. To quote from the song "Little Boxes," written by Malvina Reynolds and recorded by Pete Seeger at Carnegie Hall in 1963:

"There's a green one and a pink one and a blue one and a yellow one
And they're all made out of ticky tacky and they all look just the same."

Thanks to the individual builders of these little boxes they are not made of the same material (ticky tacky) and none are the same. This is what makes many of the original Cayucos residential small scale design neighborhoods like this so unique. They are full of architecturally different, individually American, houses and each one represents different tastes and ideas. To think any large commercial project belongs or could blend into such a rich and architecturally diverse, entirely residential area is a preposterous idea. Further it does not comply with the concept of preserving the esthetic character of Cayucos as specified in the Estero Area Plan portion of the San Luis Obispo County General Plan that was certified by the California Coastal Commission on February 25, 1988 and amended since. We encourage the Coastal Commission to revisit the Estero Area Plan and what it states about Cayucos. Paragraph 4 of Appendix B (General Community Goals-Cayucos) of this Estero Area Plan states: "Future development should be carefully planned and consistent with current community nature with concern toward balance necessary to successfully maintain a community of this character. Major development projects can have a devastating effect on a small community. Therefore, any projects of this nature should be carefully examined to see that they do not destroy the character of the community or so dominate it as to cause an imbalance between the residential and recreational elements of the community."

The Cayucos Citizens Advisory Council voted against the size of this Project. Our County Supervisor voted against the size and as of recently 2030 signatures of citizens and visitors of Cayucos have signed a petition against the size. I do not know how we can make our community position any more clear.

Any individual owner/neighbor has a right to develop within requirements but all the other individual owner/neighbors have the legal right to be heard regarding any variances and other impacts on all the potentially impacted individual owner/neighbors.

Thank you for listening to our community,

Russ and Jeanette Taylor *Russ + Jeanette Taylor*

Please CC:

Dr. William A. Burke (Vice Chair)

Steve Blank

Sara Wan

Steven Kram

Mary K. Shallenberger

Patrick Kruer

Ross Mirkarimi

Mark W. Stone

Khatchik Achadjian

Larry Clark

Ester Sanchez

COUNTY OF SAN LUIS OBISPO

**THE LAND USE ELEMENT AND LOCAL COASTAL PLAN
OF THE SAN LUIS OBISPO COUNTY GENERAL PLAN**

ESTERO AREA PLAN

**PROGRAM CERTIFIED BY
THE CALIFORNIA COASTAL COMMISSION
FEBRUARY 25, 1988**

**ADOPTED BY THE
SAN LUIS OBISPO COUNTY BOARD OF SUPERVISORS
MARCH 1, 1988 - RESOLUTION 88-115**

**CAYUCOS AND RURAL PORTIONS UPDATED
JANUARY 7, 2009 - RESOLUTION 2008-359**

Revised January 2009

APPENDIX B: GENERAL COMMUNITY GOALS-CAYUCOS

The following general community goals are taken from the *General Plan Update Report Community of Cayucos, San Luis Obispo County, California*, February 1992, prepared by the Cayucos Citizens Advisory Council. The goals were modified and reaffirmed by the Advisory Council on July 5, 1995.

1. The General Plan should take full advantage of the natural assets of the area, preserving the character of the planning area as beach resort with emphasis on the attraction of permanent year-round residents. The residential nature of the community should be stressed with provision being made for essential services to this type of community.
2. Efforts should be made to plan so that the visitor-serving and residential features of the community can coexist in harmony and supplement each other. Both features of the community should be emphasized to promote their excellent potential.
3. Planning should be done with consideration for preservation of the natural environment of Cayucos. The seashore and coastal area should be protected through minimal impairment of physical and visual accessibility.
4. Future development should be carefully planned and consistent with current community nature with concern toward balance necessary to successfully maintain a community of this character. Major development projects can have a devastating effect on a small community. Therefore, any projects of this nature should be carefully examined to see that they do not destroy the character of the community or so dominate it as to cause an imbalance between the residential and recreational elements of the community.

W96

RECEIVED

October 26, 2009

OCT 30 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Item: W9b-Nov.4, 2009 hearing
Appeal A-3-SLO-09058 (DeCicco)
Anne S-W Ahmed
Cayucos, CA.
Position: Oppose the Project

Jonathon Bishop
California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA. 95060

Dear Mr. Bishop,

I am writing to express my utter dismay and alarm over the Coastal Commission Staff's recommendation dated 15 October, 2009 that **no substantial issue** be found in support of the appeal on the DeCicco project/sub-division to be built in Cayucos, San Luis Obispo County.

I urge you to request a hearing on this appeal and allow the Coastal Commission to learn in depth of the potential ramifications and negative impacts of allowing this project to be built exactly as proposed. Please consider the following:

The project viewed in relationship to its surroundings is massive and completely out of scale. It will cast an enormous shadow on the coast for years to come. The building is close to four times larger than any existing building in Cayucos. There is currently nothing of this scale visible on Scenic Highway One along the coast stretch from Morro Bay through Big Sur and up to Carmel. It will contain in its mass the equivalent of more than thirty of the local homes.

If allowed to be built in its currently proposed format, it will use past zoning code allowances in height and mass. This will blight the surrounding neighborhood as all present and future homes will be required to conform to now existing coastal codes. The consequences of this are that the thirty or more homes affected will never be allowed to build tall or large enough to overcome the impact of this massive building and will have dramatically reduced property values. They will be doomed to a form of automatic slum environment. The project will have the affect of a "box" store with movie set façade built in the middle of a small, family neighborhood. This building and its future downgraded environs will not present a pretty sight to visitors traveling on Scenic Coastal Highway One.

In Mr. DeCicco and the PLF's latest media blitz for the Central Coast, he says that he is building a quaint, family run, European style lodging. Nothing could be farther from the facts. This is not a visitor serving establishment. It is purpose designed as a condominium/time-share operation. Almost all of the units are large, two bed, two bath apartments with full kitchens and washers and dryers. The square footage of these apartments would require an enormous nightly rate. Certainly not rates that even an upper income family would consider for their travels let alone the average traveling public. Mr. DeCicco was asked by the San Luis Obispo Planning Commission if he would guarantee that this building would not be turned into time share units. He refused that request.

A dramatically large percentage of the citizens of Cayucos signed a petition objecting to the mass, height and type of overbuilding on a commercial/multi-family site. We see this as a means for someone to build twenty-two holiday rental homes massed together one on top of the other. We know all the problems associated with even one holiday rental home let alone seventeen to twenty packed together. Local laws require that holiday rental homes be at least 250 feet apart. There are good reasons for this given the noise and massing of people and vehicles at holiday homes. What a way to get around these laws.

There are considerable environmental concerns associated with the project that have not been fully addressed. The DeCicco project proposes underground parking. This is a very good idea in itself. But this will require a very large hole to be excavated on land that was for decades the site of a gas station. A few random comparatively shallow borings have been made on the property. Because they didn't show toxicity, it has been cleared environmentally by the county. There is a high water table in the area where the land is located. The large amounts of ground water that will accumulate during and after the excavation will be siphoned off to a nearby natural creek that feeds into the ocean. Also large quantities of dust particles will be thrown into the air during the building of the project. Mr. DeCicco and his construction crew will be allowed to be self-monitoring regarding any dangerous substances that appear in the water and air. This does not instill confidence that the safety of the surrounding environment and population will be adequately protected from potential toxicity.

These and numerous other alarming concerns that neighbors, the residents of and visitors to Cayucos have expressed have not been assuaged by Mr. DeCicco or the County of San Luis Obispo for a variety of reasons and pre-existing zoning ordinances.

The Cayucos Advisory Council voted against the project with a proviso that if the 3rd floor could be removed, it would be reconsidered. The San Luis Obispo Planning Commission voted to remove the 3rd floor of the project. During the San Luis Obispo Board of Supervisors hearing numerous concerns were expressed by supervisors regarding the project's incompatibility. And over 2,000 petition signatories stated adverse opinions to this project.

All of these voices have never been against building at this location but were expressing a desire to find a solution to the potential negative impact of this large and precedent setting project as proposed but to no avail. Mr. DeCicco has made changes during the review process, but they have been palliative and never addressed the heart of the problems.

As the protectors of human based resources and the environment of the California coast, I implore The Coastal Commission, as the last recourse for public concerns, to allow a hearing on the DeCicco project so that rational and long lasting resolutions to these issues can be found.

Thanking you for anything you can do to bring short term goals into balance with long term goals that will promote the prudent use of our coastal environment.

Sincerely,


Anne S-W Ahmed

Please forward copies of this document to each of the commissioners.

CC:

Bonnie Neely (Chair)

Dr. William A. Burke (Vice Chair)

Steve Blank

Sara Wan

Steven Kram

Mary K. Shallenberger

Patrick Kruer

Ross Mirkarimi

Mark W. Stone

Khatchik Achadjian

Larry Clark

Esther Sanchez

W96

Jonathan Bishop
California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

RECEIVED

OCT 30 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Re: Appeal A-3-SLO-09-058 (DeCicco)

Mr. Bishop:

I have many concerns about this proposed project. But mostly, I fear the precedent this development will set for our town and our coastline.

It seems the developer doesn't care about the people who live in the neighborhood around the project, the people in general and those who drive along Highway One.

It seems that the only concern for the developer is getting the most "bang for the buck". It is clear that the building is intended for eventual use as a "time share". This is not what we want or need in our small town.

This building will be completely out of place and will ruin an entire neighborhood and scenic beauty of the coastline.

We are good neighbors here and try to look after the needs and quality of life of each other. This is what small towns are about. This development does not.

Please listen to the will of the people and hear our appeal. Thank you.

Sincerely,

Belen Darlene Kachikimi
264 "D" ST. MAYWOODS, CA 93430

CC: Bonnie Neely (chair), Dr. William Burke(vice-chair), Steve Blank, Sara Wan, Steven Kram, Mary K. Shallenberger, Patrick Kruer, Ross Mirkarimi, Mark Stone, Katchik Achadjian, Larry Clark, Esther Sanchez

W96

Jonathan Bishop
California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

RECEIVED

OCT 30 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Re: Appeal A-3-SLO-09-058 (DeCicco)

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Sincerely,



264 D ST. CAYUCOS CA

CC: Bonnie Neely (chair), Dr. William Burke(vice-chair), Steve Blank, Sara Wan, Steven Kram, Mary K. Shallenberger, Patrick Kruer, Ross Mirkarimi, Mark Stone, Katchik Achadjian, Larry Clark, Esther Sanchez

Mr. Bishop...
I have many...
will set for...
It seems the...
the people...
It seems the...
the building...
will ruin...
This building...
the coastline...
we are good...
what small...
Please listen...
Sincerely...
CC: Bonnie...
Shallenber...

W96

Jonathan Bishop
California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

RECEIVED

OCT 30 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Re: Appeal A-3-SLO-09-058 (DeCicco)

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Please listen to the will of the people and hear our appeal. Thank you.

Sincerely,

Yvette Gaines
2776 Santa Barbara Ave
Cayucos, CA 93430

CC: Bonnie Neely (chair), Dr. William Burke(vice-chair), Steve Blank, Sara Wan, Steven Kram, Mary K. Shallenberger, Patrick Kruer, Ross Mirkarimi, Mark Stone, Katchik Achadjian, Larry Clark, Esther Sanchez

W96

Jonathan Bishop
California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

RECEIVED

OCT 30 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Re: Appeal A-3-SLO-09-058 (DeCicco)

Mr. Bishop:

I have many concerns about this proposed project. But mostly, I fear the precedent this development will set for our town and our coastline.

It seems the developer doesn't care about the people who live in the neighborhood around the project, the people in general and those who drive along Highway One.

It seems that the only concern for the developer is getting the most "bang for the buck". It is clear that the building is intended for eventual use as a "time share". This is not what we want or need in our small town.

This building will be completely out of place and will ruin an entire neighborhood and scenic beauty of the coastline.

We are good neighbors here and try to look after the needs and quality of life of each other. This is what small towns are about. This development does not.

Please listen to the will of the people and hear our appeal. Thank you.

Sincerely,

Russell B Penning 2805 SANTA BARBARA AVE
CAYUCOS CA 93432

CC: Bonnie Neely (chair), Dr. William Burke(vice-chair), Steve Blank, Sara Wan, Steven Kram, Mary K. Shallenberger, Patrick Kruer, Ross Mirkarimi, Mark Stone, Katchik Achadjian, Larry Clark, Esther Sanchez

Mr. Bishop
I have many
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what small
Please listen
Sincerely
Bonnie Neely
Dr. William
Steve Blank
Sara Wan
Steven Kram
Mary K. Shallenberger

W96

Jonathan Bishop
California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

RECEIVED

OCT 30 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Re: Appeal A-3-SLO-09-058 (DeCicco)

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Sincerely,

Dawn L. Rose
Norma Road, 2712 Santa Barbara, Carpinteria CA 93430

CC: Bonnie Neely (chair), Dr. William Burke(vice-chair), Steve Blank, Sara Wan, Steven Kram, Mary K. Shallenberger, Patrick Kruer, Ross Mirkarimi, Mark Stone, Katchik Achadjian, Larry Clark, Esther Sanchez

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Joe Contreras
2646 Orville Ave
Cayucos Ca.

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W96

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Central Coast District Office
725 Front Street, Suite 300
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COASTAL COMMISSION
CENTRAL COAST AREA

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Sincerely,

Mary Ann Gaines
3770 Santa Barbara Ave
Rayners, CA 93430

CC: Bonnie Neely (chair), Dr. William Burke(vice-chair), Steve Blank, Sara Wan, Steven Kram, Mary K. Shallenberger, Patrick Kruer, Ross Mirkarimi, Mark Stone, Katchik Achadjian, Larry Clark, Esther Sanchez

W96

Jonathan Bishop
California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

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OCT 30 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

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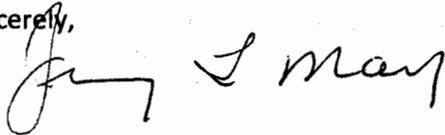
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CC: Bonnie Neely (chair), Dr. William Burke(vice-chair), Steve Blank, Sara Wan, Steven Kram, Mary K.

Shallenberger, Patrick Kruer, Ross Mirkarimi, Mark Stone, Katchik Achadjian, Larry Clark, Esther Sanchez

146 Ash

Orlando CA 93430

W96

Jonathan Bishop
California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

Re: Appeal A-3-SLO-09-058 (DeCicco)

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Sincerely, *HERNAN C. MONTENEGRO*

Hernan C. Montenegro 2791 SANTA BARBARA AVE CAGUAS, CAL 92430

CC: Bonnie Neely (chair), Dr. William Burke(vice-chair), Steve Blank, Sara Wan, Steven Kram, Mary K. Shallenberger, Patrick Kruer, Ross Mirkarimi, Mark Stone, Katchik Achadjian, Larry Clark, Esther Sanchez

W 9b

Jonathan Bishop

From: Suzy Moyer [suzycay@yahoo.com]
Sent: Friday, October 30, 2009 1:50 PM
To: Jonathan Bishop
Subject: W9b - Nov.4,2009 hearing
Reference: Appeal A-3-SLO-09-056 (De Cicco)
Item: W9b - Nov.4,2009 hearing
 Suzanne Moyer
 Cayucos, California
Position: Oppose the Project

RECEIVED

OCT 30 2009

 CALIFORNIA
 COASTAL COMMISSION
 CENTRAL COAST AREA

Mr. Jonathan Bishop,

There are a few issues I would like to address. Living on the street behind this project, I can visualize the parking situation being totally inadequate for the size of the complex. Referring to the size - the "motel" units being 2 bedroom, 2 bath, laundry room, living room, and kitchen - sounds like a time share to me! What tourist is going to be able to afford this type of accommodation?

I realize this property is zoned for commercial/residential use, but the size is overwhelming - visually speaking, the rear of the building can't get any uglier - nothing but a 3 story facade looming over the neighborhood.

Now, let's address the traffic concerns - on the Highway 1 side there is also a frontage road which has stop signs for north and south traffic - plus the signal at Old Creek Road and Highway 1. What is going to happen when this complex is completed? A huge traffic problem - that's what! In other words, the impact on my neighborhood is somewhat frightening. If this complex was scaled down, I would have no problem with it. It's just TOO BIG for the neighborhood! At the risk of repeating myself - 2 bedrooms, 2 baths, laundry room, living room, and kitchen - a motel? I think not.

In closing I ask that you forward this letter to each commissioner.

Thank you,
 Suzanne Moyer,
 Cayucos, California

CC:

Bonnie Neely, (chair), Dr. William A. Burke (Vice-Chair), Steve Blank, Sara Wan, Steven Kram, Mary K. Shallenberger, Paatrick Kruer, Ross Mirkarimi, Mark W. Stone, Khatchik Achadjian, Larry Clark, and Ester Sanchez

Jonathan Bishop

California Coastal Commission

725 Front Street

Santa Cruz, CA 95060

Re: Item W9b - November 4, 2009 Hearing

Appeal: A-80-SLO-08-058 (DeCicco)

I oppose the project - support the appeal

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NOV 02 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Dear Mr. Bishop,

I think it is important to recognize what makes Cayucos special when considering if there are any substantial issues related to the development Mr. DeCicco is proposing to build here. Obviously, a building of 60,000 sq. ft. erected in a small residential area comprised of beach bungalows will have an enormous effect. It will severely alter the "small surf town" tourists come for.

I have copied an article from Sunset Magazine (Sept. 2009) It was included in a special issue of The Ten Best Hideaways by the Sea. Would you please pass this along to your commissioners?

Thank you,

Connie Paine

Cayucos, CA

9 CAYUCOS, CA
Cass House Inn & Restaurant
The small surf town of Cayucos has remained miraculously immune to over-development for decades, despite its great wines to the east and white sandy beaches to the west.

» CHECK IN The elaborate breakfast (included) is nearly as good as chef Jensen Lorenzen's seasonally inspired dinner (if it's on the evening menu, the codfish soup is a must). But the best part about the 1800s Cass House? That

would be twin sisters Grace Lorenzen (the innkeeper, pictured) and Carla Wingett (groundskeeper), who manage the organic garden and the five impeccably turned-out guest-rooms. From \$165; casshouseinn.com

» EXPLORE With sand dunes climbing hundreds of feet above miles-long beaches and eucalyptus-lined hiking trails, the Montaña de Oro park (a 25-minute drive away) is a must. parks.ca.gov
-JAINAL VOETS

W96

California Coastal Commission

Appeal A-3-SLO-09-058 (DeCicco)

Item W96 - Nov. 4, 2009 hearing

These are some documents and correspondence which pertain to the appeal of the Cayucos del Mar project. Please pass on to Commissioners. Thank You,

Connie Paine

191 Stuart Ave

Cayucos, CA 93430

805-995-3186

email: caypaine@hotmail.com

RECEIVED

OCT 30 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

VIEWPOINT

Commission crossing the line

By Paul J. Board

The California Coastal Commission was established in 1972 to protect the state's coastline. Over the years, it has become a powerful agency, with the authority to regulate development along the coast. Its decisions are often controversial, and it has been the subject of numerous lawsuits.

The commission's mandate is to protect the state's coastline, including property owners, and the structure of government designed to protect these rights. (In particular, the tradition that local decisions-making should be the norm in land-use and community planning.)

Recently, the Coastal Commission doesn't always follow as much constitutional and statutory important legacies and principles.

Largely shielded from any meaningful scrutiny, the Coastal Commission has been notorious for trying to push beyond the legal limits to its power, and sanctioning the aspirations of homeowners and business people.

The latest target is

entrepreneur Franco DeCicco, who owns a number of lands in Cayucos. Last week, he launched a lawsuit against the commission and its claim that it can't approve of his road project at Ocean Boulevard and Old Creek Road.

His case carries statewide implications because it puts the Coastal Commission's pattern of overreach in stark relief and has a powerful human-interest element. An Italian immigrant who arrived in America with less than \$100, DeCicco worked for years in the auto repair business, finally saving enough to buy a piece of property in San Luis Obispo County. His dream: to build a home that his family would run, offering "old world" hospitality, along with four adjacent townhomes for his children.

After a decade of work-

ing with the county and developing a carefully structured project, he got an OK from a majority of the supervisors last year. But then the Coastal Commission stepped in, spurred on by an anti-growth group. His past Monday, some of the growth opponents took up the commission's invitation to appeal the issue to the agency, so DeCicco now faces a new season of bureaucratic hearing.

"I feel like I'm starting all over again," he said.

Some might object on purely economic grounds to this drive to derail the DeCicco project. After all, we're in a bruising recession — the state's unemployment tops 12 percent — so Californians arguably don't have the luxury of playing rope-a-dope with business people in a way one might expect in Castro's Cuba (but, ironically, probably not

in Communist China).

The Coastal Commission is overstepping its bounds, and it must be forced to obey the state statute that defines what it can and can't do.

The lawsuit's basis is technical but can be summarized by saying that the commission can't intrude in the planning process when the county has a commission-approved "local constitution" (as San Luis Obispo County does) and when the project is consistent with local zoning rules, as DeCicco's is.

Another way of putting it: The commission has one legal duty in the DeCicco matter — to shut out

Paul J. Board, a principal attorney with Pacific Legal Foundation (www.pacificlegal.org), represents Franco DeCicco and his wife, Sonia, in their challenge to the California Coastal Commission.

Cayucos Del Mar Project Can Be Appealed

Bay News 4/27/09

Please decide to hear the appeal!

I agree with Paul Beard, an attorney with the Pacific Legal Foundation, that local decision making should be the norm in land use and community planning. Most of the time it works well as a democratic process representing the best interest of the local residents and as a safeguard of precious resources. In the case of the Cayucos Del Mar project, the local County Planning Commission approved it with the condition that the third story be illuminated, based on the size of the residential neighborhood. Mr.

The commission did not even discuss the merits of the project at the Aug. 12 meeting in San Francisco. But the decision making the appeal of the project can go before the Commission.

According to Director of Planning Bruce Gibson, the city commission cannot appeal it was a matter that could not be eligible for an appeal.

Gibson said the project also includes a subdivision and the county's land use ordinance has no provision as to whether or not a subdivision can be appealed to the Council Commission.

"We had that to mean that it wasn't appealable," Gibson said, "but the Council Commission looked at it and said yes, although it's not mentioned there, it's in the code, so they're going to appeal it. Yes, it is appealable. They're going to appeal it. The appeal is in the code."

According to a county commission member, the city commission cannot appeal it was a matter that could not be eligible for an appeal.

**A 60,000 sq. ft. project is 30-60 times larger than any surrounding house*

Cayucos Del Mar, from page 1

application that was accepted and approved by the County Board of Supervisors and subsequently "passed" by the Council Commission as a non-appealable development.

The action was reviewed by the County in October, adding among other things that the action was not accurately identified and reviewed in such a manner.

The County's administration was also challenged by an interested party — San Luis Obispo attorney John Hubler — who asked the Commission to clarify the appropriate appeal designation.

Paul Chandra of Council Citizens of Cayucos, which has opposed the project, said they will definitely appeal and Hubler to help them through the process.

According to Chandra, who again led the Council Commission, more than 2,000 people signed a petition stating that the project was not compatible with the surrounding neighborhood. He said that 1,149 of the signatures were from residents of Cayucos.

Last October County Supervisors voted 3 to 2 to approve the 36 acre project which includes 18 model homes and four condominiums.

"Quite clearly this project is obviously out of scale with the residential uses," said Gibson, the city Director of Planning. "The project is out of scale with the residential uses," said Gibson, the city Director of Planning. "The project is out of scale with the residential uses," said Gibson, the city Director of Planning.

Supervisor Kevon Anderson and former Supervisor Henry David had previously approved the project.

When the project was sent before Supervisors, Gibson called it an "executive development" and identified it as a "residential design."

Among his suggestions were more setbacks, landscaping, and to avoid splintering the residential development that could go on high as 30 feet on the second portion of the building. The Planning Commission voted to reduce the height from 30 to 22 feet. DMCDO opposed the decision to the board of Supervisors.

At an Oct. 7, 2008 meeting, the board ruled that DMCDO team with a new design that would "take out" the appearance of the upper floor for residents of Oving, Arizona, to the East of the property. Third floor heights of 15 and 22 feet were added to open up the view corridor.

Ken Hanch, the project's architect, told The Bay News that the reduction in square footage would allow a financial leadership on DMCDO. Hanch said the project was all county standards, including height and setbacks. "We let the target third corner and they're changing this now, the right to build the project," he said at the time.

Religions are making new for this project, which would be built on property that was once part of a farm. The original design called for more setbacks on the lot, with a 10-foot setback and a corner setback. The setbacks and setbacks were established and there are two segments of two, 2-1/2 and three stories in what is called a wedding cake design.

Commission approved by the Board of Supervisors the building in relation to the small surrounding homes in the residential neighborhood. Mr. DeCicco refused to comply with that directive, and instead, filed an appeal with the Board of Supervisors. Of the five supervisors, two were concerned with certain elements of the development and tried to get Mr. DeCicco to build in accordance with the newly adopted Estero Bay Plan. Once again, he refused to comply with that request. Three of the supervisors (two of them have since been voted off by the citizens) agreed to support his appeal, giving him back the third story. Now the California Coastal Commission is involved as a consequence of trying to ensure that a truly compatible development evolves in the precious California Coastal Zone which the Coastal Commission has made their primary purpose to protect and preserve for ALL people.

A developer and entrepreneur such as Mr. DeCicco certainly has a legal right to develop his property in a conscientious and sensitive manner. He should respect the rights of others in the process, as well as pay close attention to the environment that will be disturbed by complying with an environmental impact report. We should be thankful that the state of California has a Coastal Commission that pays close attention to a development that has the significant magnitude of this one. Perhaps Mr. DeCicco shouldn't be using the Coastal Commission with the PLP's help, but instead, build a development that will be compatible in its surroundings and one that Cayucos can be proud of.

by: *Connie Paine, Cayucos*

*Sent to Tribune, New Times + Bay News 10/22/07
in response to Paul Beard's viewpoint printed in
the Tribune Newspaper*

Jonathan Bishop

From: victoria tamoush [vtamoush@gmail.com]

Sent: Sunday, November 01, 2009 3:01 PM

To: Jonathan Bishop

Subject: opposition to the DeCicco project

Dear Mr. Bishop,

My family owns a home in Cayucos which has brought great joy to three generations, so far. The quiet, beautiful town will be commercialized and it's serenity destroyed by the DeCicco project. Appropriate development is unavoidable, but this super-sized project will cause great financial loss to the merchants in town who already struggle to make it from one tourist season to the next. The neighborhood where this project is proposed will be crowded, noisy, and littered with garbage. My family and I strongly urge the Coastal Commissioners to oppose this project and any expansion into that peaceful neighborhood. Please convey this message to all of the Commissioners.

Thank you,

Vicki Tamoush
St. Mary Avenue
Cayucos, California

RECEIVED

NOV 02 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Jonathan Bishop

From: Karen Elliott [kdellio@sbcglobal.net]
Sent: Friday, October 30, 2009 8:07 PM
To: Jonathan Bishop
Cc: ccc1@cayucosproject.com
Subject: DeCiccio Project: Please forward to each commissioner.

To the Coastal Commission:

With reference to the community impact of the above-referenced project, prior to itemizing, I would like to remind the commission that this project would not exist in its current configuration absent political chicanery from two defeated supervisors who as a last desperate act voted for a project which had been rejected by its own appointed planning commission.

Certainly, the current board of supervisors would never have approved an over-scale building which is out of character for the neighborhood and an unfortunate addition to a residential area.

In defense of our community, I would state unequivocally that we are not anti-growth. But, we are for responsible growth.

The DeCiccio Site has somehow been given a pass on an EIR in spite of the fact that construction is being planned on the site of a former gas station. One wonders at the liability if suspected illness clusters are later detected as a result of guests checking into DeCiccio?

Water availability in a drought-stricken state is another area of concern. No one seems to be concerned that a large commercial property can siphon off scarce water.

Additionally, the intersection of Highway 1 and Old Creek Road is dangerous from both an egress and ingress point-of-view. Old Creek is a popular trucking route and the short sharp right from Highway 1 could create problems for tourists unfamiliar with the area.

It is the responsibility of the Coastal Commission to harmonize the needs and desires of small communities and large developers seeking to capitalize on business opportunities. One expects that this Central Coast community will receive the respect and attention it deserves.

Thank you for your attention,
Karen Elliott

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NOV 02 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST REGION

October 29, 2009

Jonathan Bishop

California Coastal Commission

Central Coast District Office

725 Front Street, Suite 300

Santa Cruz, CA 95060

Item: W9b – Nov. 4, 2009 Hearing

Appeal A-3-SLO-09-058 (DeCicco)

Bruce Paine

Cayucos, CA 93430

I oppose the project, and support

the appeal

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NOV 02 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Mr. Bishop,

I have been an active member of the Concerned Citizens of Cayucos since their inception in February – 07 when we became aware of the Cayucos Del Mar development proposed by Franco DeCicco, and also function as a Co-Facilitator for group. Like most every resident of Cayucos we would like to see the property in question developed as it is presently an eye sore. We have never objected to the development of the property and recognize that it may need to include some commercial retail elements. All we have ever asked is that it be kept in scale and made compatible with its surroundings. We do not consider the proposed development of approximately 60,000 sq ft, three stories', monolithic common wall construction, with a footprint of approximately 140 ft. by 210 ft., to be in scale or compatible with its surroundings. The surroundings are made up of single family residences that for the most part can best be described as beach bungalows. The neighborhood has many homes of less than 1,000 sq ft, and a large home is anything over 1,500 sq ft, with very few exceeding 2,000 sq ft. With the exception of a small motel ~.5 miles to the south, there is no commercial or retail establishments within 1.5 miles of the DeCicco property. If allowed to be built the development will dwarf everything in the surrounding residential neighborhood, and forever alter the quaint small scale personality of this community that is amongst the few along the entire coast that can still be referred to as small beach towns.

While stressing the above facts we were able to get a vote (13-1) of nonsupport of the development by the local Advisory Council, and they informed the County that they did so because the development was out of scale and incompatible with the neighborhood. We then went before the County Planning Commission - all five appointed by the Board of Supervisors - and they approved the development but

without the third floor, believing that by doing so the mass would be reduced, making it more compatible, and therefore, better received by the residents. Mr. DeCicco, not the Concerned Citizens of Cayucos, appealed the Planning Commissioners actions to the Board of Supervisors. On a 3-2 vote the Supervisors reinstated the third floor and approved the project with some architectural changes that did little to reduce the overall scale and mass of the development. One of the two no votes was that of Bruce Gibson who is the Supervisor of the District where the development is proposed.

Maybe the most telling element is a Petition with over 2,000 signatures of people who object to the development. More than 1,200 of the signatures are those of Cayucos residents, and that is substantial when you consider there are only approximately 2,000 full time residents in the community. The petitions have been provided under separate cover.

Contrary to the findings of the Commission's staff report, there are substantial issues related to this development that warrant the Coastal Commission holding a hearing where these and other related issues can be heard in full.

Sincerely,

Bruce Paine

Please forward copies of this document to each of the commissioners:

CC: Bonnie Neely (chair), Dr. William A Burke (vice chair), Steve Blank, Sara Wan, Steven Kram, Mary K. Shallenberger, Patrick Kruer, Ross Mirkarimi, Mark W. Stone, Katchik Achadjian, Larry Clark and Esther Sanchez.

Jonathan Bishop

From: Joyce Fox [jfox4584@att.net]
Sent: Sunday, November 01, 2009 3:57 PM
To: Jonathan Bishop
Subject: Nov. 4, 2009 Hearing Appeal A-3-SLO-09-058 (DeCicco)

To Mr. Jonathan Bishop: Please forward this letter to each of the Coastal Commissioners.

To the California Coastal Commission:

Subject: Item No. W9b - Nov. 4, 2009 Hearing
Appeal A-3-SLO-09-058 (DeCicco)

From: Joyce Fox, 2726 Orville Avenue
Cayucos, CA

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CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Position: OPPOSE PROJECT - SUPPORT APPEAL A-3-SLO-09-058
(DeCicco)

I am writing to voice my opposition to the above-mentioned project.

The project is proposed for a neighborhood composed of modest homes, most of which, in the immediate adjacent area, are one-story. The proposed project will dwarf those homes and eliminate any view by creating a huge wall in front of them. For more reasons, the project is inappropriate for the neighborhood.

Traffic and parking are already problems: heavy traffic (three streets entering Highway 1), and congested parking for the existing neighborhood. The DeCicco Project would be erected on the corner where all three streets converge to enter Hwy 1, and one can only imagine the increased confusion and danger created by care-free visitor traffic. Maintenance vehicles would be an additional menace in this area, where it is already difficult to avoid the cars parked along the streets. Two-way traffic is nearly impossible at times.

This is also the location where the local school bus picks up and discharges school children. No one wants their child subjected to such an unsafe situation.

Some vacationing and partying people already cause problems in this established neighborhood where people go to work every day, and need their sleep at night. It takes no imagination to foresee what a huge, compact, vacation establishment with bar facilities would contribute to that unhappy situation: additional noise, lights, and traffic. People in this neighborhood live here because they want - and appreciate - the quiet and peace of this small town, and look forward to the continuance of such qualities. These rare qualities would be permanently destroyed by Mr. DeCicco's project.

Early on, Mr. DeCicco expressed his desire to be a good neighbor. However, his

insistence on continuing his plan, despite massive objection, belies that stance. In addition, he appeals to the sympathy of governing bodies by claiming this project would be the fulfillment of his "American Dream." How can one man's American Dream be more important than the dream of the many residents who live here? It is important to remember that the "American Way" is to accept the vote of the majority....and the majority of this neighborhood opposes this project.

There is no doubt that the property in question needs to be developed, but appropriate development would consist of homes that would fit into the existing neighborhood. Such development would improve the area, give more people the opportunity to realize their own American Dream, enhance the appearance of the area, and go far toward creating good neighbors. Contrast that concept to the great - and continued - animosity Mr. DeCicco's project would create.

I urge you to support the Appeal A-3-SLO-09-058 (DeCicco).

Sincerely,

Joyce Fox

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Jonathan Bishop,
California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300,
Santa Cruz, CA 95060

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CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Item: W9b - Nov. 4, 2009 hearing
Appeal A-3-SLO-09-058 (DeCicco)
Linda Mayfield, Cayucos, CA

Position: Oppose the Project,
Support the Appeal

Mr. Bishop and Commissioners,

I have lived in South Cayucos for 18 years, I moved here from the San Francisco Bay area because I fell in love with the peace and quiet of this residential neighborhood. My house is one block away and directly above the project site, my family will be directly affected by this development. We encourage compatible and reasonable development of that property and are afraid this project will profoundly change this area for the worst.

I understand one of the concerns of the Coastal Commission is to encourage visitor serving development. This hotel will be visitor serving only for the minority of travelers who will be able to afford high priced luxury rooms. If you look at the specifications of the hotel below you will see that they more closely resemble apartments or condos then hotel rooms (no other hotel on the Central Coast can compare).

The majority of the residents and many visitors to Cayucos believe this project as proposed will be grossly over-built, resulting in many problems for the community. To illustrate the impact such a huge presence will have, I have prepared some size comparisons between the homes surrounding the project property and the planned hotel and below is a graphic that illustrates the massive footprint of this project.

The 10 homes adjacent to and surrounding the Del Mar property range in size from **908 sq. ft. to 1572 sq. ft.** with a **total** square footage of **11,470** and an **average** size of **1147 sq. ft.** The total square footage of those 10 homes is **only 1/4 the size** of the above ground portion of this project and the average home size, at **1147 sq. ft.**, is only slightly larger then the average hotel room size, at **1037 sq. ft.**

Cayucos Del Mar specifications:

Total square footage of this project: **63,097** (Including parking, decks and common areas)

Hotel Portion:

Hotel; total square footage =	32,973	(Includes sq footage of decks and
Underground parking and storage =	<u>17,600</u>	common areas)
Total square footage =	50,573	

Height = 3 stories, 30 feet total

- 13 Units:** 2 bedroom, 2 bath, laundry, living/dining room, and kitchen: **1,020 sq. ft. each.**
- 2 Units:** 2 bedroom, 2 bath, laundry, living/dining room, and kitchen: **1,050 sq. ft. each.**
- 1 Unit:** 1 bedroom, 1 bath, laundry, living/dining room, and kitchen: **785 sq. ft.**
- 2 Units:** 2 bedroom, 2 bath, laundry, living/dining room, kitchen and family room: **1,230 sq. ft. each.**

Residential Portion:

Residential; total square footage =	11,454	(Includes sq footage of decks)
Garages; total square footage =	<u>1,070</u>	
Total square footage =	12,524	

Height = 2 stories, 28 feet total

2 Attached Houses: 2,251 sq. ft. each.

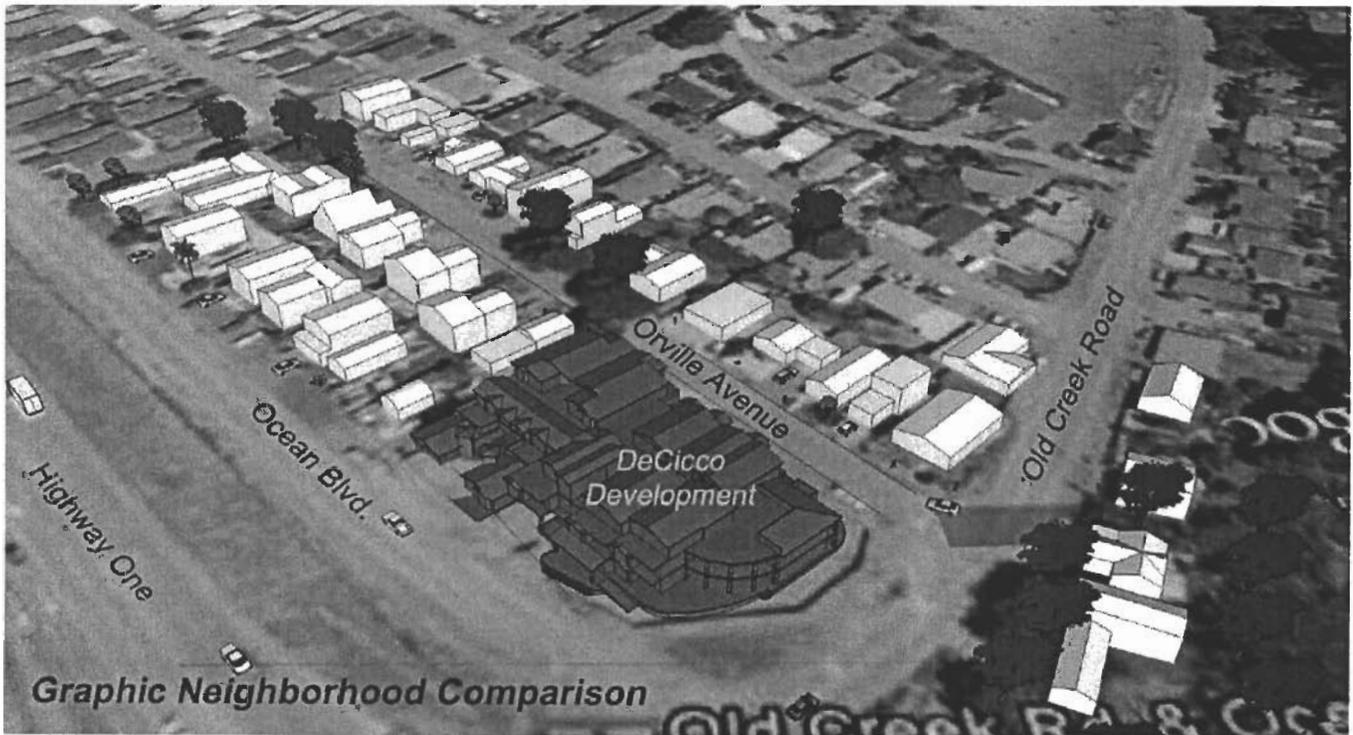
2 Attached Houses: 1,785 sq. ft. each.

Please opt to hear our appeal and you can determine the merits of this development.

Thank You,
Linda Mayfield
Cayucos, CA

Please forward copies of these documents to each of the commissioners.

CC;
Bonnie Neely (Chair), Dr. William A. Burke (Vice Chair), Steve Blank, Sara Wan, Steven Kram,
Mary K. Shallenberger, Patrick Kruer, Ross Mirkarimi, Mark W. Stone, Khatchik Achadjian,
Larry Clark, Esther Sanchez



Jonathan Bishop,
California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300,
Santa Cruz, CA 95060

Item: W9b - Nov. 4, 2009 hearing
Appeal A-3-SLO-09-058 (DeCicco)
Larry Shochet, Cayucos, CA

Position: Oppose the Project,
Support the Appeal

11/01/09

Mr. Bishop and Commissioners,

My name is Larry Shochet; I am an 18-year resident of the southern section of Cayucos and a member of the Concerned Citizens of Cayucos. I have many concerns about this proposed development, although for the sake of brevity I will only address the parking issue in this letter.

This community is a small residential neighborhood with narrow streets and no sidewalks. Many of the homes were originally built as vacation getaways and have limited or no off street parking. The full-time residents of these homes have to rely on street parking, which on holiday weekends can be difficult as it is. The Cayucos Del Mar development has, in it's plans, underground parking for guests and visitors with average sized cars and SUVs, they have no provision for oversized vehicles, such as motor homes, or vehicles towing any type of trailer or recreational craft. Additionally there is no parking provided for hotel staff, nor any provisions for pick-up and delivery vehicles.

This picture is of the southeast corner of the project property, at the intersection of Old Creek Rd. and Orville Ave., on a typical non-holiday weekend.



Here is a picture of Orville Ave. on a typical weekday evening; the unpaved area on the left is the eastern boundary of the DeCicco property.



This narrow street will be where all of the pick-up, delivery and garbage services will be carried out.

In the Land Use and Circulation Elements of the San Luis Obispo County General Plan: Framework for Planning in the Coastal Zone chapter 6, page 6, paragraph 3, it states: "All developments should be designed to provide safe vehicular and pedestrian movement, adequate parking for residents, guests, employees and emergency vehicles." Mr. DeCicco's representative has told us they are not required to provide parking for employees, service vehicles or RVs, so they have no plans to do so.

Please regard the CCC's appeal of this massive project as extremely necessary and important in finding that it certainly merits further review.

Thank You,

Regards,

Larry Shochet

Cayucos, CA

Please forward copies of this document to each of the commissioners.

W96

Diana Chapman

From: Charles Lester
Sent: Monday, November 02, 2009 12:13 PM
To: Diana Chapman
Cc: Jonathan Bishop; Dan Carl
Subject: FW: Ex parte November CCC meeting

-----Original Message-----

From: Steve Blank [mailto:sblank@kandsranch.com]
Sent: Saturday, October 31, 2009 10:49 PM
To: Vanessa Miller
Subject: Fwd: Ex parte November CCC meeting

email exparte from ORCA

 Steve Blank
www.steveblank.com
sblank@kandsranch.com
 (415) 999-9924
 twitter: sgblank

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CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Begin forwarded message:

From: Lennie Roberts <lennie@darwin.ptvy.ca.us>
Date: October 31, 2009 10:02:32 AM PDT
To: Steve Blank <sblank@kandsranch.com>
Subject: Ex parte November CCC meeting

Hello Steve, Here are three items on the November Commission Agenda that our coastal colleagues would like you to consider. If you have any questions, I would be glad to discuss or put you in touch with the appropriate most knowledgeable person.

Thanks,

Lennie

W.9.b. Appeal No. A-3-SLO-09-058 (DeCicco, San Luis Obispo Co.)

San Luis Obispo colleagues oppose the staff recommendation for finding of No Substantial Issue, and recommend that the Commission find Substantial Issue based on inconsistency with LCP and Coastal Act Visual and Scenic Resources policies. The project, a three story, 220-foot long mass, is considered by them to be inconsistent with the Cayucos Area Plan, which requires new development to be compatible with existing development. Its mass and bulk would appear to be out of scale with the neighborhood which

63

is composed of small one and two story houses . Other issues raised in the appeal include parking, traffic safety, inadequate fire protection, and toxics remaining in the soil from the old gas station. There is substantial community opposition to the project.

W.12.5 Commission Cease and Desist Order Consent Amendment No. CCC-09-CD-03-A and Restoration Order Consent Amendment No. CCC-09-RO-02-A (Mills PCH, LLC - Huntington Beach, Orange County)

Orange County colleagues support the staff recommendation, and strongly support the financial penalty. There is a concern that unpermitted fill remains on the property which must be completely removed. The order calls for removal of all unpermitted development, including fill. The staff report finds that the restoration has not yet been completed, or even planned completely.

W.15.a. Appeal No. A-1-MEN-07-28 (Jackson-Grube Family, Inc., Mendocino Co.)

While the overall footprint of the project has been reduced through proposed conditions per staff, appellants feel that the project needs to be further scaled down in order to be fully in compliance with the *1C zoning and that, if approved, the project would still set a troubling precedent for other large coastal properties designated as *1C.

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W 96

OCT 29 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

**FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATION**

Date and time of communication:
(For messages sent to a Commissioner by mail or facsimile or received as a telephone or other message, date & time of receipt should be indicated.)

Tuesday, 10/27/09, 2:44 pm

Location of communication:
(For communications sent by mail or facsimile, or received as a telephone or other message, indicate the means of transmission.)

Via e-mail

Person(s) initiating communication:

John W. Belsber

Person(s) receiving communication:

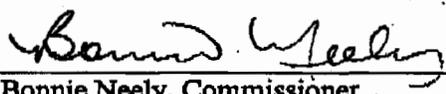
Commissioner Bonnie Neely

Name or description of project:

Nov. Agenda Item W9b – Appeal No. A-3-SLO-09-058 (DeCicco, San Luis Obispo County) Appeal of permit with conditions to Franco DeCicco for visitor-serving commercial/residential mixed-use project in the unincorporated Cayucos Area.

Detailed substantive description of content of communication:
(If communication included written material, attach a copy of the complete text of the written material.)

See attached e-mail communication requesting appellant be allowed up to 15 minutes to speak to the substantial issue question.



Date: October 27, 2009

Bonnie Neely, Commissioner

If the communication was provided at the same time to staff as it was provided to a Commissioner, the communication is not ex parte and this form does not need to be filled out.

If communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication, complete this form and transmit it to the Executive Director within seven days of the communication. If it is reasonable to believe that the completed form will not arrive by U.S. mail at the Commission's main office prior to the commencement of the meeting, other means of delivery should be used, such as facsimile, overnight mail, or personal delivery by the Commissioner to the Executive Director at the meeting prior to the time that the hearing on the matter commences.

If communication occurred within seven days of the hearing, complete this form, provide the information orally on the record of the proceedings and provide the Executive Director with a copy of any written material that was part of the communication.

Coastal Commission Fax: 415 904-5400

Hampton, Nancy

From: Neely, Bonnie
Sent: Tuesday, October 27, 2009 2:44 PM
To: Hampton, Nancy
Subject: FW: Concerned Citizens of Cayucos

Experte. Thanks.

-----Original Message-----

From: John Belsher [mailto:john@belsherandbecker.com]
Sent: Tuesday, October 27, 2009 1:40 PM
To: Neely, Bonnie
Cc: 'Jonathan Bishop'
Subject: Concerned Citizens of Cayucos

Chairperson Neely: There is a significant item coming up on substantial issue before the Commission on November 4 in Long Beach. I represent an association of residents in Cayucos with over 2,000 signatures in opposition to a large commercial building on the south end of town, located half on a commercially-zoned lot in the middle of a residential neighborhood and the other half spilling over onto residentially zoned property. Although there are many Coastal Act issues implicated by this building's mass, density and project impacts, and a patent, admitted zoning conflict by the use of residentially zoned property to park (and thereby add density to) the commercial hotel aspect of the development, staff is recommending a finding of no substantial issue.

The odd commercial lot resulted from a historic gas station. The applicant is instead covering the site with an 18-unit hotel (plus 4 "residential" units) in a structure building 210 feet long by 140 feet wide by a commercial zoning allowed 30 feet in height. I estimate the lot coverage at 90% or higher if you count the parking ramps. The Planning Commission voted to direct removal of the third floor, to which the neighbors begrudgingly agreed. The applicant appealed to get back its third floor on the argument of "economic infeasibility". No financials were submitted to my knowledge to support this argument.

There are numerous other Coastal Act related issues discussed in the staff report, including potential impacts to the adjacent creek from de-watering of the 20-foot deep excavation planned for the site, which has identified but unremediated hydrocarbon contamination.

You will recall this project came to you previously on the issue of appealability of a subdivision map, which decision has been challenged in court by the Pacific Legal Foundation.

I am writing to request that the appellant be allowed up to 15 minutes to speak to the substantial issue question. Over 1100 residents of tiny Cayucos out of a total of 1800 citizens signed petitions objecting to the size of this project. The issues are complex enough and the number of involved residents large enough to warrant an exception to the general limitation of argument to 3 minutes per side.

I will be there on November 4 along with concerned neighbors and I look forward to seeing you then.

John W. Belsher
Belsher & Becker
412 Marsh Street
San Luis Obispo, CA 93401

10077000

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W 96

OCT 29 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

FORM FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

Name or description of project, LCP, etc.: Appeal No A-3-SLO-09-058
(DiCicco, San Luis Obispo Co.)

Date and time of receipt of communication: 10/28/09, 11:00 am

Location of communication: Board of Supervisor's Office, Santa Cruz, California

Type of communication: In-person meeting

Person(s) initiating communication: Sarah Corbin
Grant Weseman

Person(s) receiving communication: Mark Stone

Detailed substantive description of content of communication:
(Attach a copy of the complete text of any written material received.)

I was briefed on this appeal. Appellants feel that staff did not solve all of the issues presented. The remaining issues for the appellant are:

Parking-the underground structure extends onto the residential part of the site. Since the structure is for commercial parking, this is not appropriate.

Toxics-the site used to be a gas station. The project does not adequately address the potential for toxics still on the site.

Traffic-the staff acknowledges an existing pedestrian crossing issue that this project will exacerbate.

Visual & Scenic Resources-even though it is on the east side of the highway, it still is out of character with the local area residential development.

Date: 10/28/09 Signature of Commissioner: Mark Stone

If the communication was provided at the same time to staff as it was provided to a Commissioner, the communication is not ex parte and this form does not need to be filled out.

If communication occurred within seven or more days in advance of the Commission hearing on the item that was the subject of the communication, complete this form and transmit it to the Executive Director within seven days of the communication. If it is reasonable to believe that the completed form will not arrive by U.S. mail at the Commission's main office prior to the commencement of the meeting, other means of delivery should be used; such as facsimile,

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**CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA**

**FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATION**

Date and time of communication:
(For messages sent to a Commissioner by mail or facsimile or received as a telephone or other message, date time of receipt should be indicated.)

November 2, 2009, 10:00 a.m.

Location of communication:
(For communications sent by mail or facsimile, or received as a telephone or other message, indicate the means of transmission.)

Commissioner Neely's Eureka Office

Person(s) initiating communication:

Maggy Herbelin, ORCA Representative

Person(s) receiving communication:

Commissioner Bonnie Neely

Name or description of project:

Nov Agenda Item W9b. Franco DeCicco Project, San Luis Obispo Co. - Appeal by Concerned Citizens of Cayucos and Bruce and Connie Paine of San Luis Obispo County.

Detailed substantive description of content of communication:

(If communication included written material, attach a copy of the complete text of the written material.)

ORCA representative, Maggy Herbelin states that there is a lot of local opposition to the proposed project. The appellants raise a number of issues that Coastal Staff has dismissed as not rising to the level of substantial issue. The issues ORCA feels require further discussion are:

Parking - the underground motel parking will be partly under the residential part of the site. The project is on 14 separate lots with 2 zoning designations.

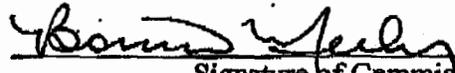
Toxins - the site was a gas station and residual toxic materials will be exposed by excavation. The project is adjacent to a creek.

Traffic - there are short distances between streets and Highway 1.

Fire Protection - inadequate infrastructure.

Visual and Scenic Resources - the proposed project is out of scale for the area and is not in keeping with the unique character of the community. It wedges a 17-unit motel and 4 condos on what looks like one residential lot and what was a small gas station, and yet it supposedly meets the conditions of the LCP.

Date: November 2, 2009


Signature of Commissioner

If the communication was provided at the same time to staff as it was provided to a Commissioner, the communication is not ex parte and this form does not need to be filled out.

If communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication, complete this form and transmit it to the Executive Director within seven days of the communication. If it is reasonable to believe that the completed form will not arrive by U.S. mail at the Commission's main office prior to the commencement of the meeting, other means of delivery should be used, such as facsimile, overnight mail, or personal delivery by the Commissioner to the Executive Director at the meeting prior to the time that the hearing on the matter commences.

If communication occurred within seven days of the hearing, complete this form, provide the information orally on the record of the proceedings and provide the Executive Director with a copy of any written material that was part of the communication.

Coastal Commission Fax: 415 904-5400

W96

Jonathan Bishop,
California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300,
Santa Cruz, CA 95060

Item: W9b - Nov. 4, 2009 hearing
Appeal A-3-SLO-09-058 (DeCicco)
Linda Matthews, Cayucos, CA

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Position: **Oppose the Project,
Support the Appeal**

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Mr. Bishop,

Enclosed is the petition of opposition to the Cayucos Del Mar project from the Concerned Citizens of Cayucos. Please advise the commissioners that these documents are available for their review.

Thank You,
Linda Matthews
Cayucos, CA

CC;
Bonnie Neely (Chair)
Dr. William A. Burke (Vice Chair)
Steve Blank
Sara Wan
Steven Kram
Mary K. Shallenberger
Patrick Kruer
Ross Mirkarimi
Mark W. Stone
Khatchik Achadjian
Larry Clark
Esther Sanchez

**NOTE: The referenced
petitions are on file at the
Central Coast District office.**

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COASTAL COMMISSION
CENTRAL COAST AREA

Paper Petition

**Concerning the proposed
Cayucos Del Mar mixed use development
located at Ocean Boulevard and Old Creek Road in
Cayucos, California.**

**pending permits; PMT2005-03308, SUB2005-00241, SUB2003-00220,
DRC2006-00064, G840025M**

parcels; 064-263-025, 064-263-036, 064-263-052, 064-263-053

Tentative Tract Map (Tract 2863)

There are a total of 1684 signatures on this petition; the geographic breakdown is as follows:

Cayucos: 1043

Elsewhere: 641

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CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

On-Line Petition

**Concerning the proposed
Cayucos Del Mar mixed use development
located at Ocean Boulevard and Old Creek Road in
Cayucos, California.**

**pending permits; PMT2005-03308, SUB2005-00241, SUB2003-00220,
DRC2006-00064, G840025M**

parcels; 064-263-025, 064-263-036, 064-263-052, 064-263-053

Tentative Tract Map (Tract 2863)

One of the features of this petition is a space for comments; we have not edited the content of the comments in any way. Some signatures have been voided because they were duplicates or inappropriate. Some couples signed under one number; we counted those as 2 signatures.

There are a total of 359 signatures on this petition; the geographic breakdown is as follows:

Cayucos: 107

Elsewhere: 252

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CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Sharon Deegan
3189 Shearer Ave
Cayucos, Ca.
93430

10/29/09

Dear respected members of the Coastal
Commission,

I am writing to Thank You for
acting with absolute Courage & conscience
when the time comes to make a ruling
regarding the proposed development @
Old Creek Road & Hwy 1 on the central coast
in the small, quaint town of Cayucos.

Your job is such an important job,
with the decisions you make affecting
so very many people - generations actually.
Thank You. Sincerely,
Sharon Deegan

To whomever ~

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COASTAL COMMISSION
CENTRAL COAST AREA

There is a massive development trying to make it's way into our southern residential sector. Almost $\frac{1}{2}$ of the property has been zoned commercial forever. The rest is multi + single family residential. The developer has already made a huge error in that the unnecessary underground parking runs from the commercial into the residential. This is against every land use law, ordinance, I have seen. Also the rooms in the so-called Hotel (17) I believe are about 1500sq ft each with 2 bedrooms, kitchen laundry - I personally smell a "condo-time share" conversion. Plus a hotel on the wrongside of the ~~highway~~ highway is an automatic loser - There is only 1 other development you can compare this with and that's

the Pier View Plaza in downtown Cayucos. It's about the same amount of property but their parking is above ground. It's about $\frac{1}{3}$ the sq footage; is broken up in other words there are view corridors and walkways breaking up the massiveness. The Del Mar project is totally connected with no break up or view corridors. The illegal underground parking alone is not compatible with surrounding homes or businesses. Add 60,000 sqft of building and you've got two blocks of small beach houses that will never see the sun again. Most of the homes in the area are about 12-15 hundred sqft. I have a business in Cayucos. My wife and I raised three children in Cayucos and want our seven grand children to enjoy this magical place. You would think with a business and I'm also very active in the Cayucos Chamber of Commerce that I would ~~be~~ welcome a big project like this. Totally NOT. The reason anyone in Cayucos is successful is because of our #1 selling point - small, quaint, quiet, etc etc.

If the items I have brought to
your attention is not considered
substantial issues then please tell
us all (1200 signed citizens) what
is substantial. Anyone that knows
our little town know this is a BAD
BAD project and should be sent back
to Co. Planning for a major
review of size and breaking it
up so it fits in that area of
town. Please excuse the free hand
penmanship but still stubborn
enough not to learn how to use
a computer.

Thank you for your time -

Sincerely,

BSJ

191 Stuart, Cayucos 93430

Jonathan Bishop
California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

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CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Item:W9b-Nov. 4, 2009 hearing
Appeal A-3-SLO-09-058 (DeCicco)
Tom Harney
Cayucos, CA 93430
Position: Oppose the Project, Support
The appeal

Mr. Bishop,

I speak not as a directly affected resident in my neighborhood, my property is farther away from the site of the project.

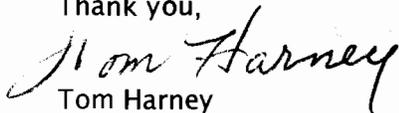
I speak for those directly affected and for the Community as a whole and our organization. Our organization is not anti-growth. We are pleased to see new single family homes built and/or up-graded to enhance the beauty of our Community.

In the area affected by the construction of this Monstrosity, the single family homes will forever lose their value and hurt the present home owners substantially. The area may in fact become run down and attract people who will further ruin the neighborhood.

The developer talks about this project for himself and his family as a home to be cherished. I believe it will be turned into (TIME SHARE) UNITS very soon after construction and will be a further residential neighborhood problem.

I wonder if the members of the Coastal Commission have ever visited the proposed site?

Thank you,


Tom Harney

Please forward copies of this letter to each of the Commissioners:

Cc: Bonnie Neely (chair) Dr. William A. Burke (vice chair) Steve Blank, Steven Kram, Mary K. Shallenberger, Patrick Kruek, Ross Mirkarimi, ark W. Stone, KATCHIK ACHADJIAN, LARRY CLARK & ESTHER SANCHEZ.

TOM HARNEY
2797 Orville Ave.
Cayucos, CA 93430

Jonathan Bishop
California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, Ca 95060

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CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Item W9b-Nov. 4, 2009 Hearing
Appeal-A-3-SLO-09-058 (Decicco)
Julie Sanders
Cayucos, Ca
Position: oppose the project
support the appeal

Dear Mr. Bishop:

I am a 14 year resident of Cayucos and directly across the street from the proposed project. I am concerned that a more complete study of the soil for contaminants from the former gas station was not done and the planners seem unconcerned. Will there be any monitoring while excavation is being done? Who will do the monitoring? The developer who has an interest in production and will likely cover up or ignore any contamination he finds? Or an impartial, responsible agency which is not in the pocket of the developer? Why hasn't an EIR been done? Isn't that called for when a project like this is proposed?

Also the size of this project is completely out of proportion for this neighborhood. As the plans show now, there will be a 225 foot wall 30 feet tall across the street from my house. No other building in the neighborhood is anywhere near that size.

I also understand that there will be parking for the hotel under the multi-family residential part of the property. According to San Luis Obispo building codes that is not allowed.

Our local media has been depicting him as a poor immigrant to this country who has a dream that the "no-growth group" in this neighborhood has been persecuting. In fact, he is a developer who made money in real estate in Morgan Hill, Ca and now is looking to do the same here in our county.

A property owner has the right to develop his property but it should be compatible with the surrounding neighborhood. This project clearly does not.

Sincerely,
Julie Sanders
Cayucos, Ca

Julie Sanders
201 Old Creek Rd
Cayucos, CA 93430

Jonathan Bishop
California Coastal Commission
Central Coast District Office
725 Front Street, Suit 300,
Santa Cruz, Ca 95060

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CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Item: W9b-Nov. 4, 2009 hearing
Appeal A-3-SLO-09-058(DeCicco)
Eddie Cosko
Cayucos, CA

Position: Oppose the Project
 Support the Appeal

Mr. Bishop

I personally oppose this project because of its massive scale and the disruptive nature of its 24 hours a day seven days a week operation in what is now a quite residential neighborhood.

These quotes are from the SLO County Board of Supervisors' Estero Area Plan Under Section V. VISION AND GENERAL GOALS, Part C. Cayucos residential and commercial Land Uses: "Since major development projects can have a devastating effect on a small community, carefully examine such proposed projects to see that they do not destroy the character of the community or so dominate it as to cause an imbalance between the residential and recreational elements of the community". "Maintain the community's small-town character." This project does none of this and in my opinion, is exactly the kind of development that will "destroy the character of our community" and "and so dominate it as to cause and imbalance."

This project does not meet the visions nor the goals of the plan for Cayucos and should not be allowed to proceed as presently designed!

Eddie Cosko

2788 Orville Ave.
Cayucos, Ca 93430

Please forward copies of this to each of the commissioners.

Jonathan Bishop
Ca. Coastal Commission
Central Coast District Office
425 Front St., Ste 300
Santa Cruz, Ca. 95060

Oct. 28, 2009
2799 So Ocean Blvd
Cayucos, Ca 93430

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CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Mr. Bishop,

The hotel Mr. DiCiccio is planning has very large rooms, bigger than the floor size of many homes in our residential area. They have two bedrooms, two baths, full kitchen and laundry facilities. (1750 sq-ft) The average traveler wouldn't stay here as the cost per unit would be prohibitive. This place has a party deck serving wine and cheese in the afternoon and is exclusive for the patrons.

It doesn't really have anything for children, except for them to go across Ocean Blvd, then cross Rte one and walk a bit further to a beach access. Once on the beach there are no restrooms, trash cans, food services, or a lifeguard.

The massive size of this structure would be offensive to the ambience of our neighborhood.

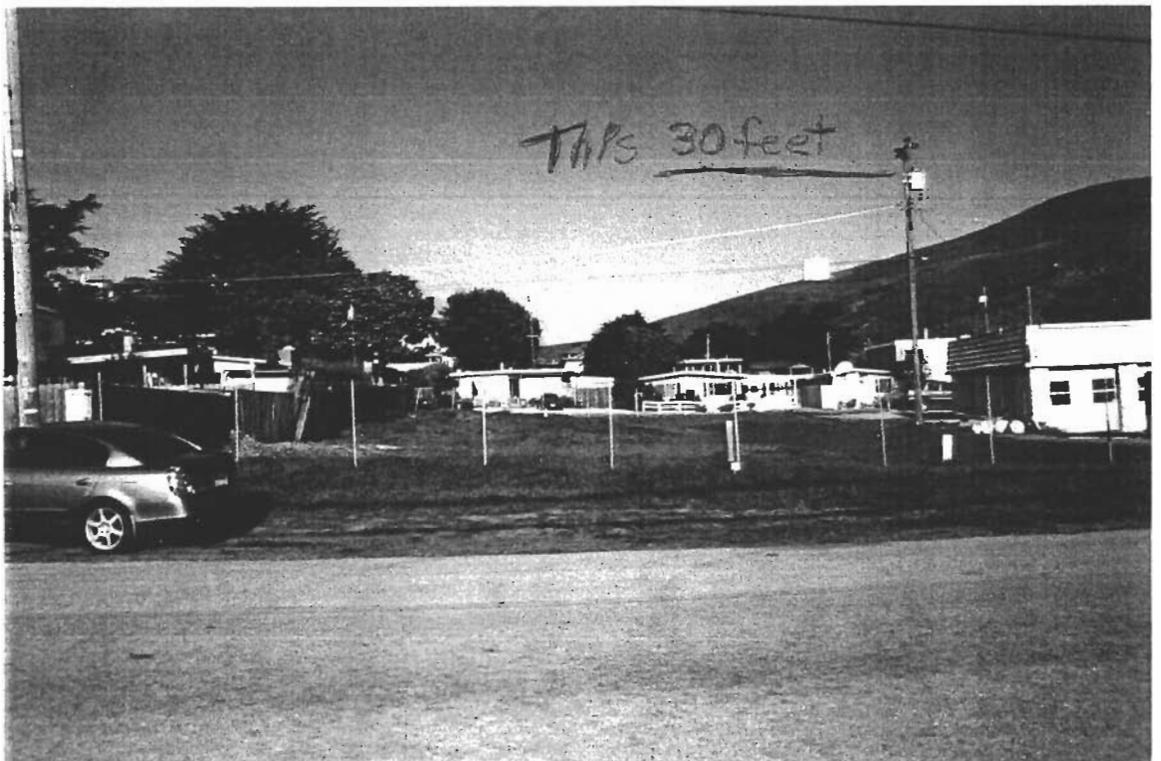
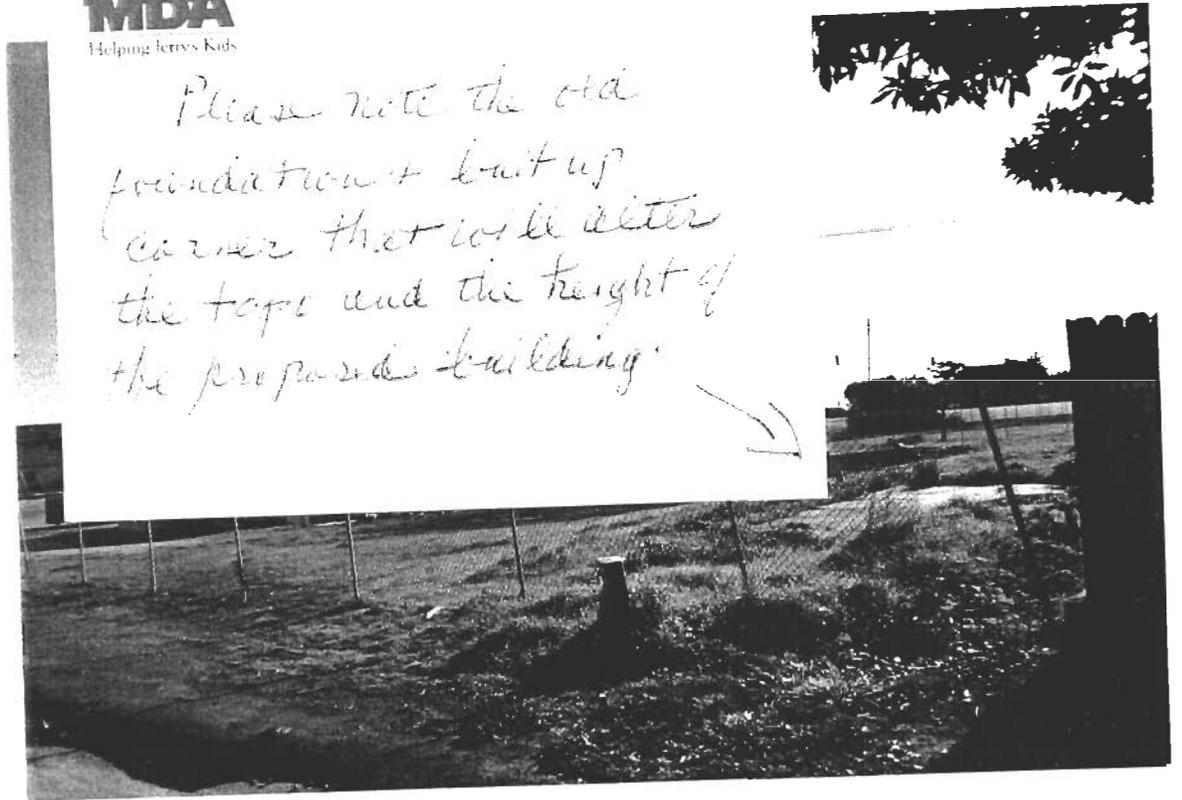
Sincerely,
Jeanne Edwards

Enclosed:

Two photos of site

MDA
Helping Jerry's Kids

Please note the old
foundation + built up
corner that will alter
the top and the height of
the proposed building.



Jonathan Bishop
California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

Item: W9b – Nov. 4, 2009 hearing
Appeal A-3-SLO-09-058 (DeCicco)
Connie Paine
Cayucos, CA 93430
Position: Oppose the project, Support
the appeal

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NOV 02 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Mr. Bishop,

Here are a few documents which I consider to be relevant to the issue of appealability of the Cayucos del Mar project in Cayucos. I've read the staff report. It states that there is no substantial issue with respect to ALL the issues we've raised which are parking, traffic, toxics, fire protection and visual and scenic resources. Experts in the fields which require quantitative review have submitted testimony. However, I believe the visual aspect is subjective and requires careful consideration. Also, not mentioned is the compatibility of the project in the residential neighborhood. I hope the items I am sending you will help give you a better understanding of the impact of this project. I am a resident who lives in Cayucos. My concern lies with my neighbors and the impact of this project on the future of our community. It will set a precedent that we will not be able to reverse once it has been built. I hope we can get it right before it gets started so that the development will not have a negative impact on the community. It could be something to be proud of. Hopefully, your staff and the commissioners can help make this a reality. Thank you.

Connie Paine

Connie Paine Cayucos, CA

Please forward copies of these documents to each of the commissioners:

CC: Bonnie Neely (chair), Dr. William A Burke (vice chair), Steve Blank, Sara Wan, Steven Kram, Mary K. Shallenberger, Patrick Kruer, Ross Mirkarimi, Mark W. Stone, Katchik Achadjian, Larry Clark and Esther Sanchez.

Story of CAYUCOS



alfway between Los Angeles and San Francisco, quietly sitting between the Pacific Ocean and the rolling hillsides of open ranchland is what some people call the last of the California beach towns.

Cayucos is a California Original. Born during the days of Spanish land grants, Cayucos grew up with sailing ships and steamers, rum runners and revenueurs. Gamblers and seafarers met in the Old Cayucos Tavern and adventurers and romantics of all kinds still meet there today. Wander through the antique shops and boutiques. Stroll down the Old California main street to a restaurant or café. Fish

off the pier, or explore the coves in a kayak. Cayucos-On-The-Beach. Listen to the quiet, the stillness that only a small town in an untouched countryside can provide, the perfect remedy for those who suffer from the ills and frustrations of life in the fast lane in our crowded cities. Peaceful undeveloped ranchlands with cattle grazing on undulating, oak-crested hills provide a respite for the city-weary. There is virtually no city noise, no traffic, no pollution, no crime, a long open uncluttered white sandy beach gives ample room for sandcastle builders, surfers, sun-bathers and those who need tranquility to commune with themselves and the ocean!

fourth speaker was Dan De Vaul, whose Sunny Acres program near the west side of the city helps homeless people with addiction problems stay sober and develop a work ethic.

County authorities charged De Vaul with misdemeanor violations of building and safety codes at his ranch. His sentencing is pending; De Vaul noted that a gag order placed on the case kept him from talking about it specifically.

But he pointed out how his program could help the community deal with its homeless problem.

— Tad Weber

Cayucos featured in travel magazine

Cayucos is featured in the October issue of Budget Travel magazine as one of "America's Coolest Small Towns."

"Cayucos is everything you want in a mellow beach town — an anomaly on the increasingly built-up coast," according to the article, which is also published on Budget Travel.com. "While the vibe is decidedly relaxed,

HAVE A BUZZ TIP?

Submit news and notes items for Biz Buzz. E-mail: bizbuzz@tribune news.com; phone: 781-7902; fax: 781-7905; mail: Biz Buzz, The Tribune, P.O. Box 112, San Luis Obispo, CA 93406-0112. The Buzz is published Tuesdays through Saturdays.

two things get residents fired up: serious waves and serious food."

The article features the Brown Butter Cookie Co., the historic Cass House Inn and Rogue Wave Café.

The Brown Butter Cookie Co., owned by sisters Christa Hozie and Traci Nickson, has been selling signature brown butter seasalt cookies for nearly two years, according to Hozie. The shop was featured in the February edition of Gourmet magazine and in The New York Times.

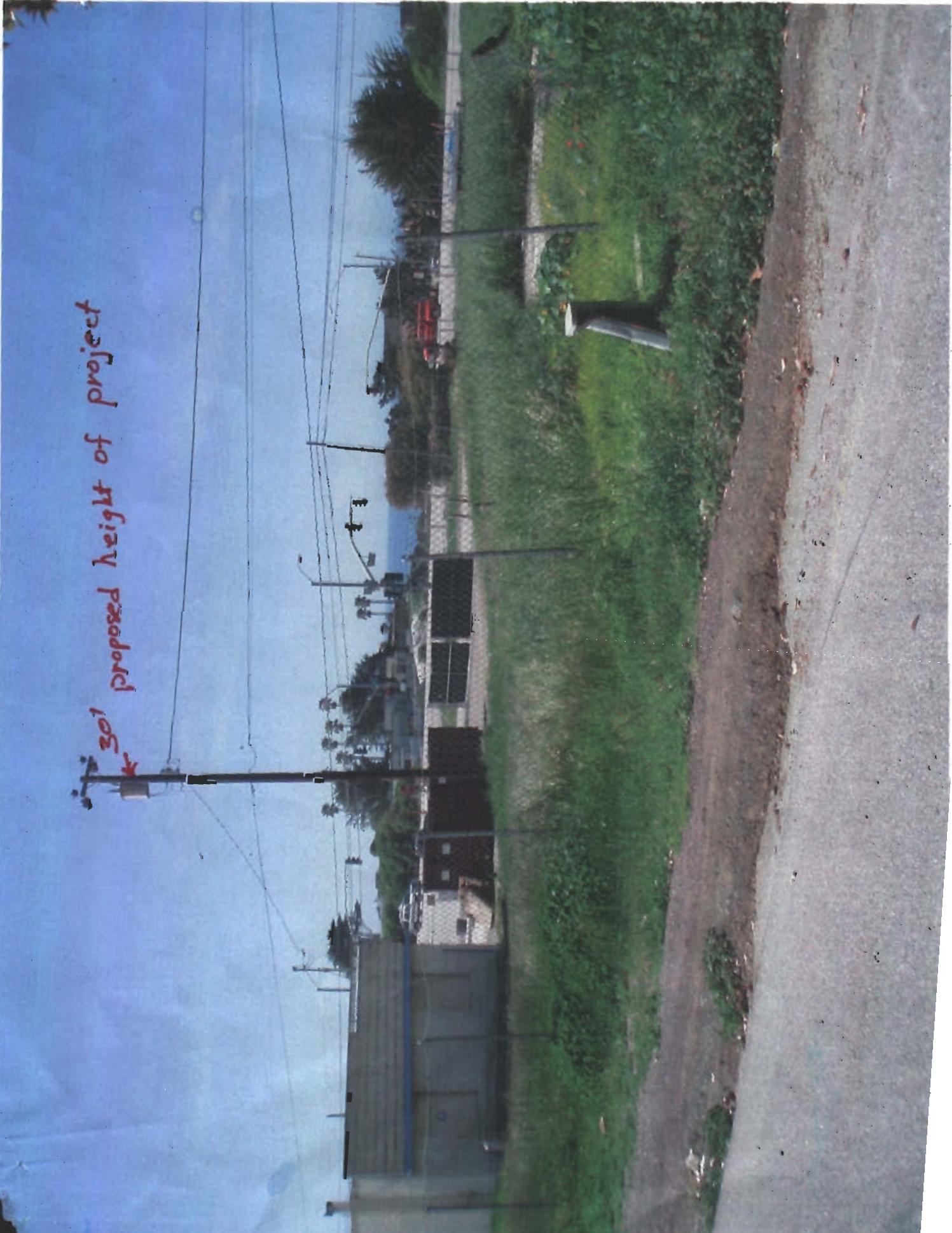
Other small towns featured in the article include Breaux Bridge, La., Lexington, Va., and Tubac, Ariz.

— Sonja Patel

This is a small sample of the many articles written about Cayucos in newspapers & magazines. The very qualities that distinguish Cayucos are threatened by a development that would destroy it. Mr. Decicco's project needs to be scaled back and closely monitored.

A current view of the lot

30' proposed height of project



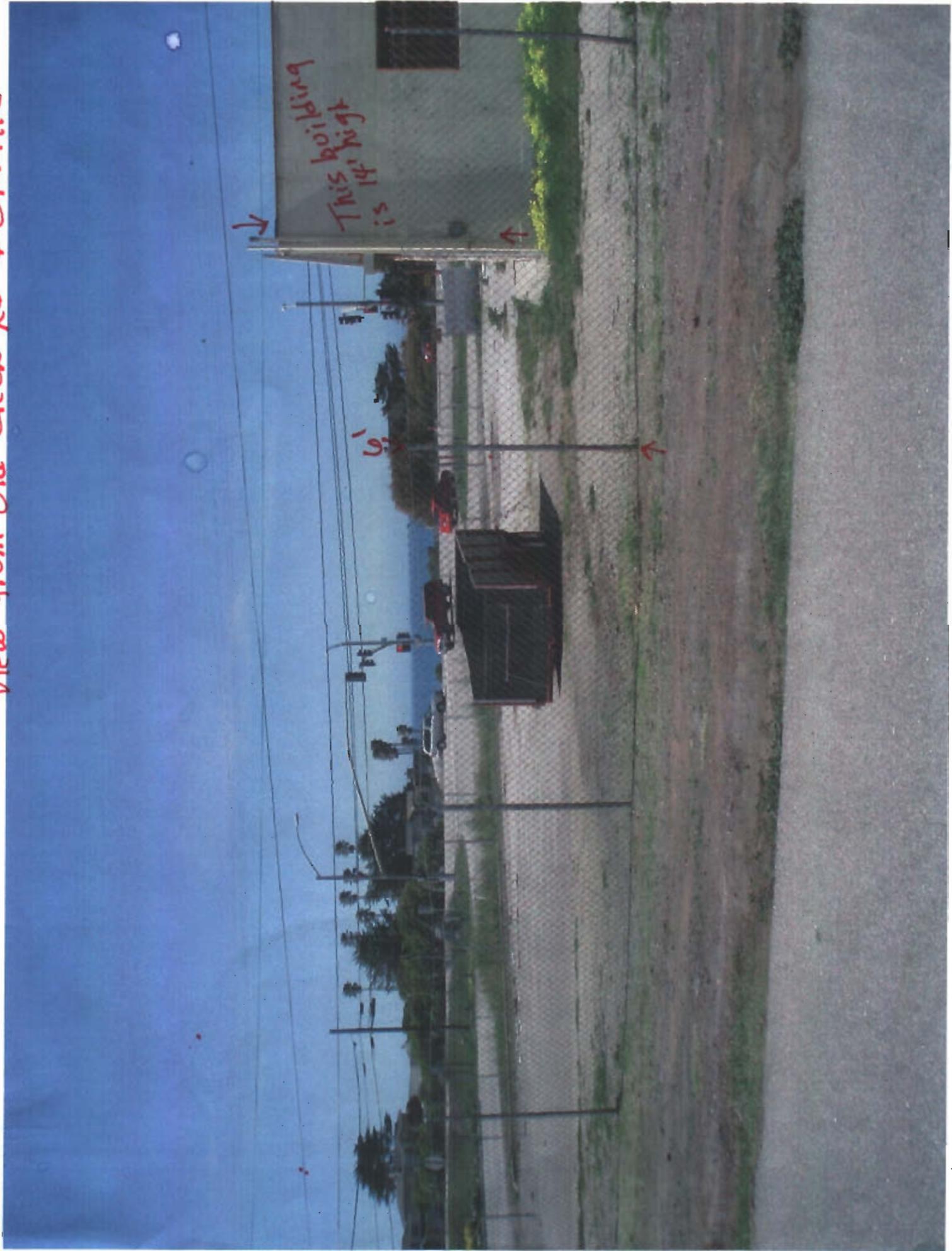
Trans-former
30'

This chain link fence is 6' high - The project would be 30'

OV C PR OF S



View from Old Creek Rd & Orville



The letters (total #),
and all the petition
signatures have been
given to the County
and should be
available to the
Coastal Commission

A sample of letters
from residents. There
were a total of
200+

A total of 2,000+
people signed a
petition in opposition
to project as currently
proposed

County Board of Supervisors
1055 Monterey Street
Room D430
San Luis Obispo, Ca 93408

Re: the Cayucos del Mar project

Honorable Supervisors;

As a longtime resident of Cayucos, I am very concerned about the out of character Cayucos del Mar project. This development is larger than any existing structure in the downtown core, yet this monolith is actually being considered for our quiet, single family residential part of town. I beg you to consider the impact this project would have and hope you would consider the recommendation of the Planning Commission to eliminate the third story and limit the height to 22 feet for the commercial area.

Please, please do not approve the appeal.

Yours with respect,

CRAIG BALZER

Craig Balzer

2979 ORVILLE AVE.

CAYUCOS, CA, 93430

County Board of Supervisors
1055 Monterey Street
Room D430
San Luis Obispo, Ca 93408

Re: Cayucos del Mar Project

Honorable Supervisors;

Please know I respect the rights of the property owner and the fact that it was a series of lots with multi-family zoning as well as a commercial component. A project built with the multi-family area separated from the commercial development would give the location a smaller, in neighborhood feel. But by combining the entire series of lots into one huge mass, we are now faced with an enormous, out of scale development.

Please consider what our community will have to live with for generations once this out of character development is built as proposed. I urge you to vote to deny the builder's appeal. Let's work on getting a project that works for everyone concerned.

Thank you so much for your consideration,



Lindsay Peters
432 Old Creek Rd Apt. B
Cayucos, CA 93430

1055 Monterey Street
Room 430
San Luis Obispo, Ca 93408

Re: Cayucos del Mar Project

Dear Supervisors;

Please, we need your help. The DeCicco/Cayucos del Mar project has so much opposition in our little town that we are amazed that the development is still being forced on us. While the builder has every right to appeal the decision of the Planning Commission to reduce the massiveness, we are hopeful that you, our supervisors, will see the incompatibility, present and future impact this giant project has on our single family neighborhood and our small town.

We encourage you to deny the appeal and support the Planning Commission's decision to reduce the height and mass.

Thank you very much for your consideration,

K. B. McCloy KEVIN B. McCLOY

J. McCloy Jane M McCloy

404 Old Creek Rd
Cayucos, Ca 93430

County Board of Supervisors
1055 Monterey Street
Room D430
San Luis Obispo, Ca 93408

Re: Cayucos Del Mar Development

My Supervisors;

The massiveness of the Cayucos del Mar project is bigger than anything ever built in our little town and no amount of articulation or what the architect likes to call wedding cake, facades or gable roof forms will disguise this huge mass right in our single family home neighborhood.

I have no objection to a project being built on that site however I had hoped it would be a compliment to our small, single family neighborhood. Not a massive, out of character, insensitive mass.

Please deny the appeal.

Yours respectfully,

B. Nach & Barly
265 OLD CREEK OLD RD
CAYUCOS CA 93430

County Board of Supervisors
1055 Monterey Street
Room D430
San Luis Obispo, Ca 93408

RE: Cayucos del Mar Development

Honorable Supervisors;

I was excited when I first heard that ugly corner was going to be developed but after seeing what was going in there, I was appalled. I understand the builder has complied with all the building codes but why does it have to be so huge? I understand he has to make money but it would seem to me that even if he built homes on the property that would be more in line with my neighborhood he could make plenty of return on his investment.

Please, please deny the appeal and not let this monster destroy our community.

Respectfully,

*Dorothy Brock
Dorothy Brock
321 13th St.
Cayucos Ca. 93430*

1055 Monterey Street
Room 430
San Luis Obispo, Ca 93408

Re: Cayucos del Mar development

Honorable Supervisors;

While the citizens of Cayucos were under the assumption the building process would be sensitive to the impact any development would have on the surrounding small, single family homes, the Cayucos del Mar development was a shock to those who would have to live around the giant. No off-street parking, no setbacks, and no separation between the residential and commercial development makes this so out of character with the neighborhood that it will ruin this residential part of town forever.

We urge you to DENY the builder's appeal to build our worst nightmare.

Respectfully,

Joyce Demoreit
1212 Burton Drive
Cambria, Ca 93428

--- On **Wed, 9/24/08**, **Karen Elliott <kdellio@sbcglobal.net>** wrote:

From: Karen Elliott <kdellio@sbcglobal.net>
Subject: DeCicco/Del Mar Project Appeal
To: bgibson@co.slo.ca.us
Cc: hovitt@co.slo.ca.us, jlenthal@co.slo.ca.us, kachadjian@co.slo.ca.us, jpatterson@co.slo.ca.us, dglsurf@aol.com
Date: Wednesday, September 24, 2008, 3:28 PM

Dear Supervisors,

Cayucos is a small, unincorporated area struggling to maintain its quaint, small town atmosphere and architectural integrity against the influence of development interests operating contrary to our town's interests.

In an almost unanimous decision, the Cayucos Citizen's Advisory Council ("CCAC") voted 13 to 1 against approval of the above-referenced project as submitted. A counterproposal from the CCAC asked DeCicco for removal of at least one floor to mitigate against the project's out-of-scale size.

After reconsidering the concerns of the impact of such a massive project on a small community, the Planning Commission voted to approve the project only if the DeCicco's plans were modified to remove one floor and limit its height to 22 feet.

Apparently, Mr. DeCicco has no interest in conforming to the scale of the neighborhood and is appealing Planning's reasonable decision.

In view of the decisions of both CCAC and Planning as the voice of the citizens of Cayucos, I would request that you deny the appeal by Mr. DeCicco to move forward with his overscale project and limit this development to Planning's proposal.

I believe the appellate process should not be abused by developers to thwart the wishes of either the CCAC or Planning who after all are voting on behalf of all their constituents, not solely a single developer.

Thank you for your consideration.

Sincerely,

Karen Elliott

6/27/08
Local Updates

Cayucos developer told to cut motel height

Planning Commission
approves by a 3-1 vote
the plan for motel rooms
and five condominiums

The county Planning Commission approved a controversial mixed-use proposal for Cayucos on Thursday but directed the developer to lop one story off the commercial section of the project.

The 3-1 vote came after a four-hour public hearing at which about two dozen residents commented on the project proposed for Highway 1 and Old Creek Road. Developer Franco DeCicco's plans call for five condominiums and 18 motel rooms.

The project has faced months of criticism from some Cayucos residents who said it was too big, would attract too much traffic, would cause pollution and would generally not match the character of the small, seaside town.

In response to the criticism, DeCicco scaled back the proposal and eliminated a convenience store and restaurant that were part of his original plans.

After the meeting, Kim Hatch, DeCicco's architect, said the developer was not happy with the commission's decision that the project must be one story shorter.

DeCicco had not yet decided if he would appeal the commission's decision to the Board of Supervisors, Hatch said.

Commissioner Sarah Christie, who cast the lone "no" vote, said the commission's decision, though well-intentioned, would cost taxpayers money and delay the developer even more.

The decision, she said, left the county open to a costly lawsuit because the project the commission approved no longer had an accurate and complete description. It was not clear, for example, how big the revised project would be or how many motel rooms it would have.

Christie recommended that a decision be postponed until DeCicco and county planning staff work together to shape a revised proposal.

But commissioners Anne Wyatt, Bob Roos and Eugene Mehlschau voted for the project with the condition that the height of the motel portion be two stories and no more than 22-feet tall.

Commissioner Penny Rappa did not attend the hearing.

— Tribuns staff report



Check for breaking news
updates throughout the
day at sanluisobispo.com

A few newspaper
articles

10/18/08

Board unsatisfied with Cayucos motel

Supervisors tell developer to further
reduce the size of his project

By BOB CUDDY
bcuddy@thetribunenews.com

After listening to three hours of testimony, the Board of Supervisors Tuesday postponed a decision on a plan to build a motel-residence at Highway 1 and Old Creek Road on the southern outskirts of Cayucos.

The board told developer Franco DeCicco to go back and redesign the project, which he calls Cayucos Del Mar. It's slated to come back to the board on Oct. 28.

Supervisors want the developer to work on the mass and height of the building, which calls for four residential units and 18 motel rooms. They said it was out of character with the neigh-

borhood.

The proposed back wall facing homes across Orville Street was both too tall and too massive, supervisors said.

Supervisor Jerry Lenthall's motion said the building can go to 30 feet so long as the third floor is set farther back from the street.

The vote was 4-1, with Supervisors Katcho Achadjian, Harry Ovitt and Jim Patterson joining Lenthall, and Bruce Gibson opposed.

DeCicco has already made several changes, dropping a café and small market.

The Planning Commission in July told him that the three-story part of his proposal is too high. When the panel limited him to 22 feet, he appealed.

The property is at the site of an abandoned commercial structure that has gone through several incarnations, including a gas station. It now is a weed-covered lot and abandoned structure.

Dozens of Cayucos residents spent nearly three hours commenting on the proposal, speaking well into the evening.

The bulk of them savaged it, claiming that it would create noise and traffic, harm views and endanger local creeks. They also said it didn't account for pedestrian traffic and park-

ing for motel residents, including truckers.

Mostly, however, residents complained about the size of the would-be motel-residence.

They said it was out of character with what one called "the last of the genuine beach towns," and another characterized as "small and quaint."

Another critic said that Cayucos Del Mar would be the first thing visitors would see when they enter the town from the south and would so offend them that they would keep driving and not go downtown.

However, DeCicco had supporters, some of whom called the opponents "emotional" people saying misleading things.

One supporter said the property has been an eyesore for 20 years, and the county should accept a tax-paying enterprise.

Stan House noted that DeCicco came to the United States decades ago and has played by the rules. He said DeCicco's plan falls within zoning laws.

Gibson conceded that DeCicco had played by the rules, but added that "it doesn't really matter where the project comes from."

What matters, he said, is whether it fits the character of the neighborhood, and as proposed, he felt DeCicco's Cayucos Del Mar did not.

ATMS

October 9 - 16, 2008

What the county's talking about this week

- > Missing the bus [12]
- > Strokes & Plugs [13]



Dozens of Cayucos residents pack the supervisors' chambers during the Cayucos Del Mar project appeal.

PHOTO BY STEVE E. MILLER

Cayucos motel project hits a nerve

In the small ocean town of Cayucos there's a fear that a planned new building could degrade the lifestyle residents there revere.

It's to be called the Cayucos Del Mar, a mixed-use project with 18 motel units and four condos. But the building would dwarf surrounding structures and block neighbors' ocean views, members of the Concerned Citizens of Cayucos worry.

While SLO County supervisors were divided on what to do with the project, and decided to wait until Oct. 28 for a final vote, it appeared that opponents failed in attempts to have the project cut from three stories to two.

Cayucos Del Mar's developer Frank DeCicco appealed to the Board of Supervisors after the County Planning Commission approved his project with several caveats, the most contentious of which was to remove the third floor. DeCicco said that losing that

floor would strangle the project's profit margin.

Hours of public testimony and debate among supervisors dragged the Oct. 7 appeal hearing 3 1/2 hours past schedule.

Concerned Citizens of Cayucos member Bruce Paine said, "From day one we have stressed the importance of reducing the massiveness of it."

Throngs of residents argued that the Cayucos Del Mar did not mesh with their cherished small community. Many came armed with photos, architectural sketches, and even three-dimensional models. Paul Choucaas brought with him an elaborate homemade model and used small toy cars to demonstrate hazardous traffic scenarios that some argued would be made worse with the addition of a motel.

And, for the most part, supervisors agreed that the project needed more work. Each member, with the exception of Supervisor Harry Ovit, pushed for

a redesigned project that would scale down the visual obstruction, particularly of a vertical wall at the project's rear.

But what began as a consensus with the board disintegrated as Supervisors Bruce Gibson and Jerry Lenthal wrestled over specifics of how a redesign should look. Lenthal said he wanted the rear of the building to be as attractive as the front, allowing the third floor so long as it would be set back and reduce the appearance of a sheer wall. Gibson, however, asked for the vertical walls to be reduced and for a break in the building's horizontal face.

Ultimately Lenthal came out ahead with a 4-1 approval of his motion to tentatively approve the appeal with the expectation that the developer would come back with another design on Oct. 28. Gibson was the only "no" vote.

—Colin Rigley

On Aug. 13, 2009 during the Coastal Commission meeting on the matter of appealability of the Cayucas del Mar project, the attorney Mr. Ochylski, representing the applicant, Mr. DeCicco, stated that the project, "Complies with the new Estero Area Plan." In fact, it does not. It complies with the old Estero Area Plan. At the SLO Board of Supervisors appeal hearing of the project Mr. DeCicco was asked to comply with the new plan - he refused. The new plan update had not yet been approved when Mr. DeCicco applied for a permit. Therefore, he is not required to comply with it. Doing so would require more setbacks on his development and the elimination of the third floor. Mr. Ochylski's statement was untrue.



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

DATE: March 26, 2008

TO: PLANNING COMMISSION

FROM: KEITH MILLER, MORRO GROUP/SWCA

VIA: MIKE WULKAN, SUPERVISING PLANNER/JOHN NALL, PRINCIPAL ENVIRONMENTAL SPECIALIST

SUBJECT: DECICCO (CAYUCOS DEL MAR) TENTATIVE TRACT MAP (TRACT 2863), DEVELOPMENT PLAN, VARIANCE, AND COASTAL DEVELOPMENT PERMIT (SUB2005-00241, DRC2006-00064) – *RESPONSE TO REQUEST FOR REVIEW*

The following has been prepared in response to the appeal of the Mitigated Negative Declaration (MND) by the Concerned Citizens of Cayucos. Their comments are paraphrased below. A complete copy of the Request for Review is attached as Appendix A.

This project will be presented for Planning Commission consideration on March 27, 2008. This response is submitted to the Planning Commissioners as a supplement to the staff report.

Issue 1: Estero Area Plan Update Policies

Comment: The proposed project is inconsistent with the Estero Area Plan Update policies and guidelines.

Response: The MND and Visual Analysis for this project considered policies in the existing Estero Area Plan, which is appropriate when determining consistency with plans and polices. No specific policy inconsistencies were identified by County staff or Morro Group during pre-application meetings, development review, or the environmental review process. The Estero Area Plan update has not been approved by the Coastal Commission, is not in effect, and therefore cannot be used as a basis to evaluate a proposed project's consistency with the Local Coastal Program.

The project is consistent with Cayucos Urban Area Standards in the Estero Area Plan associated with setbacks, density, and height limitations. When originally submitted, the proposed project was designed in a "California Mediterranean" style. Commercial Retail Standard #1 requires new development to reflect a Western or Victorian style. The applicant has requested a variance to this