

F20a

September 9, 2016

California Coastal Commission Hearing Item: # F20a

Application No. A-3-SLO-09-058 (DeCicco, San Luis Obispo)

Name: Linda Mayfield

Position: oppose project as submitted

[Click here to go to original staff report](#)

Dear Coastal Commissioners and Staff

I could not find posted minutes for the November 4, 2009 Coastal Commission hearing, I watched the archived online video and summarized the commissioner comments. The commissioner comment period and vote lasted 25 minutes. Below is the summary, this is not a verbatim transcript.

November 4, 2009

Coastal Commission commissioner commentary:

Staff recommends no substantial issue.

Com. Blank: Concern about unit size, states they are 3-4 times the size of other Hotel rooms in Cayucos. Also has a problem with visual impact, incompatible character in relation to surrounding neighborhood and commercial parking in the residential zone.

Com. Kruer: Agrees with Com. Blank on all of the above with emphasis on the linear massing and scale.

Com. Wan: Agrees with all of the above, calls it "monolithic", and states the unit size is equivalent to many of the neighborhood homes. She is concerned with the possibility of conversion to non-visitor serving uses i.e. condos, wants conditioning to prevent this conversion.

Com. Suja Lowenthal: Concern about overall size, scale mass and unit size, also does not want to set a precedent in small coastal communities.

Com. Markarini: Agrees with Com. Blank on size, scale, and incompatible visuals, has concerns with shading solar installations on surrounding homes.

Com. Sanchez: Concerns with bulk, scale, incompatible character, views from public streets, the linear "wall effect", conflict in zoning in underground parking, does not want condo conversion.

Com. Shallenberger: Makes a motion to vote NO on staff recommendation. Finds issue adequately spoken to by fellow commissioners has no need to comment.

Com. Markarini: Seconds motion and has no need to comment further.

Com. Kram: Agrees with all of the above, and invites Mr. DeCicco to respond.

Mr. Decicco: Responds, talking about the concessions he claims to have made and addresses the issue of condos and not the other concerns stated.

Com. Achadjian: Agrees with fellow commissioners, however he cautions them to bear in mind that the project complies with the Coastal Act and falls within the legal issues of the LCP. He gives a short history of the changes and hearings this project has been through and asks his fellow commissions to give direction to the staff on what would be an acceptable project.

Direction to Staff:

Com. Kruer: Lot size is 2/3 acre necessitating underground parking because of intensified nature of project, concern with changing natural grade, and commercial parking in residential zone, environmental issues with groundwater during excavation, does not look like urban area and a project of this size should be on 1 ½ acres too much square footage on this site. Does not meet visual characteristics and community character in the bulk and the scale. Very concerned with subterranean excavation without further study by experts.

Vote: Unanimous No

Direction to Staff: (continued)

Com. Wan: Agrees with Com. Kruer on underground issues. Principle issue is bulk and scale in this massive building and a need to "break up that scale in a way that doesn't make it this one monolithic structure". To do that you need to look at the size of the units inside the hotel, make the units smaller more like a traditional Hotel and therefore reduce the size of the structure.

Com. Blank: Interested to hear and read comments that the community does not oppose a reasonable project on this site. The reason I find substantial issue is community character and staff needs to work with the appellant and applicant to achieve a workable project.

END

The current staff report and applicant submittals are not consistent with the 2009 Coastal Commissioner's directives as they do not respect or implement most of the changes the commissioners were requesting. The bulk, scale, linear mass, and room size have had very minor changes to them. To demonstrate this, I have attached an elevation comparison of the changes to this project over the years.

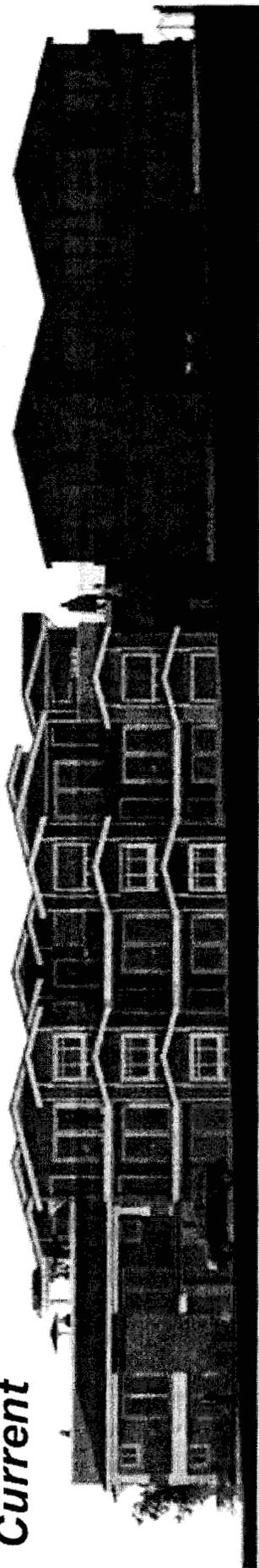
These are the very items the 2009 commissioners found substantial issue with, which prompted this hearing.

Thank you,
Linda Mayfield
Cayucos, California

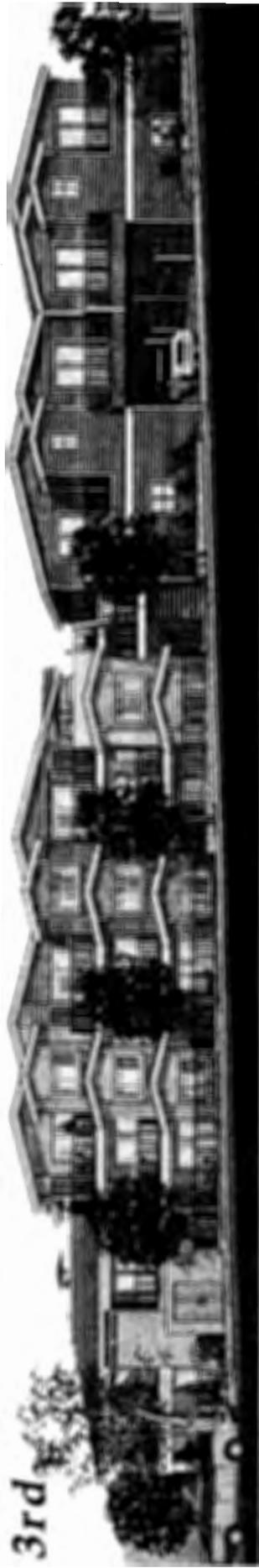
CC:
Daniel Robinson
Erik Howell
Effie Turnbull-Sanders
Mark Vargas
Martha McClure
Steve Kinsey
Roberto Uranga
Greg Cox
Sarah Glade Gurney
Maricela Morales
Olga Diaz
John Belsher, Esq.
Bruce & Connie Paine
John Carsel, Esq.
Larry Shochet
Cyndi Malmen
Greg Neshime
Carol Baptiste

East View From Orville Avenue

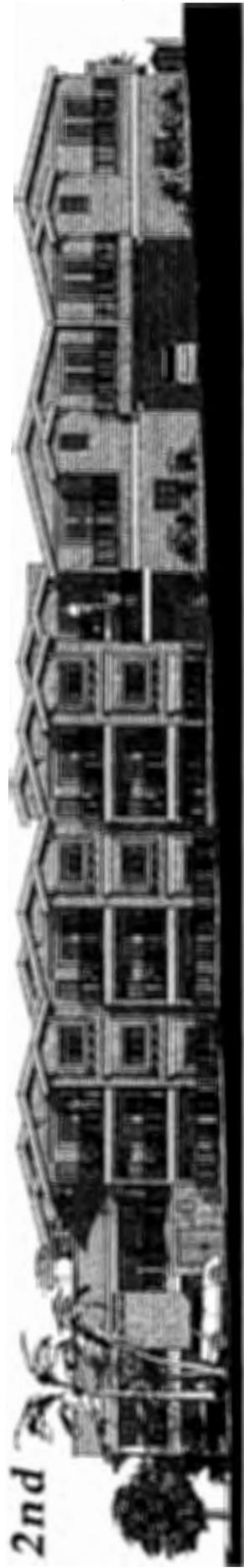
Current



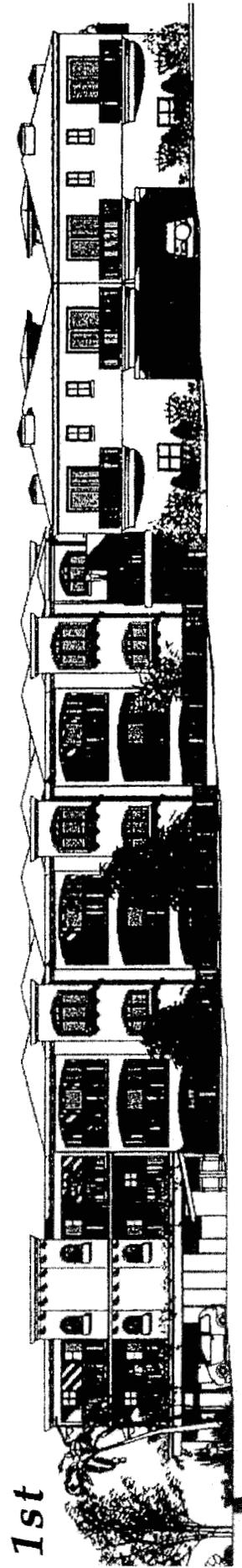
3rd



2nd



1st



California Coastal Commission Hearing Item: # F20a
September 9, 2016
Application No. A-3-SLO-09-058 (DeCicco, San Luis Obispo)
Name: Cynthia Logan
Position: oppose project as submitted

F20a

PLEASE EXCUSE THIS HANDWRITTEN NOTE
BUT MY COMPUTER IS "DOWN" & I NO LONGER
HAVE A TYPEWRITER

I HAVE LIVED IN MY HOUSE IN CAMARILLO
FOR 29 YEARS & I HAVE SEEN CHANGES IN MY
NEIGHBORHOOD. APPROXIMATELY 15 YRS AGO A
DEVELOPER BUILT THREE "COOKIE CUTTER" HOUSES
DIRECTLY IN FRONT OF MINE, THEREBY TOTALLY
OBLITERATING MY WHITE WATER VIEWS. WHILE
THAT DID NOT MAKE ME HAPPY, I RECOGNIZED HIS
PROJECT DID COMPLY WITH OTHER RESIDENCES IN
MY AREA. PLEASED? NO! RESPECTING HIS RIGHT? YES!

MY NEIGHBOURS & I ARE!

- BILLED FOR WATER ON A "TIERED SYSTEM";
- ARE ALLOWED EXTERIOR WATERING ON MONDAYS;
THURSDAYS ONLY;
- MAY NOT WASH OUR VEHICLES AT OUR RESIDENCES;
- HAVE (OBVIOUSLY) BEEN AFFECTED BY OUR STATEWIDE
DROUGHT

AND YET?

A SIXTY-FOUR THOUSAND SQ FT EDIFICE GEARED
TOWARD TOURISTS (IN A RESIDENTIAL NEIGHBORHOOD) IS BEING
CONSIDERED?

4 STUDIO UNITS WITH DISHWASHERS, WASHERS/DRYERS &
ONE FULL BATH = POTENTIALLY 2 OCCUPANTS / UNIT =
4 SFU'S IN THIS AREA

18 VACATION UNITS! THOSE HAVING 2 BEDS (2 BATHS
& APPROVED FOR UP TO TEN TENANTS EACH? TEN PEOPLE / UNIT
FLUSHING TOILETS, BATHING / SHOWERING, CLEANSING DISHES,
DOING LAUNDRY ?? TURNOVER ONLY 2-7 DAYS WITH

PROFESSIONAL CLEANING SERVICES (NEWLY-LAUNDERED
BEDDING, GENERAL CLEANING, WINDOW WASHING, ETC.) SERVICES
REQUIRED AFTER EACH VACANCY?

LANDSCAPING, WATER USAGE? HOSEING OFF OF PARKING
LOT(S), DRIVEWAYS?

IT BOGGLES THE MIND.....

AS FOR PARKING, AT A MINIMUM, 2 CARS PER UNIT
(STUDIO / 1/2 BEDROOM UNITS) PLUS PARKING NEEDED FOR
EMPLOYEES / CLEANING CREWS / GARDENERS / CARPET CLEANERS / ETC?
THE INTERSECTION INVOLVED IS ALREADY AN OCCASIONAL
NIGHTMARE — I KNOW AS I LIVE HERE. IT IS ALSO THE
INTERSECTION AT WHICH THE SCHOOL BUSES PICKUP &
DELIVER CHILDREN FROM KINDERGARTEN THROUGH 8TH GRADES.

I AM A LICENSED CALIFORNIA REAL ESTATE BROKER
AND AS SUCH, I DO RESPECT OWNERS' RIGHTS — AS LONG
AS THEIR 'VISIONS' DO NOT PUT IN JEOPARDY THEIR
NEIGHBORS' RIGHT TO THE QUIET ENJOYMENT OF
THEIR OWN PROPERTIES.

THIS PROJECT IS IN DIRECT OPPOSITION OF COMMON
SENSE, WILL FURTHER IMPACT OUR WATER SHORTAGE
(EL NINO DID NOT HAPPEN AS PROJECTED / HOPED FOR)
WILL CAUSE POTENTIAL FATALITIES AT THE INTER-
SECTION OF HWY 1 & OLD CREEK RD (AGAIN, WHERE
SCHOOL BUSES DISCHARGE STUDENTS) AND WILL, IN MY
OPINION BASED ON PAST EXPERIENCES IN ORANGE
COUNTY, TOTALLY ALTER THE MUCH TOUTED "CALUCOS"
THE TOWN THAT TIME FORGOT".

THANK YOU FOR YOUR COURTESY IN CONSIDERING
MY POINT OF VIEW AS A CALUCOS RESIDENT.

Cynthia A Logan

CYNTHIA A LOGAN DRE LIC# 61096322
2699 SANTA BARBARA AVE, CALUCOS, CA 93430
(805) 995-1198 CELL (805) 440-4234

F 20a

Robinson, Daniel@Coastal

From: Richard V. <rofcay2001@yahoo.com>
Sent: Wednesday, September 07, 2016 4:25 PM
To: Robinson, Daniel@Coastal
Subject: F20a : 50 year old Dederelict Gas Station = Haz Mat Issue

Currently, site of a 50 year derelict Gas Station from the early 1960's, including original building, concrete slabs, gas Pump Island, pump to storage tank plumbing and underground storage tanks. I wonder how many dirty oil changes were "taken out back" and dumped? I wonder if the tanks have been leaking and for how long? I wonder if the oil blum has reached Old Creek 300 feet away? I wonder how much Hazardous Waste has reached the sea 1200 feet away ? And, I truly hope your wondering too

F20a

Robinson, Daniel@Coastal

From: SunnyBeansCoffee@aol.com
Sent: Wednesday, September 07, 2016 2:35 PM
To: Robinson, Daniel@Coastal
Subject: Letter to Coastal Commission

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Robinson:

I was planning to attend the Coastal Commission hearing in Newport Beach on Friday concerning the Cayucos item on the agenda. My basset hound, Rufus, has been hospitalized. I have to take him to Santa Barbara Thursday for an MRI and other tests. He may or may not be coming home Friday. In any case, travel for me at this point is not an option. Could you please forward the letter below to the Commissioners? I know it is very short notice; I thought Rufus was getting better and would be home by now, and I would be able to attend the hearing.

Thank you in advance for this, and again for all the help that you have provided me with other Coastal Commission issues.

Francie Farinet

California Coastal Commissioners

Re: Item F20a:
Appeal Number: A-3-SLO-09-058

Dear Commissioners,

As a long time resident of Cayucos, I am asking you to veto this development.

This proposed project is inappropriate for Cayucos. It is located in a residential district, two miles from the business district.

This project is basically the same one that was rejected previously; nothing has really changed. The overall mass and scale are not compatible with the neighborhood. The additional traffic caused by this development would severely impact residents on Old Creek Road and surrounding streets.

In addition, even though water rights have been granted; this project, located in CSA-10, will be receiving their water from Whale Rock Reservoir. Seven years ago, the reservoir was full. The current capacity is less than 40%. There is no rain in the forecast anytime soon. Our reservoir is getting lower and lower every year. We are running out of water for existing residents. Adding any development of this scale would severely impact our water supply.

Cayucos is one of the last true California beach towns, unlike Encinitas, Solana, Santa Monica, and other small towns that are now just mass developments; nothing but concrete structures up and down the coastline.

I realize that as commissioners, you all have moved away from the original purpose of the Coastal Commission; that of the preservation and protection of the coast for future generations. I am asking that you make an exception to your pro-development agenda and influence of development and labor lobbyists to vote against this proposal. It will forever change, in a negative way, the ambience and character of this little California beach town, and open the door to further development.

Thank you for your time and consideration.

Ancie Farinet
12th Street
Ayucos, CA 93430
5-995-1943

F20a

Robinson, Daniel@Coastal

From: Julie Sanders <juliesanders726@gmail.com>
Sent: Wednesday, September 07, 2016 8:43 AM
To: Robinson, Daniel@Coastal
Subject: Cayucos Del Mar Project

September 7, 2016

California Coastal Commissioners, All

Central Coast District

25 Front Street Suite 300

Santa Cruz, CA 95060-

Item F20a:

Appeal Number ; A-33SLO-058

Julie Sanders

Position: Opposed

Dear Commissioners,

I disapprove of staff's recommendation for approval of the 3-story hotel in a residential neighborhood at the corner of Old Creek Road and Highway 1. I am 20 year Cayucos living on the corner of Old Creek Road and Orville Street. This project will negatively my neighborhood for several reasons.

1. In 2009, the public and Commission's concern was the bulk, mass, and scale of the building: a **64,000 square foot**, 3-story business not compatible within the residential neighborhood.

This **hasn't changed**. Today, the proposal is still a 64,000 square foot, 3-story business not compatible within the residential neighborhood.

2. The applicant and staff admit to **massing** in the staff report when they attempt to down play it by agreeing to variations in coloring". Paint cannot fix the size, scale and lack of neighborhood character.

3. The **height** of the residential portion of this building will be 28', but the pre-dominant hotel portion of the building will be "only two feet above." Did you see the predominantly 1-story homes adjacent on the east and north, with the 2-story houses south, across Old Creek Road. The whole structure should be limited the height limit of the area: 28 feet. **Look at the photos.**

4. **Photo Renderings.**

a) There is no way this building is shorter than the 2-story A-frame behind it.

b) **Sidewalks** are not characteristic in this or any Cayucos residential neighborhood.

Street trees are not characteristic of Cayucos neighborhoods. A few people have trees in their yards. If trees are required, views will be blocked. If trees are not required, the building will look massive. This is the wrong building in this location.

The staff report states, "the project is conditioned to require downward facing lighting designed to minimize illumination offsite." You've all stayed at hotels: they are illuminated for safety. How are you not creating **night light pollution** for the immediate neighbors, the people living on the hill above who cannot avoid seeing the structure as they look across to the ocean, and those living on the west side of the highway looking toward the hills?

Allowing 6-10 people per room does not make for **affordability**. It stacks the room with more people in crowded conditions in order to pay the rate. Allowing rates that should be "low" to rise to "moderate," and then assuming those rates will not rise above "moderate" is putting your in the sand, pun intended.

Does the developer have a plan to provide **parking for 6-10 people per room**? That is 2-4 carloads of people per room. Is there a presumption that **street parking will be used for overflow**? What happens when locals drive to the hotel to see their friends staying in the hotel? How are you protecting Orville and Ocean Streets from being degraded in an already impacted neighborhood?

Allowing 6-10 people per room does not make for **affordability**. It stacks the room with more people in crowded conditions in order to pay the rate. Allowing rates that should be "low" to rise to "moderate," and then assuming those rates will not rise above "moderate" is putting your in the sand, pun intended.

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9. The traffic on Old Creek Road is already too heavy for this street especially during commuter hours of 5:30 A.M. to 8:30 A.M. and 3P.M to 6P.M.

This project has not been mitigated to address the conflicting County LCP concerns listed above. The project should be continued until real mitigation occurs.

Sincerely,
Lilie Sanders

F20a

Robinson, Daniel@Coastal

From: J D Mullen <jeraldmullen@gmail.com>
Sent: Wednesday, September 07, 2016 7:01 AM
To: Howell, Erik@Coastal
Cc: Howell, Erik@Coastal; Turnbull-Sanders, Effie@Coastal; Vargas, Mark@Coastal; McClure, Martha@Coastal; Uranga, Roberto@Coastal; Glade Gurney, Sarah@Coastal; Morales, Maricela@Coastal; Diaz, Olga@Coastal; Robinson, Daniel@Coastal; winholtz@sbcglobal.net
Subject: Fwd: Item F20a:

Begin forwarded message:

From: J D Mullen <jeraldmullen@gmail.com>
Date: September 7, 2016 at 9:13:16 AM EDT
To: Daniel.Robinson@coastal.ca.gov
Subject: Item F20a:

September 07, 2016

California Coastal Commissioners, All
Central Coast District
725 Front Street Suite 300
Santa Cruz, CA 95060-4508

ItemF20a:
Appeal Number: A-3-SLO-09-058
Jerald D Mullen
Position: Opposed

Dear Commissioners:

I disapprove of staff's recommendation for approval of the 3-story hotel in a residential neighborhood at the corner of Old Creek Road and designated scenic Highway One in Cayucos.

1. In 2009, the public and Commission's concern was the bulk, mass, and scale of the building: a **64,000 square foot**, 3-story business not compatible within the residential neighborhood.

This **hasn't changed**. Today, the proposal is still a 64,000 square foot, 3-story business not compatible within the residential neighborhood.

2. The applicant and staff admit to **massing** in the staff report when they attempt to down play it by agreeing to "variations in coloring". Paint cannot fix the size, scale and lack of neighborhood character.

3. The **height** of the residential portion of this building will be 28', but the pre-dominant hotel portion of the building will be "only two feet above." Did you see the predominantly 1-story homes adjacent on the east and north, with the 2-story houses south, across Old Creek Road. The whole structure should be limited the height limit of the area: 28 feet. **Look at the photos.**

4. **Photo Renderings.**

a) There is no way this building is shorter than the 2-story A-frame behind it.

b) **Sidewalks** are not characteristic in this or any Cayucos residential neighborhood.

c) **Street trees** are not characteristic of Cayucos neighborhoods. A few people have trees in their yards. If trees are required, views will be blocked. If trees are not required, the building will look massive. This is the wrong size building in this location.

5. The staff report states "The project will certainly change the existing viewshed from Highway 1 looking east. The staff report admits "while it is true that a smaller structure would lead to fewer public view impacts," rather than recommend a reduction in scale, as the neighborhood and town have asked for, the report recommends to look the other way: across the Highway. **Highway One is suppose to be scenic on BOTH sides.** Do not compromise our scenic highway.

6. The staff report states, "the project is conditioned to require downward facing lighting designed to minimize illumination offsite." You've all stayed at hotels: they are illuminated for safety. How are you not creating **night light pollution** for the immediate neighbors, the people living on the hill above who cannot avoid seeing the structure as they look across to the ocean, and those living on the west side of the highway looking toward the hills?

7. Allowing 6-10 people per room does not make for **affordability**. It stacks the room with more people in crowded conditions in order to pay the rate. Allowing rates that should be "low" to rise to "moderate," and then assuming those rates will not rise above "moderate" is putting your in the sand, pun intended.

8. Does the developer have a plan to provide **parking for 6-10 people per room**? That is 2-4 carloads of people per room. Is there a presumption that **street parking will be used for overflow**? What happens when locals drive to the hotel to see their friends staying in the hotel? How are you protecting Orville and Ocean Streets from being degraded in an already impacted neighborhood?

This project has not been mitigated to address the conflicting County LCP concerns listed above. The project should be continued until real mitigation occurs.

F20a

Robinson, Daniel@Coastal

From: J D Mullen <jeraldnullen@gmail.com>
Sent: Wednesday, September 07, 2016 6:13 AM
To: Robinson, Daniel@Coastal
Subject: Item F20a:

September 07, 2016

California Coastal Commissioners, All
Central Coast District
25 Front Street Suite 300
Santa Cruz, CA 95060-4508

Item F20a:
Appeal Number: A-3-SLO-09-058
Jerald D Mullen
Position: Opposed

Dear Commissioners:

I disapprove of staff's recommendation for approval of the 3-story hotel in a residential neighborhood at the corner of Old Creek Road and designated scenic Highway One in Cayucos.

In 2009, the public and Commission's concern was the bulk, mass, and scale of the building: a **64,000 square foot**, 3-story business not compatible within the residential neighborhood.

This **hasn't changed**. Today, the proposal is still a 64,000 square foot, 3-story business not compatible within the residential neighborhood.

The applicant and staff admit to **massing** in the staff report when they attempt to down play it by agreeing to "variations in coloring". Paint cannot fix the size, scale and lack of neighborhood character.

The **height** of the residential portion of this building will be 28', but the pre-dominant hotel portion of the building will be "only two feet above." Did you see the predominantly 1-story homes adjacent on the east and north, with the 2-story houses south, across Old Creek Road. The whole structure should be limited the height limit of the area: 28 feet. **Look at the photos.**

Photo Renderings.

There is no way this building is shorter than the 2-story A-frame behind it.

Sidewalks are not characteristic in this or any Cayucos residential neighborhood.

Street trees are not characteristic of Cayucos neighborhoods. A few people have trees in their yards. If trees are required, views will be blocked. If trees are not required, the building will look massive. This is the wrong building in this location.

The staff report states "The project will certainly change the existing viewshed from Highway 1 looking east. The staff report admits "while it is true that a smaller structure would lead to fewer public view impacts," rather than recommend a reduction in scale, as the neighborhood and town have asked for, the report recommends to look the other way: across the Highway. **Highway One is suppose to be scenic on BOTH sides.** Do not compromise our scenic highway.

The staff report states, "the project is conditioned to require downward facing lighting designed to minimize illumination offsite." You've all stayed at hotels: they are illuminated for safety. How are you not creating **night light pollution** for the immediate neighbors, the people living on the hill above who cannot avoid seeing the structure as they look across to the ocean, and those living on the west side of the highway looking toward the hills?

Allowing 6-10 people per room does not make for **affordability**. It stacks the room with more people in crowded conditions in order to pay the rate. Allowing rates that should be "low" to rise to "moderate," and then assuming those rates will not rise above "moderate" is putting your in the sand, pun intended.

Does the developer have a plan to provide **parking for 6-10 people per room**? That is 2-4 carloads of people per room. Is there a presumption that **street parking will be used for overflow**? What happens when locals drive to the hotel to see their friends staying in the hotel? How are you protecting Orville and Ocean Streets from being degraded in an already impacted neighborhood?

This project has not been mitigated to address the conflicting County LCP concerns listed above. The project should be continued until real mitigation occurs.

Sincerely, J.D. Mullen

F20a

Haila Hafley-Kluver
1620 Old Creek Road
Cayucos, CA 93430-1558

September 6, 2016

California Coastal Commissioners Central Coast District 725 Front Street Suite 300 Santa Cruz, CA 95060-4508	Item F20a: Appeal Number: A-3-SLO-09-058 Haila Hafley-Kluver Position: Opposed
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Dear Commissioners:

I disapprove of staff's recommendation for approval of the 3-story hotel in a residential neighborhood at the corner of Old Creek Road and designated scenic Highway One in Cayucos. In 2008 approximately 1/3 of the residents in Cayucos opposed this development in writing.

In 2009, the public and Commission's concern was the bulk, mass, and scale of the building: a 64,000 square foot, 3-story business not compatible within the residential neighborhood. This hasn't changed. Today, the proposal is still a 64,000 square foot, 3-story business not compatible within the residential neighborhood.

This project will cause unsafe conditions at the intersection of Highway 1 and Old Creek Road. Parking will spill onto the highway and into the already too small residential streets. Cayucos has a water supply problem. Residents have been rationing water for a couple of years. Where does this developer think water will come from for a large-scale hotel?

Local residents in the area of the proposed project have worked, raised children, and paid taxes to live where they do. A hotel of this magnitude would destroy all they have worked for in this quiet coastal area. This hotel does not belong in this small residential area of Cayucos.

I am opposed to seeing the Commission approve this project and destroy the life and community of this area of Cayucos. Please oppose this development.

Sincerely,

Haila Hafley-Kluver, Cayucos Resident

F20a

Robinson, Daniel@Coastal

From: Cheryl Conway <tehdei@charter.net>
Sent: Tuesday, September 06, 2016 9:26 PM
To: Robinson, Daniel@Coastal
Cc: Erik Howell
Subject: Appeal A-3-SLO-09-058

California Coastal Commissioners, All
Central Coast District
725 Front Street Suite 300
Santa Cruz, CA 95060-4508
Opposed

Item F20a:
Appeal Number: A-3-SLO-09-058
Bruce Paine
Position:

September 6, 2016

Dear Mr. Robinson and Commissioner Howell,

I am a twenty-six year resident of Cayucos and I am writing to (1) generally oppose the development of a three-story hotel at the corner of Old Creek Road, Ocean Blvd, and Highway One in Cayucos and (2) to request that the hearing on this matter be postponed until your meeting in Pismo Beach.

As a resident of south Cayucos, I know that this project is out of character with the neighborhoods, will forever alter the landscape of our end of town, and will create traffic hazards, loss of view shed, and use of water that we do not have in reserve. This plot of land was only designated commercial because it held a gas station when the land use ordinances for this area went into effect. It sits solidly in the middle of a residential-only neighborhood and there is no reason to grant the intrusion of a hotel complex in the middle of our homes. In 2008, The Cayucos Citizens Advisory Council voted nearly unanimously to deny this project. This is the opinion of the citizens of Cayucos and it is the one that matters most. If this project is approved and built, the Commission's decision will be responsible for ruining our rights to the quiet enjoyment of our homes with the intrusion of a massive hotel project. I know that you have received many communications in opposition to this project, so I will not go into that detail again.

To address item two, the citizens of Cayucos want to have the opportunity to weigh in on the Commission's decision. Holding the hearing in Newport Beach does not give us the opportunity to do that. It is a long distance for many to travel and an expensive venue for people to stay overnight in. I ask you to do the right thing for the people of my town and at minimum postpone the hearing until your meeting at Pismo Beach.

Thank you for your time and for considering our request.

Sincerely,

Cheryl Conway
110 Chaney Avenue
Cayucos, CA 93430

F20a

Robinson, Daniel@Coastal

From: Dani Gmail <dani.r.nicholson@gmail.com>
Sent: Tuesday, September 06, 2016 8:09 PM
To: Robinson, Daniel@Coastal

September 06, 2016

California Coastal Commissioners, All
Central Coast District
25 Front Street Suite 300
Santa Cruz, CA 95060-4508

Item F20a:
Appeal Number: A-3-SLO-09-058
Dani Nicholson
Position: Opposed

Dear Commissioners:

I disapprove of staff's recommendation for approval of the 3-story hotel in a residential neighborhood at the corner of Old Creek Road and designated scenic Highway One in Cayucos.

In 2009, the public and Commission's concern was the bulk, mass, and scale of the building: a **64,000 square foot**, 3-story business not compatible within the residential neighborhood.

This **hasn't changed**. Today, the proposal is still a 64,000 square foot, 3-story business not compatible within the residential neighborhood.

The applicant and staff admit to **massing** in the staff report when they attempt to down play it by agreeing to "variations in coloring". Paint cannot fix the size, scale and lack of neighborhood character.

The **height** of the residential portion of this building will be 28', but the pre-dominant hotel portion of the building will be "only two feet above." Did you see the predominantly 1-story homes adjacent on the east and north, with the 2-story houses south, across Old Creek Road. The whole structure should be limited the height limit of the area: 28 feet. **Look at the photos.**

Photo Renderings.

) There is no way this building is shorter than the 2-story A-frame behind it.

) **Sidewalks** are not characteristic in this or any Cayucos residential neighborhood.

Street trees are not characteristic of Cayucos neighborhoods. A few people have trees in their yards. If trees are required, views will be blocked. If trees are not required, the building will look massive. This is the wrong size building in this location.

The staff report states "The project will certainly change the existing viewshed from Highway 1 looking east. The staff report admits "while it is true that a smaller structure would lead to fewer public view impacts," rather than recommend a reduction in scale, as the neighborhood and town have asked for, the report recommends to look the other way: across the Highway. **Highway One is suppose to be scenic on BOTH sides.** Do not compromise our scenic highway.

The staff report states, "the project is conditioned to require downward facing lighting designed to minimize illumination offsite." You've all stayed at hotels: they are illuminated for safety. How are you not creating **night light pollution** for the immediate neighbors, the people living on the hill above who cannot avoid seeing the structure as they look across to the ocean, and those living on the west side of the highway looking toward the hills?

Allowing 6-10 people per room does not make for **affordability**. It stacks the room with more people in crowded conditions in order to pay the rate. Allowing rates that should be "low" to rise to "moderate," and then assuming those rates will not rise above "moderate" is putting your in the sand, pun intended.

Does the developer have a plan to provide **parking for 6-10 people per room**? That is 2-4 carloads of people per room. Is there a presumption that **street parking will be used for overflow**? What happens when locals drive to the hotel to see their friends staying in the hotel? How are you protecting Orville and Ocean Streets from being degraded in an already impacted neighborhood?

This project has not been mitigated to address the conflicting County LCP concerns listed above. The project should not be continued until real mitigation occurs.

Sincerely,
Dani Nicholson

Sent from my iPhone

F20a

Robinson, Daniel@Coastal

From: Terre Dunivant <terre@gaiagraphics.com>
Sent: Tuesday, September 06, 2016 6:58 PM
To: Howell, Erik@Coastal
Cc: Turnbull-Sanders, Effie@Coastal; Vargas, Mark@Coastal; Uranga, Roberto@Coastal; McClure, Martha@Coastal; Kinsey, Steve@Coastal; Cox, Greg@Coastal; Glade Gurney, Sarah@Coastal; Morales, Maricela@Coastal; Diaz, Olga@Coastal; Robinson, Daniel@Coastal
Subject: NO 3-story hotel in Cayucos

September 6, 2016

California Coastal Commissioners, All
 Central Coast District
 58
 25 Front Street Suite 300
 Santa Cruz, CA 95060-4508
OPPOSED

Item F20a:
 Appeal Number: A-3-SLO-09-

Terre Dunivant
 Position:

Hello Erik,

 The 3-story hotel at the corner of Old Creek Road and Highway One in Cayucos must never be built.

What a crazy idea! So many things wrong with it: Doesn't belong here. Too tall. Too big. Too crowded. No Parking. Blocks the view. Highway One is a Scenic Byway and an All-American Road for good reason.

Don't buckle to the developers. They would ruin the whole world for a buck.

Sincerely,

 Terre Dunivant
 7-year resident of Cayucos

=====
 GAIAGRAPHICS & ASSOCIATES
 creative by nature

Terre Dunivant
terre@gaiagraphics.com
 805-544-9676 office
 805-704-5433 cell
 866-232-1519 toll free

San Luis Obispo
 California

Robinson, Daniel@Coastal

From: Callie Main <calliemain@gmail.com>
Sent: Tuesday, September 06, 2016 7:26 PM
To: Howell, Erik@Coastal
Cc: Robinson, Daniel@Coastal
Subject: Development hearing:Cayucos

This is regarding the proposed development by Franco DeCicco at the corner of Old Creek Rd. and Ocean Ave. in Cayucos, CA 93430.

I wish to register my concerns regarding the footprint suggested by the developer. Specifically:

1. Three story, 18 unit motel is inconsistent with the residential neighborhood. Downsizing the project would be an acceptable alternative considering the surrounding homes.
2. Water use can't possibly be in accordance with current drought conditions. I am surprised that this project is even being considered with the water situation in the state and especially in Cayucos.
3. Traffic and transient occupancy is incompatible with the neighborhood which currently includes young families and elderly homeowners. Managing and monitoring the tourist influx is already a problem in downtown Cayucos and seeps into our neighborhood when absentee owners rent their homes to weekend and holiday visitors. The noise and disruption brought about by these generally inconsiderate visitors negatively affects the normal routines required for school and work that are expected in neighborhood living. This is a nuisance at best and a problem for County Sheriff and Fire services at worst. To add more chaos to the already precarious community atmosphere brought about by unexpected visitors would be a rude contrast to the quiet community atmosphere we treasure.

I understand that property owners have rights. But I believe property owners have a responsibility to be good stewards of the land they are given - and must consider the effects their development will have on the community as a whole.

This letter may be too late to be included in current commentary, but if the hearing is extended I hope to insert these comments.

Thank you!

Callie Main
170 Hidalgo Ave.
Cayucos, CA 93430al

F20a

Robinson, Daniel@Coastal

From: Barbara <bkarush@yahoo.com>
Sent: Tuesday, September 06, 2016 2:53 PM
To: Robinson, Daniel@Coastal
Subject: Fwd: now cayucos needs our help

September 6, 2016

California Coastal Commissioners,
All
Central Coast District
SLO-09-058
725 Front Street Suite 300
Karush
Santa Cruz, CA 95060-4508
resident Opposed

ItemF20a:

Appeal Number: A-3-

Barbara

community

Dear Commissioners:

I disapprove of staff's recommendation for approval of the 3-story hotel in a residential neighborhood at the corner of Old Creek Road and designated scenic Highway One in Cayucos.

1. In 2009, the public and Commission's concern was the bulk, mass, and scale of the building: a **64,000 square foot**, 3-story business not compatible within the residential neighborhood. This **hasn't changed**. Today, the proposal is still a 64,000 square foot, 3-story business not compatible within the residential neighborhood.
2. The applicant and staff admit to **massing** in the staff report when they attempt to down play it by agreeing to "variations in coloring". Paint cannot fix the size, scale and lack of neighborhood character.
3. The **height** of the residential portion of this building will be 28', but the pre-dominant hotel portion of the building will be "only two feet above." Did you see the predominantly 1-story homes adjacent on the east and north, with the 2-story houses south, across Old Creek Road. The whole structure should be limited the height limit of the area: 28 feet. **Look at the photos.**
4. **Photo Renderings.**
 - a) There is no way this building is shorter than the 2-story A-frame behind it.
 - b) **Sidewalks** are not characteristic in this or any Cayucos residential neighborhood.

c) **Street trees** are not characteristic of Cayucos neighborhoods. A few people have trees in their yards. If trees are required, views will be blocked. If trees are not required, the building will look massive. This is the wrong size building in this location.

5. The staff report states "The project will certainly change the existing viewshed from Highway 1 looking east. The staff report admits "while it is true that a smaller structure would lead to fewer public view impacts," rather than recommend a reduction in scale, as the neighborhood and town have asked for, the report recommends to look the other way: across the Highway. **Highway One is suppose to be scenic on BOTH sides.** Do not compromise our scenic highway.

6. The staff report states, "the project is conditioned to require downward facing lighting designed to minimize illumination offsite." You've all stayed at hotels: they are illuminated for safety. How are you not creating **night light pollution** for the immediate neighbors, the people living on the hill above who cannot avoid seeing the structure as they look across to the ocean, and those living on the west side of the highway looking toward the hills?

7. Allowing 6-10 people per room does not make for **affordability**. It stacks the room with more people in crowded conditions in order to pay the rate. Allowing rates that should be "low" to rise to "moderate," and then assuming those rates will not rise above "moderate" is putting your in the sand, pun intended.

8. Does the developer have a plan to provide **parking for 6-10 people per room**? That is 2-4 carloads of people per room. Is there a presumption that **street parking will be used for overflow**? What happens when locals drive to the hotel to see their friends staying in the hotel? How are you protecting Orville and Ocean Streets from being degraded in an already impacted neighborhood?

This project has not been mitigated to address the conflicting County LCP concerns listed above. The project should be continued until real mitigation occurs.

Sincerely,
Barbara Karush

Robinson, Daniel@Coastal

From: Marie Smith <mailmarie@charter.net>
Sent: Tuesday, September 06, 2016 2:31 PM
To: Robinson, Daniel@Coastal
Subject: DeCicco Project, ItemF20a: Appeal Number: A-3-SLO-09-058

September 06, 2016

California Coastal Commissioner, Staff
Central Coast District
725 Front Street Suite 300
Santa Cruz, CA 95060-450806
Opposed

ItemF20a:
Appeal Number: A-3-SLO-09-058
Marie Smith
Position:

Dear Daniel,

This project was originally disapproved by the Cayucos community and the CCC in 2009 and it is evident to me, a long-time resident of the Central Coast, that a structure of this size and type is inappropriate for this location. I believe that permission should not be granted to DeCicco to proceed with this project. Not only will it destroy the ambiance of the viewshed, which is enjoyed by all, it will also affect the peacefulness of the surrounding neighborhoods. A major consideration is the number of people allowed in each room - it has been presented as acceptable because it could provide low cost lodging, but what will be the effect of the increased increased traffic, noise and hustle and bustle? We must consider that they probably will also have visitors!

Thank you for considering my thoughts,
Marie Smith
Los Osos resident for 34 years

Robinson, Daniel@Coastal

From: oldfishdog@gmail.com
Sent: Tuesday, September 06, 2016 6:21 PM
To: Robinson, Daniel@Coastal
Subject: DeCicco Project - Item F20

Dear Mr. Robinson
Calif coastal Commission
Central Coast District
Re: item F20

Appeal # A-3-SLO-09-058,
The proposed DeCicco project should not be allowed to proceed. Cayucos is still a classic beach town that should be preserved pretty much the way it is. The proposed project is totally out of character with Cayucos and would detract from my enjoyment of Cayucos. Please reject this project.

Sincerely,
Alex Beattie
Morro Bay



Virus-free. www.avast.com

Robinson, Daniel@Coastal

From: Kalani Jackson <kalanijackson123@gmail.com>
Sent: Tuesday, September 06, 2016 1:42 PM
To: Robinson, Daniel@Coastal
Subject: Cayucos Appeal

Sept. 6, 2016

California Coastal Commissioners, All

25 Front St. Suite 300

Santa Cruz, CA 95060-4508

Item F20a:

Central Coast District Appeal Number: A-3-SLO-09-058

Trudy Kalani Jackson

Position: Opposed

Dear Commissioners:

disapprove of staff's recommendation for approval of the 3-story hotel in a residential neighborhood at the corner of Old Creek Road and designated scenic Highway One in Cayucos.

In 2009, the public and Commission's concern was the bulk, mass, and scale of the building: a **64,000 square foot**, 3-story business not compatible within the residential neighborhood.

This **hasn't changed**. Today, the proposal is still a 64,000 square foot, 3-story business not compatible within the residential neighborhood.

The applicant and staff admit to **massing** in the staff report when they attempt to down play it by agreeing to "variations in coloring". Paint cannot fix the size, scale and lack of neighborhood character.

The **height** of the residential portion of this building will be 28', but the pre-dominant hotel portion of the building will be "only two feet above." Did you see the predominantly 2-story homes adjacent on the east and north, with the 2-story houses south, across Old Creek Road. The whole structure should be limited the height limit of the area: 28 feet. **Look at the photos.**

Photo Renderings.

There is no way this building is shorter than the 2-story A-frame behind it.

Sidewalks are not characteristic in this or any Cayucos residential neighborhood.

Street trees are not characteristic of Cayucos neighborhoods. A few people have trees in their yards. If trees are required, views will be blocked. If trees are not required, the building will look massive. This is the wrong size building in this location.

The staff report states "The project will certainly change the existing viewshed from Highway 1 looking east. The staff report admits "while it is true that a smaller structure could lead to fewer public view impacts," rather than recommend a reduction in scale, as the neighborhood and town have asked for, the report recommends to look the other way: across the Highway. **Highway One is suppose to be scenic on BOTH sides.** Do not compromise our scenic highway.

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. Allowing 6-10 people per room does not make for **affordability**. It stacks the room with more people in crowded conditions in order to pay the rate. Allowing rates that should be "low" to rise to "moderate," and then assuming those rates will not rise above "moderate" is putting your in the sand, pun intended.

3. Does the developer have a plan to provide **parking for 6-10 people per room?** That is 2-4 carloads of people per room. Is there a presumption that **street parking will be used for overflow?** What happens when locals drive to the hotel to see their friends staying in the hotel? How are you protecting Orville and Ocean Streets from being degraded in an already impacted neighborhood?

This project has not been mitigated to address the conflicting County LCP concerns listed above. The project should be continued until real mitigation occurs.

Sincerely,

Trudy Kalani Jackson

01-13th St.

Dayucos, CA 93430

Robinson, Daniel@Coastal

From: Richard V. <rofca2001@yahoo.com>
Sent: Tuesday, September 06, 2016 2:16 PM
To: Robinson, Daniel@Coastal
Subject: F20a : Hazardous Waste Site

Keep our Oceans Clean ! This is former Texaco Gas Station site built in the early 1960's. The original, 50 year old tanks are still buried there. The linkage blum could easier reach Old Creek 50 yards away. Old Creek empties into the ocean. Please investigate this property as a Hazardous Waste Site.

Robinson, Daniel@Coastal

From: bob chapman <chapmans123@sbcglobal.net>
Sent: Tuesday, September 06, 2016 11:56 AM
To: Robinson, Daniel@Coastal
Subject: #F20 a-3-slo-09-058

Opposition . I was moved to Cayucos in 1963 . My grand father was a home builder here Frank Harmon , he and family built a home for his kids and my parents built home for 3 of us . I built my first home a year out of high school (in Cambria) (water issues in Cayucos at that time) built two more homes ,then moved to Cayucos in 1986 . 266 Old Creek Rd. has been my home . I built next to 266 at 222 a rental . When I was in the planning stage for 222, I ask my home was so small ? I replied to keep small town small .I tried attach pitchers for you to look at but no luck . If you goggle map you can the space I left for milkweed and other migrating butterflies . I have forty plants for bugs to eat . I do understand you have the right to build what you can , but when you impact so many for profit its wrong and start wheels rolling . I can say it's my neighbor's keep me in check and please ask any the people that live in neighborhood I would and for ever care . Thanks Bobby Chapman

Robinson, Daniel@Coastal

From: zcd0528@sbcglobal.net
Sent: Tuesday, September 06, 2016 2:09 PM
To: Robinson, Daniel@Coastal
Subject: Cayucos Del Mar project

Hello Daniel

My name is Zeke De Llamas. I own one of the five homes located directly behind the proposed development. I was just made aware of the status of this project as I believed it was to be redesigned after the developers failed lawsuit against the CCC in 2009. I was unaware that the only public input before FINAL approval would occur at the CC hearing this week. Due to so much community opposition to this project, I feel that our community is being blindsided after this project has been on hold for so long and changes to the massive scale have not been altered in any meaningful way. Almost every person I have spoken with had know idea that the project was back and awaiting final approval.

It is going to be near impossible for me to take the time off of work to attend this hearing and travel from Cayucos. I would like to request that it be postponed until it can be heard in a venue closer to home and the many people interested in the project have an opportunity to reacquaint themselves with the proposed design and changes that have occurred.

If that is not reasonable, at a minimum, I would like to submit a letter in opposition to this project. Is there still time to have a letter included in the report to commissioners?

When trying to do some research to discuss my opposition to this project, I was unable to determine the setbacks from the drawings. I would like to know a little more about the proposed setbacks on Orville Street. The street is currently 22' wide and parking occurs in the dirt area between the chain link fence and the paved street. Can you tell me where the sidewalk will be located in relation to the fence or the existing edge of pavement on the west side of Orville St. It does not look like any paving is proposed for the east side of Orville Street. Can you also confirm that?

Thanks in advance for your prompt response.

Zeke De Llamas
Cayucos, Ca.
805-748-1903

Robinson, Daniel@Coastal

From: Debbie Highfill <debbiehighfill@yahoo.com>
Sent: Tuesday, September 06, 2016 12:00 PM
To: Robinson, Daniel@Coastal
Subject: Please vote no on this Cayucos residence

September 6, 2016

California Coastal Commissioners, All
Central Coast District
25 Front Street Suite 300
Santa Cruz, CA 95060-4508

ItemF20a:
Appeal Number: A-3-SLO-09-058

Position: Opposed

From: Debbie Highfill

Dear Commissioners:

I disapprove of staff's recommendation for approval of the 3-story hotel in a residential neighborhood at the corner of Old Creek Road and designated scenic Highway One in Cayucos.

In 2009, the public and Commission's concern was the bulk, mass, and scale of the building: a **64,000 square foot**, 3-story business not compatible within the residential neighborhood.

This **hasn't changed**. Today, the proposal is still a 64,000 square foot, 3-story business not compatible within the residential neighborhood.

The applicant and staff admit **tomassing** in the staff report when they attempt to down play it by agreeing to "variations in coloring". Paint cannot fix the size, scale and lack of neighborhood character.

The **height** of the residential portion of this building will be 28', but the pre-dominant hotel portion of the building will be "only two feet above." Did you see the predominantly 1-story homes adjacent on the east and north, with the 2-story houses south, across Old Creek Road. The whole structure should be limited the height limit of the area: 28 feet. **Look at the photos.**

Photo Renderings.

There is no way this building is shorter than the 2-story A-frame behind it.

Sidewalks are not characteristic in this or any Cayucos residential neighborhood.

Street trees are not characteristic of Cayucos neighborhoods. A few people have trees in their yards. If trees are required, views will be blocked. If trees are not required, the building will look massive. This is the wrong size building in this location.

The staff report states "The project will certainly change the existing viewshed from Highway 1 looking east. The staff report admits "while it is true that a smaller structure would lead to fewer public view impacts," rather than recommend a reduction in scale, as the neighborhood and town have asked for, the report recommends to look the other way: across the Highway. **Highway One is suppose to be scenic on BOTH sides.** Do not compromise our scenic highway.

The staff report states, "the project is conditioned to require downward facing lighting designed to minimize illumination offsite." You've all stayed at hotels: they are illuminated for safety. How are you not creating **night light pollution** for the immediate neighbors, the people living on the hill above who cannot avoid seeing the structure as they look across to the ocean, and those living on the west side of the highway looking toward the hills?

Allowing 6-10 people per room does not make for **affordability**. It stacks the room with more people in crowded conditions in order to pay the rate. Allowing rates that should be "low" to rise to "moderate," and then assuming those rates will not rise above "moderate" is putting your in the sand, pun intended.

Does the developer have a plan to provide **parking for 6-10 people per room**? That is 2-4 carloads of people per room. Is there a presumption that **street parking will be used for overflow**? What happens when locals drive to the hotel to see their friends staying in the hotel? How are you protecting Orville and Ocean Streets from being degraded in an already impacted neighborhood?

This project has not been mitigated to address the conflicting County LCP concerns listed above. The project should be continued until real mitigation occurs.

Sincerely,
Debbie Highfill
10 year resident of Cayucos

Robinson, Daniel@Coastal

From: Debbie Highfill <debbiehighfill@yahoo.com>
Sent: Tuesday, September 06, 2016 11:47 AM
To: Robinson, Daniel@Coastal
Subject: Please don't approve this Cayucos project

September 6, 2016

California Coastal Commissioners, All
Central Coast District
25 Front Street Suite 300
Santa Cruz, CA 95060-4508

ItemF20a:
Appeal Number: A-3-SLO-09-058
Your Name Here
Position: Opposed

Dear Commissioners:

disapprove of staff's recommendation for approval of the 3-story hotel in a residential neighborhood at the corner of Old Creek Road and designated scenic Highway One in Cayucos.

. In 2009, the public and Commission's concern was the bulk, mass, and scale of the building: a **64,000 square foot**, 3-story business not compatible within the residential neighborhood.

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. **Photo Renderings.**

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This project has not been mitigated to address the conflicting County LCP concerns listed above. The project should be continued until real mitigation occurs.

Sincerely,
Debbie Highfill
10 year resident of Cayucos

F20a ✓

Robinson, Daniel@Coastal

From: Anne <awinburn_99@yahoo.com>
Sent: Tuesday, September 06, 2016 5:26 AM
To: Robinson, Daniel@Coastal
Subject: Appeal number A-3-SLO-09-058 OPPOSED

September 6, 2016

California Coastal Commissioners, All
Central Coast District
125 Front Street Suite 300
Santa Cruz, CA 95060-4508

ItemF20a:
Appeal Number: A-3-SLO-09-058
Anne Winburn
Position: Opposed

Dear Commissioners:

I disapprove of staff's recommendation for approval of the 3-story hotel in a residential neighborhood at the corner of Old Creek Road and designated scenic Highway One in Cayucos.

In 2009, the public and Commission's concern was the bulk, mass, and scale of the building: a **64,000 square foot**, 3-story business not compatible within the residential neighborhood.

This **hasn't changed**. Today, the proposal is still a 64,000 square foot, 3-story business not compatible within the residential neighborhood.

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The **height** of the residential portion of this building will be 28', but the pre-dominant hotel portion of the building will be "only two feet above." Did you see the predominantly 2-story homes adjacent on the east and north, with the 2-story houses south, across Old Creek Road. The whole structure should be limited the height limit of the area: 28 feet. **Look at the photos.**

Photo Renderings.

-) There is no way this building is shorter than the 2-story A-frame behind it.
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his project has not been mitigated to address the conflicting County LCP concerns listed ove. The project should be continued until real mitigation occurs.

Sincerely,
Anne Winburn

F20a ✓

Robinson, Daniel@Coastal

From: Susan S. Jones <sjones@calpoly.edu>
Sent: Tuesday, September 06, 2016 6:02 AM
To: Robinson, Daniel@Coastal
Subject: Please do not ruin seaside village of Cayucos

September 6, 2016

California Coastal Commissioners, All
Central Coast District
225 Front Street Suite 300
Santa Cruz, CA 95060-4508

ItemF20a:
Appeal Number: A-3-SLO-09-058
Susan S. Jones
Position: Opposed

Dear Commissioners:

I disapprove of staff's recommendation for approval of the 3-story hotel in a residential neighborhood at the corner of Old Creek Road and designated scenic Highway One in Cayucos.

In 2009, the public and Commission's concern was the bulk, mass, and scale of the building: a **64,000 square foot**, 3-story business not compatible within the residential neighborhood.

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Photo Renderings.

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This project has not been mitigated to address the conflicting County LCP concerns listed above. The project should be continued until real mitigation occurs.

Sincerely,
Susan S. Jones

F20a

September 6, 2016

California Coastal Commissioners, All
Central Coast District
25 Front Street Suite 300
Santa Cruz, CA 95060-4508

Item F20a:
Appeal Number: A-3-SLO-09-058
Christine Granados
Position: Opposed

Dear Commissioners:

I disapprove of staff's recommendation for approval of the 3-story hotel in a residential neighborhood at the corner of Old Creek Road and designated scenic Highway One in Cayucos.

In 2009, the public and Commission's concern was the bulk, mass, and scale of the building: a **64,000 square foot**, 3-story business not compatible within the residential neighborhood. This **hasn't changed**. Today, the proposal is still a 64,000 square foot, 3-story business not compatible within the residential neighborhood.

The applicant and staff admit to **massing** in the staff report when they attempt to down play it by agreeing to "variations in coloring". Paint cannot fix the size, scale and lack of neighborhood character.

The **height** of the residential portion of this building will be 28', but the pre-dominant hotel portion of the building will be "only two feet above." Did you see the predominantly 1-story homes adjacent on the east and north, with the 2-story houses south, across Old Creek Road. The whole structure should be limited the height limit of the area: 28 feet. **Look at the photos.**

Photo Renderings.

-) There is no way this building is shorter than the 2-story A-frame behind it.
-) **Sidewalks** are not characteristic in this or any Cayucos residential neighborhood.
-) **Street trees** are not characteristic of Cayucos neighborhoods. A few people have trees in their yards. If trees are required, views will be blocked. If trees are not required, the building will look massive. This is the wrong size building in this location.

The staff report states "The project will certainly change the existing viewshed from Highway 1 looking east. The staff report admits "while it is true that a smaller structure would lead to fewer public view impacts," rather than recommend a reduction in scale, as the neighborhood and town have asked for, the report recommends to look the other way: across the Highway. **Highway One is suppose to be scenic on BOTH sides.** Do not compromise our scenic highway.

The staff report states, "the project is conditioned to require downward facing lighting designed to minimize illumination offsite." You've all stayed at hotels: they are illuminated for safety. How are you not creating **night light pollution** for the immediate neighbors, the people living on the hill above who cannot avoid seeing the structure as they look across to the ocean, and those living on the west side of the highway looking toward the hills?

Allowing 6-10 people per room does not make for **affordability**. It stacks the room with more people in crowded conditions in order to pay the rate. Allowing rates that should be "low" to rise to "moderate," and then assuming those rates will not rise above "moderate" is putting your in the sand, pun intended.

41

Does the developer have a plan to provide **parking for 6-10 people per room**? That is 2-4 carloads of people per room. Is there a presumption that **street parking will be used for overflow**? What happens when locals drive to the hotel to see their friends staying in the hotel? How are you protecting Orville and Ocean Streets from being degraded in an already impacted neighborhood?

This project has not been mitigated to address the conflicting County LCP concerns listed above. The project should be continued until real mitigation occurs.

Sincerely,

Kristine Granados
100 Bayview Ave
Marro Bay CA 93442

F20a

Robinson, Daniel@Coastal

From: Richard V. <rofcay2001@yahoo.com>
Sent: Tuesday, September 06, 2016 10:13 AM
To: Robinson, Daniel@Coastal
Subject: Hwy 1 @ Old Creek Rd. Cayucos. No, Rezone Please

"RE_ZONE FOR HOME !" Home as in Cayucos, Home as in four 2000 sq ft, two story houses. I'm with Bobby Chapman. My Grandfather was also a home in our neighbor in 1959-1961. I remember when this was the neighborhood gas station 40 years ago. 40 years ago Commmerical zone @ the site was OK, but not today !!! The slogan " ReZone for Home" would be a great theme, it is a solution, Four 2000 sq foot homes makes sense , is tolerable and is a win/win !

F20a ✓

Robinson, Daniel@Coastal

From: Tim Ridout <tim@ridout.tv>
Sent: Monday, September 05, 2016 4:38 PM
To: Robinson, Daniel@Coastal
Cc: tim@ridout.tv
Subject: Letter regarding Cayucos Project at Corner of Old Creek/Ocean/Oroville

Mr. Robinson,

This letter is in regard to the Cayucos project at the corners of "Old Creek, Ocean, and Oroville" in Cayucos, CA, slated for review at your September 9, 2016 meeting.

Unfortunately this meeting is scheduled for discussion 4+ hours away from the project's actual location here in my hometown of Cayucos, and accordingly I'm submitting this letter instead of attending in person (like the huge majority of impacted individuals in Cayucos.) This project is out of size and character with the 100% residential neighborhood, places a massive project that belongs in a fully commercial zone in a residential neighborhood, and the natural traffic and parking situation cannot handle the increased load, and certainly not safely.

The scope of this project is well outside of anything that exists within Cayucos, let alone the residential neighborhood where it is proposed. Its sheer mass and scope is not congruent with the neighborhood. The structure is well over 2x the size of the most similar structure in town, the "On the Beach Bed and Breakfast Inn". That two story Inn is located downtown, in a 100% commercial location. The proposed three story development is located in the effectively 100% residential neighborhood, and the majority of the surrounding residences are one story. The sheer mass of the project just does not fit.

Traffic is already congested exiting Highway 1 on to Old Creek and then the required immediate turns onto either Ocean or Oroville. We pick up our children at the school busstop in front of the proposed project, which is already congested with existing traffic. Additionally parking is congested severely as-is on Oroville for the residences. Where will the projects employees park? There is zero room for them to not park within the proposed parking structure. This project is going to make the current parking and traffic congestion problem severely worse.

And yes, it will block many residences views, including mine. If I lived across the street on Oroville, it would take it all.

This project should not be allowed as is. It should be sent back to the County of San Luis Obispo once revised to match the neighborhood (e.g. two stories maximum), and future approvals should be considered/deliberated locally where the impacted citizens reside.

I thank you for including this letter in the record

Thank you,
Tim

Tim Ridout
email: tim@ridout.tv
mobile phone: 805-704-9200

44

F20a ✓

Robinson, Daniel@Coastal

From: betty winholtz <winholtz@sbcglobal.net>
Sent: Monday, September 05, 2016 10:03 PM
To: Robinson, Daniel@Coastal
Cc: Howell, Erik@Coastal; Turnbull-Sanders, Effie@Coastal; McClure, Martha@Coastal; Vargas, Mark@Coastal; Kinsey, Steve@Coastal; Uranga, Roberto@Coastal; Cox, Greg@Coastal; Glade Gurney, Sarah@Coastal; Morales, Maricela@Coastal; Diaz, Olga@Coastal
Subject: September ItemF20a, A-3-SLO-09-058

Mr. Robinson:
 Please pass my letter onto the CA Coastal Commissioners in a timely fashion for the hearing of this item this coming Friday, September 9. Thank you .
 Betty Winholtz

September 5, 2016

California Coastal Commissioners, All
 Central Coast District
 25 Front Street Suite 300
 Santa Cruz, CA 95060-4508

ItemF20a:
 Appeal Number: A-3-SLO-09-058
 Betty Winholtz
 Position: Opposed

Dear Commissioners:

disapprove of staff's recommendation for approval of the 3-story hotel in a residential neighborhood at the corner of Old Creek Road and designated scenic Highway One in Cayucos.

. In 2009, the public and Commission's concern was the bulk, mass, and scale of the building: a **64,000 square foot**, 3-story business not compatible within the residential neighborhood.

This **hasn't changed**. Today, the proposal is still a 64,000 square foot, 3-story business not compatible within the residential neighborhood.

. The applicant and staff admit to **massing** in the staff report when they attempt to down play it by agreeing to "variations in coloring". Paint cannot fix the size, scale and lack of neighborhood character.

. The **height** of the residential portion of this building will be 28', but the pre-dominant hotel portion of the building will be "only two feet above." Did you see the predominantly 2-story homes adjacent on the east and north, with the 2-story houses south, across Old

reek Road. The whole structure should be limited the height limit of the area: 28 feet.
Look at the photos.

Photo Renderings.

) There is no way this building is shorter than the 2-story A-frame behind it.
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This project has not been mitigated to address the conflicting County LCP concerns listed above. The project should be continued until real mitigation occurs.

Sincerely,

Betty Winholtz

F20a ✓

Robinson, Daniel@Coastal

From: Abe Perlstein <ap3dguy@hotmail.com>
Sent: Monday, September 05, 2016 10:06 PM
To: Robinson, Daniel@Coastal
Cc: Diaz, Olga@Coastal; Howell, Erik@Coastal; Morales, Maricela@Coastal; Cox, Greg@Coastal; Howell, Erik@Coastal; Effie.TurnbullSanders@coastal.ca.gov
Subject: Re: Cayucos - Item F20a

September 05, 2016

California Coastal Commissioners,
All
Central Coast District
SLO-09-058
725 Front Street - Suite 300

ItemF20a:

Appeal Number: A-3-

Abram Perlstein
Cayucos Osos, CA. 93402

Position: Opposed

Dear Commissioners:

I strongly disapprove staff's recommendation for a 3-story hotel in a residential neighborhood at the corner of Old Creek Road and designated scenic Highway One in Cayucos.

In 2009, the public and Commission's concern was the bulk, mass, and scale of the building: a **64,000 square foot**, 3-story business not compatible within the residential neighborhood.

This **hasn't changed**. Today, the proposal is still a 64,000 square foot, 3-story business not compatible within the residential neighborhood.

The applicant and staff admit to **massing** in the staff report when they attempt to down play it by agreeing to "variations in coloring". Paint cannot fix the size, scale and lack of neighborhood character.

The **height** of the residential portion of this building will be 28', but the pre-dominant hotel portion of the building will be "only two feet above." Did you see the predominantly 2-story homes adjacent on the east and north, with the 2-story houses south, across Old Creek Road. The whole structure should be limited the height limit of the area: 28 feet.

Look at the photos.

Photo Renderings.

) There is no way this building is shorter than the 2-story A-frame behind it.

Sidewalks are not characteristic in this or any Cayucos residential neighborhood.

Street trees are not characteristic of Cayucos neighborhoods. A few people have trees in their yards. If trees are required, views will be blocked. If trees are not required, the building will look massive. This is the wrong size building in this location.

The staff report states "The project will certainly change the existing view-shed from Highway 1 looking east. The staff report admits "while it is true that a smaller structure would lead to fewer public view impacts," rather than recommend a reduction in scale, as the neighborhood and town have asked for, the report recommends to look the other way: across the Highway. **Highway One is suppose to be scenic on BOTH sides.** Do not compromise our scenic highway.

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Does the developer have a plan to provide **parking for 6-10 people per room?** That is 2-4 carloads of people per room. Is there a presumption that **street parking will be used for overflow?** What happens when locals drive to the hotel to see their friends staying in the hotel? How are you protecting Orville and Ocean Streets from being degraded in an already impacted neighborhood?

This project has not been mitigated to address the conflicting County LCP concerns listed above. The project should be continued until real mitigation occurs.

Sincerely,

Abraham Perlstein
Cayucos, CA. 93402

F20a ✓

Robinson, Daniel@Coastal

From: Roly Hutchinson <roly54@gmail.com>
Sent: Monday, September 05, 2016 10:41 PM
To: Robinson, Daniel@Coastal; Howell, Erik@Coastal; Turnbull-Sanders, Effie@Coastal; Vargas, Mark@Coastal; McClure, Martha@Coastal; Kinsey, Steve@Coastal; Uranga, Roberto@Coastal; Cox, Greg@Coastal; Glade Gurney, Sarah@Coastal; Morales, Maricela@Coastal; Diaz, Olga@Coastal

September 5, 2016

California Coastal Commissioners, All
Central Coast District
25 Front Street Suite 300
Santa Cruz, CA 95060-4508

ItemF20a:
Appeal Number: A-3-SLO-09-058
RolandHutchinson
Position: Opposed

Dear Commissioners:

I disapprove of staff's recommendation for approval of the 3-story hotel in a residential neighborhood at the corner of Old Creek Road and designated scenic Highway One in Cayucos.

In 2009, the public and Commission's concern was the bulk, mass, and scale of the building: a **64,000 square foot**, 3-story business not compatible within the residential neighborhood.

This **hasn't changed**. Today, the proposal is still a 64,000 square foot, 3-story business not compatible within the residential neighborhood.

The applicant and staff admit to **massing** in the staff report when they attempt to down play it by agreeing to "variations in coloring". Paint cannot fix the size, scale and lack of neighborhood character.

The **height** of the residential portion of this building will be 28', but the pre-dominant hotel portion of the building will be "only two feet above." Did you see the predominantly 2-story homes adjacent on the east and north, with the 2-story houses south, across Old Creek Road. The whole structure should be limited the height limit of the area: 28 feet. **Look at the photos.**

Photo Renderings.

-) There is no way this building is shorter than the 2-story A-frame behind it.
-) **Sidewalks** are not characteristic in this or any Cayucos residential neighborhood.
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The staff report states "The project will certainly change the existing viewshed from Highway 1 looking east. The staff report admits "while it is true that a smaller structure could lead to fewer public view impacts," rather than recommend a reduction in scale, the neighborhood and town have asked for, the report recommends to look the other way: across the Highway. **Highway One is suppose to be scenic on BOTH sides.** Do not compromise our scenic highway.

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Does the developer have a plan to provide **parking for 6-10 people per room?** That is 2-4 carloads of people per room. Is there a presumption that **street parking will be used for overflow?** What happens when locals drive to the hotel to see their friends staying in the hotel? How are you protecting Orville and Ocean Streets from being degraded in an already impacted neighborhood?

This project has not been mitigated to address the conflicting County LCP concerns listed above. The project should be continued until real mitigation occurs.

Sincerely,
Roland Hutchinson

Falla ✓

Robinson, Daniel@Coastal

From: Barbara-Jo Osborne <bj@bjoart.com>
Sent: Monday, September 05, 2016 10:47 PM
To: Robinson, Daniel@Coastal
Subject: ItemF20a: Appeal Number: A-3-SLO-09-058
Importance: High

September 5, 2016

California Coastal Commissioners, All
Central Coast District
25 Front Street Suite 300
Santa Cruz, CA 95060-4508

ItemF20a:
Appeal Number: A-3-SLO-09-058
Barbara-Jo Osborne
Position: Opposed

Dear Commissioners:

I disapprove of staff's recommendation for approval of the 3-story hotel in a residential neighborhood at the corner of Old Creek Road and designated scenic Highway One in Cayucos.

In 2009, the public and Commission's concern was the bulk, mass, and scale of the building: a **64,000 square foot**, 3-story business not compatible within the residential neighborhood.

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This project has not been mitigated to address the conflicting County LCP concerns listed above. The project should be continued until real mitigation occurs.

Sincerely,

Barbara-Jo Osborne
36 Main Street
Morro Bay, CA 93442
805-772-4155
[@bjosart.com](mailto:bjosart.com)

F20a ✓

Robinson, Daniel@Coastal

From: Grant Crowl <gcrowl21@gmail.com>
Sent: Monday, September 05, 2016 11:21 PM
To: Robinson, Daniel@Coastal
Subject: Item F20a: Cayucos

September 5, 2016

California Coastal Commissioners, All
Central Coast District
25 Front Street Suite 300
Santa Cruz, CA 95060-4508

Item F20a:
Appeal Number: A-3-SLO-09-058
Grant Crowl
Position: Opposed

Dear Commissioners:

I disapprove of staff's recommendation for approval of the 3-story hotel in a residential neighborhood at the corner of Old Creek Road and designated scenic Highway One in Cayucos.

1. In 2009, the public and Commission's concern was the bulk, mass, and scale of the building: a **64,000 square foot**, 3-story business not compatible within the residential neighborhood.

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3. The **height** of the residential portion of this building will be 28', but the pre-dominant hotel portion of the building will be "only two feet above." Did you see the predominantly 2-story homes adjacent on the east and north, with the 2-story houses south, across Old Creek Road. The whole structure should be limited the height limit of the area: 28 feet. **Look at the photos.**

4. **Photo Renderings.**

- a) There is no way this building is shorter than the 2-story A-frame behind it.
- b) **Sidewalks** are not characteristic in this or any Cayucos residential neighborhood.
- c) **Street trees** are not characteristic of Cayucos neighborhoods. A few people have trees in their yards. If trees are required, views will be blocked. If trees are not required, the building will look massive. This is the wrong size building in this location.

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Sincerely,
Grant Crowl

FdOa ✓

Robinson, Daniel@Coastal

From: Larry Legras <larrylegras@yahoo.com>
Sent: Monday, September 05, 2016 8:07 PM
To: Robinson, Daniel@Coastal
Subject: Old creek road developement

Mr. Robinson,
We have enjoyed & lived in the Cayucos area for many many years and strongly oppose the size of the large development at Old Creek Road...too similar to what's happened to the Coastline in Southern Californiaheavy Traffic, reduced environment visibility...air pollution & more Traffic.
Please don't let this happen to our area.
Thank You for your consideration.

The LeGras Family
174 & 172 G street
Cayucos CA 93430
805-995-1587

Sent from my iPad

F20a ✓

Robinson, Daniel@Coastal

From: Tom hadjiyane <hadjiyane@gmail.com>
Sent: Monday, September 05, 2016 7:55 AM
To: Robinson, Daniel@Coastal
Subject: Position on item F20a

Item: F20a
Application NO. A-3-SLO-09-058 (DeCicco, San Luis Obispo)

Name: Thomas and Rita Hadjiyane
Position: OPPOSE

F20a ✓

September 4, 2016

Mr. Daniel Robinson
California Coastal Commission
725 Front Street, Suite 300
Santa Cruz, CA 95060-4508

Re: Appeal Number A-3-SLO-09-058
(DeCicco, San Luis Obispo)

Agenda Item F20a

Position: Opposed

Dear Mr. Robinson,

Below are several points I would like to communicate to the Commission regarding the DeCicco-Cayucos Del Mar project. It would be appreciated if each of the Commissioners could be provided a copy of this letter as soon as is practical.

After reviewing the project documents on the Coastal Commission website numerous times I am struck by several points. I will attempt to be brief and just bullet point some things in the application and staff recommendation that I find strange, unclear, inconsistent or at odds with a project befitting the surrounding neighborhood.

No Substantial Change in the Project Since Previous Denial

- Given the Commissions previous opposition and undeniable local opposition by Cayucos citizens I am a bit perplexed. What has substantially changed regarding the scale and mass of this project other than paint colors and some cool artist's rendering?
- The staff recommendation (which appears more likely drafted by a consultant or other proponent of the project) systematically attempts to justify compliance with various code sections but always to the minimum standard. Is a bare minimum for a project of unprecedented size and scale in this neighborhood really the fair standard given the negative impact on local residents, water, etc.?

Inconsistent Standards Used to Justify Code Minimums

- To justify meeting various code minimums (staff or applicant) bounces between disparate arguments by using one standard to justify meeting minimums in one section, while applying another standard to justify meeting minimums in other sections. Shouldn't we have some consistency? Can you really have it both ways? I think not. As an example:
 - One argument justifying the merits of this project based on moderate cost affordability for families bases its logic on a hotel serving 142 guests (larger rooms with amenities

and higher occupancy). Making the argument that a per head occupancy rate should be used.

- No one disputes the proposed room rates are higher than area norms, but divided by the higher occupancy levels justify better per head affordability. They argue the single room / double occupancy standard should not be used.

Why? Because it wouldn't justify the project or meet the Coastal Act Section 30213 and the LCP's low cost facilities policy and allow the applicant to avoid mitigation fees (which frankly are pretty low).

Inadequate Parking, Negative Impact on Surrounding Neighborhood

- But now we get to the parking section and staff/applicant switch to the opposite position and attempt to justify the bare minimum 22 parking spots based on an 18 room count (now we shift to a hotel standard single room / double occupancy).

Why are we not consistent? Because if you don't justify affordability on one standard and parking on another you have problems. Either the affordability argument goes, or better yet you need more parking on site (or a smaller project) as it's not fair to burden the surrounding residents with parking problems you created. The last time I looked most folks don't travel 6-10 bodies per vehicle with luggage, kids, other stuff etc. If you are going to have 6-10 people per room (142 total occupants) you need space for multiple vehicles or it's a project far overbuilt for this site.

- The parking discussion just begins here and only addresses transient hotel guests. Are there no requirements to provide parking for hotel workers and staff? They will be on site 24 X 7 which is far more intense than a normal CR facility.
- The staff report states "... The project provides adequate parking to serve the anticipated demand of both the hotel and residential uses. **However, if parking exceeds onsite capacity on occasion**, existing off-site parking exists, which should not unduly impact adjacent residential..."

This comment is completely at odds with any consideration for the impact on the surrounding neighborhood. "On occasion?" How about as a matter of routine. There is absolutely no way parking is adequate for even a modestly successful hotel and multi-family development of this scale.

- Where do the hotel staff and workers park? Answer - not in the underground parking reserved for guests, let's try the surrounding neighborhood at the expense of residents.
- Where do the high occupancy, room guests' park? Answer - the surrounding neighborhood at the expense of residents because there is just enough (minimum standard) per room stalls.
- On Orville there is currently space for about 7 cars which is frequently used and will be reduced with the proposed entrance to condo parking, trash receptacle etc. pictures at the end of this letter.

Massive Citizen Disapproval, Little Weigh Given to Negative Impact on Residential Neighbors

Applicant and staff justification walk through the bare minimum code justifications. They patently disregard or minimize the impact on the surrounding neighborhood and its residents in favor of esoteric objectives like promoting low cost transient lodging (which we don't have a shortage of). I hope the impact on the local community residents will be the Commissions first consideration as I believe it should be for any well intended developer. Any new project should ideally enhance the neighborhood and at the very least not negatively impact or degrade it. **This project does not meet those objectives.**

The project is clearly a maximization of economic value (the more square footage the better on the site being the general rule). That is what all developers strive for and I don't begrudge Mr. DeCicco for trying. But this is exactly why bodies like the Coastal Commission exist, to balance development projects with impact on the surrounding neighbors, quality of life and environment.

Last but not least I must say I found the staff justification for this project as urban infill amusing. The thesaurus describes "urban" as (city, town, built-up, municipal, inner-city, metropolitan, borough), the dictionary as ("of city"). We are talking about a residential area of unincorporated Cayucos here half way from the minimal commercial area of Cayucos and Morro Bay. Really? Urban infill? This is a residential neighborhood that happens to have one old lot zoned as CR.

The project would not even be considered in this location save for the CR zoning designation given to the former gas station site (dating back who knows how far, 50, 60, more years?). The CR pre-dates the majority of the neighborhood development which is predominantly single family residential. Single family residential has been the direction of growth in the area for more than 40 years with many former commercial establishments (small hotels, stores, etc.) having long ago converted to residential use.

Given the overwhelming negative impact on the surrounding residential community, the opposition of a majority of the Cayucos citizens in the area, the Commissions previous denial of this massive, overbuilt project (which has not substantially changed), I urge you to oppose this project.

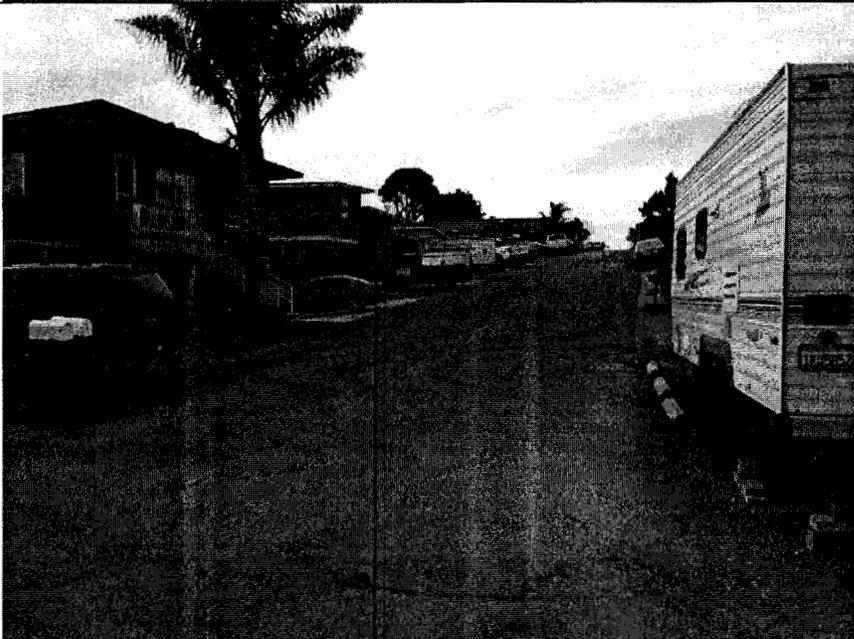
Thank you,

Steve Canfield
Cayucos, CA
Steve.Canfield@comcast.net

Parking in this area is already minimal and a challenge for residents. There is just enough for most residents on or adjacent to their small lots. Below are shots of the two closest neighborhood streets to the project. You can see they are tight already. If approved, I'm sure hotel staff and guests would resort to parking deeper and deeper into the surrounding neighborhoods or force close in residents out. This problem becomes even worse considering the impact is on mornings, evenings and weekends, the prime time residents are home and impacted most. How is this fair and just for one party to profit at the expense and negative impact to his neighbors?



Orville Street looking toward proposed project from the corner of Old Creek Road. Seven cars parked on the street at around 5:30PM September 4. This is typical. Fewer parking spaces would be available given cutouts for multi-family driveway, garbage bin access, etc. on Orville.



Looking up Santa Barbara Ave. around 5:30 on Sunday September 4. Where do the hotel workers park? Where do the 142 guests park?

F20a ✓

Robinson, Daniel@Coastal

From: Olen Lee Wheeler <camcasskarlee@sbcglobal.net>
Sent: Sunday, September 04, 2016 7:15 PM
To: Robinson, Daniel@Coastal
Subject: Item: No. F 20 a

Item: #F 20
Application no. A-3-SLO-09-058 (De Cicco, San Luis Obispo)
Name: Lee and Karen Wheeler, Cayucos residents
Position: oppose

We oppose the De Cicco project based on the following... 1. The scale of this commercial project is grossly out of place for a predominantly residential area. It is out of place in a small neighborhood and community such as Cayucos and will set a bad precedent for our community in the years to come.
2. The CCAC unanimously voted against it.
3. The California Coastal Commission has found substantial issue with the project.
4. It will forever alter our view shed.
5. There is minimal on-site parking of 22 spaces for an 18 room hotel, so where do the staff and workers park? Not on the streets around it, because there is not enough parking for the people who live there already.
6. We are already rationing our water, but what will happen to the lack of water when you have an 18 room hotel? They definitely consume a lot more water than a residence.

If a project can't exist without degrading the quality of life in the neighborhood surrounding it, then it should be re-thought, particularly when it is so out of character in scale and capacity.

When you think about voting on this project, please consider this thought... If this project was built in front of your house, how would you feel about this project? Would you still vote yes? I think not... I think you would vehemently oppose this project. That is what we are asking you to do... Please oppose this project for the city and small community of Cayucos. Allow us to maintain our small community atmosphere as one of the last little beach towns in America! Thank you for your consideration... Lee and Karen Wheeler, residents of Cayucos

Sent from my iPad

F20a ✓

Coastal Commissioners
Regarding Ocean Avenue Development
Cayucos, California

September 3rd, 2016

Dear Sirs and Madams,

I am a homeowner whose property is a few hundred feet from the proposed development at the corner of Ocean Avenue and Old Creek Road. I accept that the owners of this property have the right to build, however I am opposed to the plan for the multilevel multiunit they are proposing. This plan is way out of scope and scale for this neighborhood. In addition to being enormous, as a short-term rental this development will dramatically change the character of our neighborhood. Even small single-family dwellings that are used as beach rentals create large amounts of traffic. This proposed unit would overwhelm our neighborhood with cars and traffic and will undoubtedly drastically lower the quality of life in the neighborhood. The owner of this property has no concern for other property owners and merely desires to maximize his profits by building as large as he can.

I am writing to urge you to reject his current proposal and insist he develop more congruently with the neighborhood as it currently exists and to take into consideration others who live in the vicinity.

Thank you very much for your consideration of this urgent request.

Respectfully,

Dr. Joel A. Germond
Property Owner
2919 Orville Ave.
Cayucos, California

62

F20a ✓

Coastal Commissioners
Regarding Ocean Avenue Development
Cayucos, California

September 3rd, 2016

Dear Sirs and Madams,

I am a homeowner whose property is a few hundred feet from the proposed development at the corner of Ocean Avenue and Old Creek Road. I accept that the owners of this property have the right to build, however I am opposed to the plan for the multilevel multiunit they are proposing. This plan is way out of scope and scale for this neighborhood. In addition to being enormous, as a short-term rental this development will dramatically change the character of our neighborhood. Even small single-family dwellings that are used as beach rentals create large amounts of traffic. This proposed unit would overwhelm our neighborhood with cars and traffic and will undoubtedly drastically lower the quality of life in the neighborhood. The owner of this property has no concern for other property owners and merely desires to maximize his profits by building as large as he can.

I am writing to urge you to reject his current proposal and insist he develop more congruently with the neighborhood as it currently exists and to take into consideration others who live in the vicinity.

Thank you very much for your consideration of this urgent request.

Respectfully,

Ms. Paolina Aligero
Property Owner
2919 Orville Ave.
Cayucos, California

F20a ✓

Franco DeCicco
Central Coast District
725 Front Street Suite 300
A-3-SLO-09-058
Santa Cruz, CA 95060-4508
Position: Opposed

Hearing Item: F20a
Permit Number:

Anne Brazil

To the California Coastal Commission:

I am a resident and home owner in Cayucos, just off Old Creek Road. The architects and designers did a beautiful job on the plans for the addition at our intersection. They would be ideal for a much larger community. It seems way out of proportion for our tiny neighborhood. Our entire town has a population of only 3000.

We don't have the traffic to support such a complex. From the owner's point of view, it would not be a wise investment. From the resident's point of view this structure would look out of place and in fact an eyesore given the neighborhood. It could also negatively affect the surrounding property values. Many of us are subsisting on fixed incomes and would quite possibly be forced to relocate.

This proposal will also put a strain of our serious water shortage.

I recommend you look for a much larger community for this project. We could possibly support a one-pump service station and a small mini-mart. Anything more than that will not work here. Thank for your consideration on this matter.

Very Truly Yours,
Anne Brazil
2778 Santa Barbara Ave.
Cayucos, CA 93430
805-995-2663

F20a ✓

Cayucos

CITIZENS ADVISORY COUNCIL
P.O. BOX 981 - CAYUCOS, CA 94001

September 1, 2016

Steve Kinsey, Chair
California Coastal Commission

RE: APPEAL NUMBER A-3-SLO-09-058 (DeCicco, San Luis Obispo)
Coastal Commission Meeting September 9, 2016
Agenda Item F20a
No. Ocean Avenue & Old Creek Road, Cayucos, CA

Dear Chairperson Kinsey and Coastal Commissioners:

The Cayucos Citizen's Advisory Council ("CCAC") is the epitome of representative; sixteen (16) elected men and women who represent eight (8) specified areas of Cayucos, a small town with a population of about 2500 which has often been called "the last funky beach town in California." We do not resemble Newport Beach and are immensely proud of that fact. We have a small commercial area ("downtown") with the remainder being primarily residential, with many of those residences still small beach bungalows. We have both views of and access to the ocean.

This project was informally introduced to the CCAC in 2006. Prior to making a formal application with the County of San Luis Obispo, the project's proponent brought to the CCAC a proposal for a two-story project with a Mediterranean theme. It was universally liked. Unfortunately, when the formal application was made, a third story had appeared, the



65

Cayucos

CITIZENS ADVISORY COUNCIL
P.O. BOX 951 - CAHUILLAS, CA 94001

Mediterranean theme disappeared and the project no longer fit in with the character of the neighbourhood or our town. In 2008, the CCAC overwhelmingly voted to not support the project due, primarily, to that third story. If you walk around that neighbourhood you would inescapably conclude this project does not belong there.

It was almost eight (8) years ago, however, when this project was appealed to the Coastal Commission. I find it disturbing that **local input is not sought on a revised project presented to the Commission eight (8) years after it was last viewed by those who are most affected by it.** It is a travesty for this amount of time to pass and for a project of this size not to come back to the local town affected. Pretty drawings portending future tree growth and landscaping (replete with baby strollers and pedestrians) appear to mitigate the size of this project, however the views and angles **appear deceptive and minimize the actual impact.** Of course, that's what they are designed to accomplish.

We in Cayucos will have to live with what your Commission, **without our studied input**, decides. To make it worse, this agenda item is the next to the last project for your Commission's review after a three day meeting. I have observed how the last agenda items are handled by tired decision makers; it has not been inspiring.

Consistent with the CCAC's prior vote against a third story, I must state our opposition to the project. Consistent with our desire to retain the unique character of Cayucos, I ask that this project be referred back to us for proper community vetting and analysis. Our "funkiness" does not include having big city three (3) story buildings fronting our



Cayucos

CITIZENS ADVISORY COUNCIL

P.O. BOX 781 - CAYUCOS, CA 94020

Scenic Byway, Highway 1. A visitor can see those buildings (as this project) almost anywhere in California. Our character includes those small houses on Orville Street behind this project - views that are lost forever due to this project's massiveness.

We don't often implore the Coastal Commission to preserve Cayucos - but this project, if approved as is, will undoubtedly be the first of a line of similar projects on Highway 1. On behalf of the citizens' of Cayucos, I ask you not begin this process and deny this project.

Thank you for your consideration and the difficult job you do.

Very truly yours,

CAYUCOS CITIZENS' ADVISORY COUNCIL

By



JOHN M. CARSEL, President

JMC:pp

cc: Bruce Gibson, Supervisor
Carol Baptiste, Secretary, CCAC
Marie Jaqua, CCAC LUC
John Belsher, Esq.
Bruce Paine, Concerned Citizens of Cayucos



Robinson, Daniel@Coastal

From: KIM HATCH <khatch@pults.com>
Sent: Wednesday, August 31, 2016 12:43 PM
To: Robinson, Daniel@Coastal
Subject: Cayucos Del Mar permit #A-3-SLO-09-058

Mr Robinson

I am writing you to show my support for the Cayucos Del Mar project, permit #A-3-SLO-09-058. I had the privilege and pleasure of working with Mr Decicco on this project from the beginning. I know that this will be a huge asset to the community members and visitors of Cayucos.

Although I no longer live in California I was a resident of San Luis Obispo for 36 years and a California resident for 55 years. I worked for Steve Pults Architects for 20 years and was the designer of the Cayucos Del Mar project. I know first hand what Mr Decicco has gone through trying to get this project approved. I know that Mr Decicco is an honest and compassionate person with only the best of intentions. He is not a typical "Developer". He is a community minded man with a clear vision of what he wants to do with his property. And that vision is to build and operate a beautiful, friendly and neighborly business that everyone can use and enjoy. Please don't let a few unhappy local people stop thousands of good people from enjoying the Cayucos coastline and the services that the Cayucos Del Mar Hotel and Residences will provide.

Mr. Kim Hatch
Consultant to Steve D. Pults and Associates, Architects.
308-209-0617

F206 ✓

Watson, Michael@Coastal

From: Cosmo Bua <philemata@gmail.com>
Sent: Tuesday, August 30, 2016 11:42 AM
To: Watson, Michael@Coastal
Subject: Coastal Development Permit Appeal # A-3- CML-16- 0057 (Henderson)

August 30, 2016

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

Attn: Mike Watson, Coastal Planner
Michael.Watson@coastal.ca.gov

Re: Coastal Development Permit **Appeal # A-3- CML-16- 0057** (Henderson)

SUPPORT of the Bluff Top Retaining Wall project

Dear Chair Kinsey and Commissioners:

I am writing to ask for your approval of the Henderson Bluff Top Retaining Wall Project which will come before you at the Coastal Commission hearing in September in Newport Beach

My main concern is that I feel the possible immanent danger to the bluff is being underestimated by the Commission's Senior Geologist, Dr. Mark Johnsson. I believe his approach is too conservative given the more extreme weather and strong storm surges we are going to be increasingly experiencing due to climate change. I also understand that erosion at this location has already been accelerating in recent years. The August 12, 2015 geotechnical report by Haro, Kasunich, and Associates, Inc. (HKA), evaluating erosion and hazards at the site determined that the driveway and gate could be threatened by erosion if two-feet of bedrock material were lost to a sudden or unforeseen erosion event. If such an event occurred, then the upper bluff materials could be expected to recede by as much as five to nine feet, threatening the driveway features. I believe that with the site integrity of a such an important historic resource as the Frank Lloyd Wright Walker House property at stake the Commission should err on the side of urgency rather than assume that an average annual erosion rate of 0.1 feet per year will apply uniformly over the next 65 years.

The rate of erosion is up for debate, the foreseeable erosion is not. It is certainly possible that the Commission's usual working definition of "in danger" for approval of shoreline protective devices as *serious erosion within the next few years* could apply in this case. Without the wall this historic site will be left at significant risk of substantial loss due to a likely major storm.

I believe this wall as described, to protect this property for the public's benefit, is consistent with the City of Carmel's Local Coastal Plan and the Coastal Act. The scale and design are reasonable under the circumstances.

I believe that Commission Staff's suggestion that the proposed project is inconsistent with LCP shoreline protective device policies and standards, primarily because there is no identified erosion threat to an existing

structure, misunderstands that the totality of the property is of one historic design - driveway, fence and gate included. Just waiting until it becomes necessary to move the driveway is not an acceptable alternative.

I urge you to approve the Henderson's Bluff Top Retaining Wall Project at your September hearing.

Thank you for your consideration,
Cosmo Bua

CC:

Chuck Henderson (cch94010@yahoo.com)
Susan Craig, District Manager (Susan.Craig@coastal.ca.gov)
Dan Carl, Deputy Director (Dan.Carl@coastal.ca.gov)

August 30, 2016

Daniel Robinson

Mr. Robinson:

As residents in the neighborhood in which the Del Mar Project is being proposed, we have ALWAYS been advocates of the project. We served as Chair of the Land Use Committee [LUC] and President of the Cayucos Advisory Council [CCAC] when the project was originally brought forth, and throughout several of its revisions. We have always felt that as long as a project adheres to the Standards of the Local Estero Area Plan, to which the project does, then a property owner should be allowed to build.

We saw then, and continue to see the project as being a real asset to the community for the following reasons: The project

- will definitely provide a beautiful gateway to Cayucos from the southern side
- will provide economic advantages through its basic provisions
- will definitely provide much needed visitor serving needs to the entire community, and in particular to the southern end of Cayucos. . .in that it
- will assist in reducing tensions/concerns in nearby SFR neighborhoods regarding Vacation Rentals—by having the Del Mar Project built, it will provide a variety of housing room needs—i.e., for individuals, as well as for families. All could be easily accommodated in single rooms, or in the larger ones
- provides underground parking, thereby putting a large number of cars out-of-sight, as well as actually providing “extra” spaces on the street. Currently many park or use these spots to try and sell cars. The proposed plans ALWAYS indicated sufficient parking spots designated for all zones of this lot; another definite plus for the project.
- was proven time and time again, that the client, Mr. DeCicco, continually listened to the concerns brought up by the community and the Concerned Citizens Group, by taking their concerns back to his architect and County Planners, to implement and revise his dreams/project plans to try and satisfy those concerns
- with its many revisions seemed to have rarely proven, if ever, to satisfy the Concerned Citizens; i.e., roadblock, after roadblock seemed to always be placed before the client, thereby having any requested revisions seem to a mute point with them, but instead merely seemed to become a constant negative harassment of simply just NOT wanting the project ,ever
- is a large project, but YES it is on a large lot, with a variety of different zoning parameters. Those same zones [Commercial and Multi family] exist, as well, in a predominantly SFR zone, on the southern side of Old Creek, so why should this be considered differently? This project follows the guidelines, for the each of the zones [Multi family, and Commercial] as is outlined in the Local Estero Area Plan. It is this Local Land Use Plan [Estero] that has precedence over other land use elements. We feel it the time to move this project forward; it is long overdue.

Mr. Decicco's dream of building in Cayucos started in 1999. It was first brought before the Land Use Committee in 2004, just for consideration, opinions, and other input from the community. At that time, both of us, who were on the council, walked the immediate surrounding neighborhoods to gain local insight for the project. Mr. DeCicco had even provided a bound book with drawings, photos, and artist renderings of the proposed project, for us to share with neighbors, which we did door-to-door. Most said it was fine, recommended a few tweaks, especially regarding size, but many expressed they would be in favor. In 2006, when it was officially presented to both the LUC and CCAC, with the requested modifications [mainly some height reduction, wall articulation, etc.], it met with unanimous approval. The project eventually got published in the newspaper. That is when the project saw further opposition, not only from Cayucos, but from surrounding communities. The project was then revisited, revised, then re-revised, and re-re-revised, only to NEVER seem to satisfy the few that constantly rejected ALL revisions no matter what.

It is now 2016, seventeen, nearly eighteen years later, and the project is still under scrutiny, and revisions. By all indications, the project is following all the Local Coastal Land Use Elements for Estero Bay, and specifically for Cayucos. The client has continually tried to comply, and/or compromise to the Concerned Citizens issues to seemingly still to no avail. It has only cost him an endless amount of time, not to mention dollars. We feel the project more than substantially fits the needs and parameters of a Visitor Serving Area within the commercially zoned area. It adheres to, or even exceeds the standards set for multi family, as well as for the single family residential neighborhood zoning that defines this lot's designated usages.

We sincerely hope that you see the far more positive affects this project will have on the community and county, and that you will give approval to move it forward. It follows the Local Coastal Plan, and will definitely provide a far more visually pleasing gateway to the community than presently exists at the corner of Old Creek Road and the officially designated Scenic Highway 1.

Thank you for your time,

Ed and Mary Ann Carnegie
2689 Richard Avenue
Cayucos, CA

F20a ✓

Robinson, Daniel@Coastal

From: Bruce and Connie Paine <caypaine@hotmail.com>
Sent: Tuesday, August 30, 2016 4:17 PM
To: Robinson, Daniel@Coastal
Cc: Bruce Gibson; John Carsel; John Belsher; lmayfield@robertsconnell.com; Carol Baptiste; Bill Shea and Carol Kramer
Subject: Letter To Coastal Commission

Follow Up Flag: Follow up
Flag Status: Completed

Mr. Robinson,

Below is a letter re. Item F20a, Appeal Number A-3-SLO-09-058 scheduled for hearing at the September 9, 2016 Coastal Commission Hearing. It would be appreciated if each the Commissioners could be provided a copy of the letter as soon as is practical.

Thank you in advance. - Bruce Paine (805-995-3186)

August 30, 2016

California Coastal Commissioners, All
Central Coast District
225 Front Street Suite 300
Santa Cruz, CA 95060-4508
Opposed

Item F20a:
Appeal Number: A-3-SLO-09-058
Bruce Paine
Position:

Dear Commissioners:

I am writing on behalf of the Concerned Citizens of Cayucos (CCC) as I have been the groups Facilitator since it was formed. For the most part the Coastal Commission (CC) staff report correctly states "*The primary reasons for the Substantial Issue (SI) determination were related to the overall mass and scale of the development in relation to neighborhood compatibility, underground parking concerns, and unclear hotel operational standards.*"

For those living in the immediate vicinity of the proposed development, the primary objection from day one has been the overall mass and scale of the development in relation to neighborhood compatibility, and is why residents formed the CCC in March of 2007 for the purpose of bringing about a project that would be compatible, not only with the immediate neighborhood, but all of Cayucos.

the **mass and scale** was also the focal point of a petition that objected to the project. That petition was finalized in March of 2008, and contained over 2,000 signatures of which 1,149 were those of residents and the others were visitors and part-time residents.

On March 8, 2008 the Cayucos Citizens Advisory Council (CCAC) voted 13 to 1 not to support the project. The CCAC decision was provided to the San Luis Obispo (SLO) Board of Supervisors (BOS) in a letter dated March 11, 2008 in which it was stated **“the council would not support the project, as presented, because of its massiveness, and because of it being out of character with the neighborhood and town. However, if the issue of massiveness was addressed [for example, by removing the 3rd floor] the council would support the project”**.

On March 27, 2008 the San Luis Obispo Planning Commission approved the project, but **without the third floor**. The Planning Commission ruling was appealed to the BOS, and on October 7, 2008, they voted 3 to 2 to allow the third floor, and as such, approved the development without any significant changes.

The CCC appealed the SLOBOS approval to the CC, and when it came before the CC on November 4, 2009 **many of the Commissioners voiced concerns regarding the mass and scale of the development**. The CC voted unanimously that substantial issues warranted a hearing.

The above brief historical summary as it relates to **“overall mass and scale of the development in relation to neighborhood compatibility”** is still as relevant today as it was when the CCC became involved in the spring of 2007. The reason being; **WITH RESPECT TO MASS SCALE AND COMPATABILITY, THE DEVELOPMENT HAS NOT SIGNIFICANTLY CHANGED. The footprint, height, and silhouette have not changed in any appreciable way.**

A deaf ear has been given to our suggestions; a 10 foot setback on Orville Ave. that would blend better with the setback of the residential neighborhood; also in keeping with the residential neighborhood, limit the height to 28 feet; relocate the commercial trash receptacles off of Orville Ave.; include a few view corridors through the 210 foot long development thus making it more compatible with the small lots (mostly less than 50' wide) in the surrounding neighborhood. In keeping with the long established facilities on Ocean Blvd. near Old Creek Rd., provide a covered bus stop area for those using mass transit and school transportation. The developer and his consultants have stated on a number of occasions that it would not be economically feasible to do as we have suggested.

WHAT HAS CHANGED?

In order to comply with established criteria the commercial parking spaces in the subterranean garage will be eliminated from beneath the residential portion of the development. This is of no benefit to the neighbors; it will, in fact, create a greater need for offsite parking, thereby, putting more stress on the already limited street parking. The one who will benefit will be the developer because the overall cost of the development will be reduced.

At one time the development was to include a restaurant and store. The CCC opposed both because of additional traffic and cooking odors that would waif through the neighborhood. The reply to our opposition was that it was needed for the development to be economically feasible. But eventually, the restaurant/store was nixed by SLO County. County Public Works determined that the single driveway for the subterranean garage would not be adequate for the projected related traffic, and suggested that the store/restaurant be eliminated. We are grateful the restaurant/store were eliminated, but it was not done to please us, it was done because regulations gave the developer little choice in the matter.

By letter dated August 22, 2016, the CCC became aware that McCabe & Company (M&C) has become involved as a consultant/advocate to the developer. Within that letter is the heading **Community Character/Building Design & Height** in which:

M&C states that three-story commercial buildings and numerous three-story residential structures have been built in Cayucos. I believe that three-story commercial has been allowed for a long time, but those will be found only in what is commonly referred to as downtown Cayucos, approximately 2 miles from the proposed development. Single family residents in Cayucos are limited to 28 feet above the natural grade, and in most cases where they are built on a relatively flat lot the 28' height limit will prevent them from building something with more than two stories. In other words it is the 28' above natural grade limit that is the limiting factor as to the number of stories. By building some portion of the structure below the natural grade you will gain a like amount in height, thus allowing for a taller structure. This is not unusual where you have hilly terrain as you do in parts of Cayucos. This is in part why where land is expensive we are seeing more homes with basements and subterranean garages, so they can stay within the height limit but gain more living space with a third story.

M&C states "The character of development in Cayucos has changed over recent years, incorporating larger buildings into the area without affecting the coastal charm and appeal. The propose building as originally designed, and later modified in response to Commission direction, is consistent with the character of Cayucos." This statement is far from reality. The development is approximately 140 X 210 ft. and will contain ~64,000 sq. ft., and is proposed for a neighborhood where the average lot is in the area of 40 X 60 ft. and a large home might be 2000 sq. ft., many of the homes in the area are less than 1,000 sq. ft. and can best be described as beach bungalows or cottages. In no way is the development in character with its surroundings, and never will be. It is virtually impossible.

M&C references articulation of the structure where it faces Orville Ave, that consists in two (10' - 15' wide) areas on the third floor and the use of a variety of colors, and separation of the motel from the residential portion that are somehow suppose to soften the vertical wall like appearance. The only separation of the motel

from the residential portion is on the third floor and then only part of the way into the structure, and the same holds true for the two areas in the motel section where articulation is referenced, in that the setbacks are relatively shallow, and in neither case do you get anything that could be referred to as a view corridor. Considering the length is ~210' on Orville it is highly unlikely that a couple of 10' - 15' wide notches in the profile along with some variation in the color scheme will be adequate to reduce the wall like appearance of the developments eastern (Orville Ave.) side

The proposed development will dwarf all other structures in the neighborhood and in no way balance and promote both residential and visitor-serving aspects of the community, and therefore will not be in compliance with the intent of the Estero Area Plan for the Cayucos Urban Plan. The beach across Highway 1 has no on duty lifeguard at anytime, no public restrooms, and no beach equipment (boogie boards, wetsuits, chairs, umbrellas, etc.) rentals available. All of those services are ~2 miles away.

The referenced commercial building at E Street and Ocean Ave. is ~2 miles away from the proposed development in the heart of the downtown business district, is probably about two-thirds the size, and because the terrain does not appear as a wall when viewed from the backside.

The Concerned Citizens of Cayucos recognize the site for the proposed development is zoned for Commercial/Retail/Residential, and we have never said it should not be developed accordingly. We ask that the Commission view our comments with an open mind, and in doing so will hopefully recognize that the development as proposed is not compatible with its surroundings and therefore will need to be modified before it can be approved.

Thank you for your consideration.

Sincerely,

Bruce Paine, Facilitator

C:

Supervisor Bruce Gibson, San Luis Obispo Board of Supervisors

John Carsel, President Cayucos Citizens Advisory Council

John Belsher

Linda Mayfield

Carol Baptiste

Bill Shea and Carol Kramer

F20a

✓

Robinson, Daniel@Coastal

From: Keith Taylor <keithallentaylor@icloud.com>
Sent: Tuesday, August 30, 2016 7:33 PM
To: Robinson, Daniel@Coastal
Subject: DeCicco Project A-3-SLO-09-058

Follow Up Flag: Follow up
Flag Status: Completed

Mr Robinson and Commissioners,

Mr DeCicco has been working on this project for at least 15years and has changed the plans many times to get approval from you and the neighbors.

I think it would be a real asset to the area as it was a old gas station. It would also give families the opportunity to come to the beach at a reasonable cost, and be able to cook and do laundry as going out with a family in tourist destination is very costly.

Sincerely,

Keith Taylor
Morro Bay CA 93442

F2Da



Robinson, Daniel@Coastal

From: Kat Kennedy <ibkat61@yahoo.com>
Sent: Monday, August 29, 2016 6:37 PM
To: Robinson, Daniel@Coastal
Subject: DeCicco project

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr Robinson, I'm a resident in the neighborhood of the DeCicco Project and would like to have this on record... I think the project is really too large for the area, it is dangerous coming down Old Creek Rd...you can't see the light and you won't be able to see turning off Orville whether you're going left or right...please look at this again...it will block the sun for all on the east side of Orville... I don't know if there is a bond to put this back, if he's unable to finish...thank you for considering my thoughts.

Kat Kennedy
154 Old Creek Rd
Sent from my iPad

FJOa

✓

August 29, 2016

Permit # A-3-SLO-09-058, Cayucos Del Mar

Mr. Robinson and Commissioners,

I respectfully request the approval of the Cayucos Del Mar project.

Mr. DeCicco began the process of developing this project in October, 1999. He worked closely with the San Luis Obispo planning department, following all county codes and regulations. All geological, archaeological, traffic and visual studies required were completed. The project was unanimously approved by the Cayucos Citizens Advisory Council in July, 2006.

Since then, Mr. DeCicco has revised the plans multiple times to address the concerns of the neighbors. The project before you now has been reduced by 4,505 sq.ft. from the original. The third floor, facing Orville St., was a major concern for the neighbors. Now, there are only two rooms (originally four) on the Orville side with an additional view corridor of 14 feet between the rooms. Each floor, on the Orville side, is stepped back from the lower floor, up to a maximum 21 feet on the third floor. The architectural style of nautical/seaside is compatible with the neighborhood, as stated in the Revised Estero Plan.

The character of the surrounding neighborhood has changed since 2009. New and remodeled homes are now three stories, because of natural grade, looking from Highway 1.

Cayucos Del Mar will enhance the neighborhood and be a beautiful landmark for the southern entrance to Cayucos. It will provide needed lodging for families to enjoy the beaches of the central coast.

Sincerely,
Judy Luedtke Apple
Morro Bay, CA

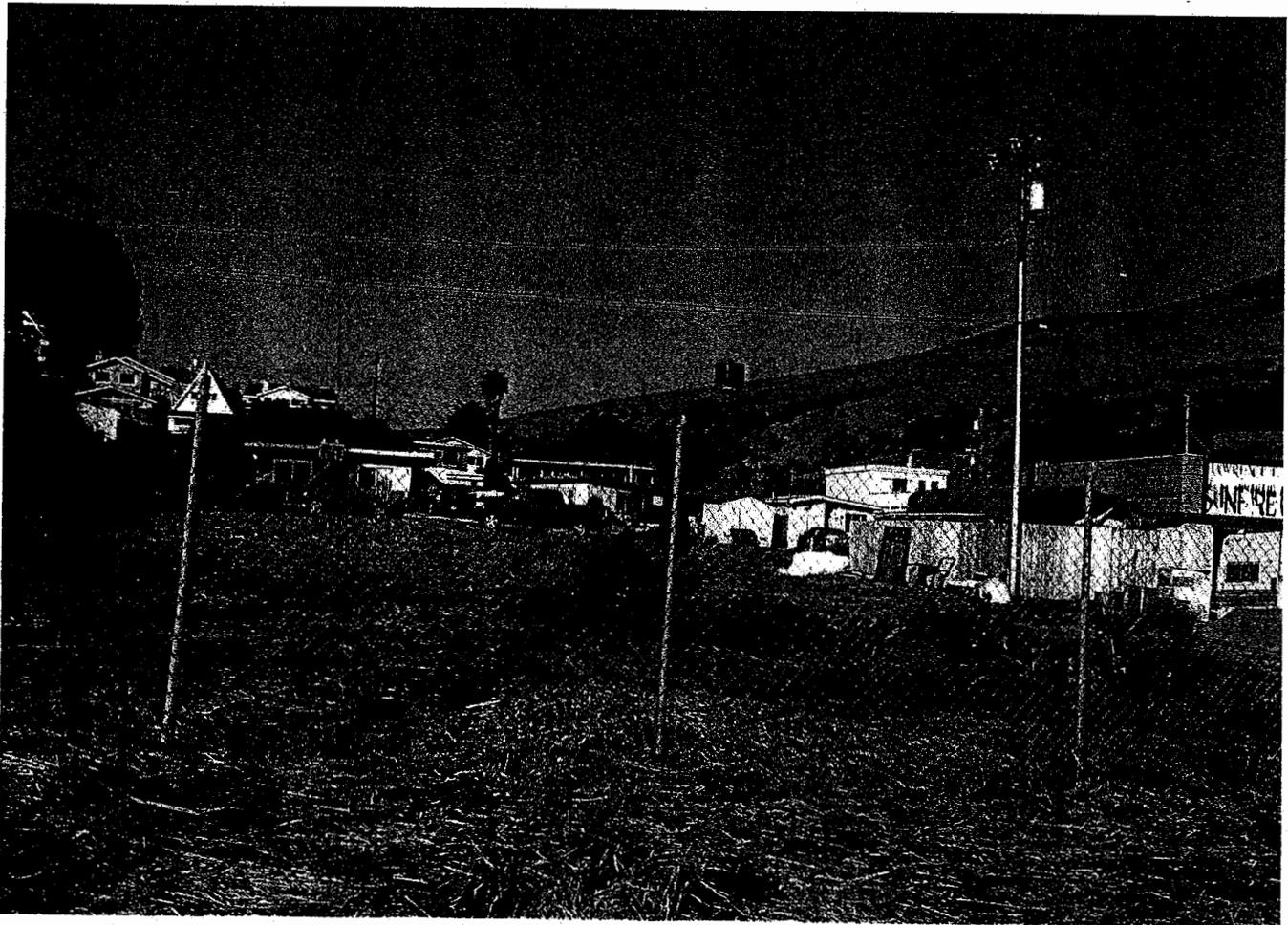
F20a ✓

Robinson, Daniel@Coastal

From: Bruce and Connie Paine <caypaine@hotmail.com>
Sent: Saturday, August 27, 2016 7:07 PM
To: Robinson, Daniel@Coastal
Cc: lmayfield@robertsconnel.com
Subject: Cayucos del Mar
Attachments: IMG_1327.JPG

Follow Up Flag: Follow up
Flag Status: Completed

This is a shot I just took from my iPhone. The project would be as tall as the transformer on the utility pole. On the hill you can see the existing water tank. I think you can also see the cars parked on Orville on the property that will become a sidewalk, therefore, no available parking for overflow for the visitors. How do you or any other members of your staff view this as impact? Does it seem compatible? Apparently, staff is recommending approval for this project and it frightens me that there is some apparent misinformation being presented as to parking availability. Also, CUO section 28.02.034 states: "it will not be inconsistent with the character of the immediate neighborhood". I can only hope that this project, which at 65,000 sq ft, would be the largest in the whole Cayucos community will be judged carefully and with all the true facts required to obtain a quality, compatible project worthy of this special, last California beach town. Thank you so much,
Connie Paine



CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
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F20a

Appeal Filed: 10/12/2009
Action Deadline: None
Staff: Daniel Robinson - SC
Staff Report: 8/26/2016
Hearing Date: 9/9/2016

APPEAL STAFF REPORT: DE NOVO HEARING

Appeal Number: A-3-SLO-09-058

Applicant: Franco DeCicco

Project Location: Northeast corner of Ocean Boulevard and Old Creek Road in the unincorporated community of Cayucos, San Luis Obispo County (APNs 064-263-025, 064-263-052, 064-263-053, 064-263-036)

Project Description: Subdivision of four parcels into five parcels and construction of structures totaling approximately 64,000 square-feet, and comprised of four multi-family residential units (with parking) and an 18-room hotel, as well as an underground parking garage for the hotel, and associated landscaping, drainage, and other improvements.

Staff Recommendation: Approval with Conditions

SUMMARY OF STAFF RECOMMENDATION

The Applicant proposes to subdivide four parcels into five parcels and construct a four-unit residential multi-family condominium and an 18-room hotel with associated underground hotel parking, landscaping, drainage, and other improvements, located at the northeast corner of Ocean Boulevard and Old Creek Road, just inland of Highway 1, in the unincorporated community of Cayucos. San Luis Obispo County approved the proposed project on October 8, 2008, but the Applicant contended that the project was not appealable to the Commission. On August 12, 2009, the Commission determined that the project was appealable to the Commission because it included a subdivision, which is not a principally-permitted use in either the Residential Multi-Family (RMF) or Commercial Retail (CR) land use categories (Pub. Res. Code § 30603(a)(4)). The County-approved project was subsequently appealed to the Commission, and on November 4, 2009, the Commission found that the County's approval raised a substantial LCP conformance

issue and took jurisdiction over the coastal development permit (CDP) application for the project, with the de novo hearing to be held at a later date. The primary reasons for the Substantial Issue (SI) determination were related to the overall mass and scale of the development in relation to neighborhood compatibility, underground parking concerns, and unclear hotel operational standards. The Applicant then sued the Commission over its decision and the Commission ultimately prevailed.¹ Due to the length of the lawsuit and the general downturn in the economy, the Applicant only recently reengaged with Commission staff in late 2015 and requested that Commission staff bring the proposed project to a de novo hearing. Since then, staff has communicated and collaborated closely with the Applicant in order to obtain project revisions required to find the project consistent with the LCP. Thus, the CDP application is now before the Commission for consideration and action.

The Applicant proposes to reduce the number of units on the third floor of the hotel and include variations in coloring and architecture to help break up the apparent massing of the hotel and residential components. The revised project also locates all required parking for the hotel underneath the hotel portion of the site. In terms of size, scale, and character, the proposed project would introduce approximately 64,000-square-feet of structural development, including a three-story hotel, to a site that is essentially vacant except for an approximately 1,000-square-foot, single-story building in overall disrepair. At the same time, the proposed project would constitute urban infill development, primarily visitor-serving, and would meet all applicable LCP development requirements. For example, in terms of height, the hotel component would be built to an LCP maximum 30 feet above average natural grade and the residential multi-family units would be built at an LCP maximum of 28 feet above average natural grade. The surrounding single-family and multi-family residential areas to the east and north, respectively, have LCP maximum 28-foot height limits. Thus, the residential component will be built at a height *equal to* that allowed under the LCP for the surrounding residences, and the hotel would extend only *two feet above* the residential maximum height. In terms of public views, while it is true that a smaller structure would lead to fewer public view impacts as a general matter, the primary view corridor, i.e. from south Highway 1 and north Highway 1 inland, would not be significantly adversely affected by the project. The project will certainly change the existing viewshed from Highway 1 looking east, including because the site is currently developed with a much smaller structure, but it would be surrounded by adjacent development including from development above the site on the surrounding hillsides, and be constructed well within the context of this urban built environment. To further soften the project's visual impacts, and ensure that the project will not be inconsistent with the character of the immediate neighborhood, the project is conditioned to require downward facing lighting designed to minimize illumination offsite, to prohibit highly reflective windows and siding materials, and to require undergrounding of all utilities as part of the project. These special conditions ensure such requirements are implemented and result in a project that is as protective of the adjacent community character and residential built environment as required by the LCP. The project as conditioned is also consistent with LCP policies regarding: drainage and hazardous material requirements to protect water quality; cultural resource monitoring and protection; indemnification for the Commission; and construction best management practices (BMPs) to adequately protect coastal resources during construction.

¹ Franco DeCicco et al. vs. California Coastal Commission (2d Civil No. B228009, Super. Ct. No. CV090572) San Luis Obispo County.

The project raises questions about lower-cost visitor serving accommodations in the Coastal Zone and how the Commission ought to best ensure these accommodations over time, while not exceeding its statutory authority with respect to such accommodations. In light of the market incentives for developers to add new, often high-cost visitor serving facilities in the Coastal Zone and the resulting adverse impacts such new development has on existing lower-cost facilities, incorporation of lower-cost visitor and recreational facilities is a paramount requirement of the County's LCP. The Applicant's proposed hotel is specifically designed to accommodate families with a maximum occupancy ranging from six for the studios to ten for the two-bedroom suites. Instead of needing to reserve multiple standard double-occupancy rooms at market rate, a family or group of visitors can take advantage of the higher occupancy allowed for in the proposed accommodations, with no increase in the room rate. Furthermore, proposed room amenities including kitchens, kitchenettes, and gas grills provide visitors lower-cost alternatives to having to eat meals at outside restaurants. These are amenities that make the hotel more accessible to the general public because it may allow visitors to justify staying at these accommodations by compensating for other travel costs (*e.g.*, food). In addition, the proposed project does not displace any existing overnight accommodations and is not located in a visitor-serving overlay zoning (combining designation) district. Given all of these factors, staff agrees that, in this case, and given the limited mix of similar hotel offerings in this area, the design of the hotel increases affordability for families and other groups, and therefore, it would be more appropriate to characterize the proposed project as primarily moderate-cost. In addition, two of the rooms are proposed at just above the low-cost threshold, and with the addition of kitchenettes and other offerings (as described above) as part of these rooms, it would be more appropriate to characterize these rooms as lower-cost in this case. Thus, the proposed project increases the range of opportunities across a range of costs for overnight accommodations in Cayucos, consistent with the LCP.

However, to ensure that the rooms remain primarily moderate-cost over time, special conditions are included to ensure that the Applicant undertakes development as proposed, including in relation to the Applicant's own proposed rate structure as shown on page 7 of **Exhibit 2**; that any substantial deviation from such proposed rates that convert the hotel into a higher cost hotel will require an amendment to this CDP, unless the Executive Director determines that no amendment is legally required, and that all hotel rooms (including the suites) be open and available to the general public, that rooms shall not be rented to any individual, family, or group for more than 29 consecutive days, and that no individual ownership or long-term occupancy of hotel rooms shall be allowed. Finally, to further ensure that the hotel operates as proposed and approved, staff recommends a condition prohibiting the conversion of any of the hotel overnight rooms (including suites) to limited use overnight visitor accommodation units (*e.g.*, timeshare, fractional ownership, etc.) or to full-time occupancy condominium units or to any other units with use arrangements that differ from the approved project.

In sum, the project as conditioned represents a significant visitor-serving addition to Cayucos, one that will result in numerous public benefits, and one that meets core LCP and Coastal Act objectives. By ensuring the provision of a range of costs as part of this primarily visitor-serving accommodation project, staff concludes that the project as a whole can be found LCP consistent.

Thus, staff recommends that the Commission approve a conditioned CDP for the proposed project. The motion is found on page 5, below.

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APPENDICES

Appendix A – Substantive File Documents

EXHIBITS

Exhibit 1 – Location Maps and Site Photos

Exhibit 2 – Project Plans and Proposed Hotel Rates and Amenities

Exhibit 3 – Landscaping, Grading, Drainage, and Utility Plans

Exhibit 4 – Project Elevations and Perspectives

Exhibit 5 – Visual Simulations

Exhibit 6 – Applicant’s Room Rate Data (Cayucos and Morro Bay)

Exhibit 7 – Applicant’s Letter dated July 18, 2016 regarding Lower-Cost Accommodations

Exhibit 8 – County Conditions

Exhibit 9 – Correspondence

I. MOTION AND RESOLUTION

Staff recommends that the Commission, after public hearing, **approve** a coastal development permit for the proposed development. To implement this recommendation, staff recommends a **YES** vote on the following motion. Passage of this motion will result in approval of the CDP as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

***Motion:** I move that the Commission approve Coastal Development Permit Number A-3-SLO-09-058 pursuant to the staff recommendation, and I recommend a yes vote.*

***Resolution to Approve CDP:** The Commission hereby approves Coastal Development Permit Number A-3-SLO-09-058 and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with San Luis Obispo County Local Coastal Program. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.*

II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

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

III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

- 1. Approved Development.** Coastal Development Permit (CDP) A-3-SLO-09-058 authorizes the development expressly proposed by the Applicant's (i.e., 18 hotel rooms and four residential units), including as described and shown in **Exhibits 2, 3 and 4**, and as modified by the conditions of this permit. The Permittee shall undertake development in accordance with the approved CDP. Any proposed changes to the development shall be reported to the Executive Director. No changes to the approved development shall occur without a Commission-approved amendment to this CDP unless the Executive Director determines that no amendment is legally required.
- 2. Revised Final Plans.** PRIOR TO ISSUANCE OF THE CDP, the Permittee shall submit two full size sets of Final Plans to the Executive Director for written review and approval. All plans shall be revised to be consistent with the Commission's approval. They shall be prepared and certified by a licensed professional or professionals as applicable (e.g., architect, surveyor, geotechnical engineer), based on current information and professional standards and certified topographic elevations for the entire site, and shall include a graphic scale, and shall be certified to ensure that they are consistent with the Commission's approval. The Final Plans shall clearly show the development's siting and design, including through elevation and site plan views, and shall be substantially in conformance with the

project plans submitted to the Commission (titled Cayucos Del Mar, dated July 2016); see **Exhibits 2, 3, and 4**), and shall include the following:

- (a) **Lighting.** The location of all exterior lighting, including the height and intensity. All exterior residential and hotel lighting shall be low-wattage, non-reflective, and shielded downward to minimize illumination beyond the properties' boundaries.
- (b) **Exteriors.** Indication that no highly reflective glazing or coatings shall be used on any windows and that no highly reflective exterior materials, such as chrome, bright stainless steel or glossy tile shall be used on all sides of the development where visible from offsite locations.
- (c) **Underground Utilities.** All existing and new utilities surrounding the project site along Ocean Avenue, Old Creek Road, and Orville Street shall be located underground.

3. **Final Grading and Drainage Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Permittee shall submit a post-construction drainage and runoff control plan that is sited and designed: to collect, filter, treat, and direct all site drainage and runoff in a manner intended to protect and enhance coastal resources as much as possible; to prevent pollutants, including increased sediments, from entering coastal waters as much as possible; to filter and treat all collected drainage and runoff to minimize pollutants as much as possible prior to infiltration or discharge from the site; to retain runoff from roofs, driveways, decks, and other impervious surfaces onsite as much as possible; to use low impact development (LID) best management practices (BMPs) as much as possible; to be sized and designed to accommodate drainage and runoff for storm events up to and including at least the 85th percentile 24-hour runoff event (allowing for drainage and runoff above that level to be likewise retained and/or conveyed in as non-erosive a manner as feasible); to direct all drainage and runoff not infiltrated on site per the approved system to inland infrastructure able to handle the flows; and to include ongoing maintenance and management procedures (including at the least provisions for annual pre-storm season and post-storm event evaluation and repair/maintenance) that meet professional standards for maintenance of such systems, and that will apply the life of the project.

4. **Final Landscaping Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Permittee shall submit, in a form and content acceptable to the Executive Director, two (2) full size sets of final landscaping plans, which shall include and be consistent with the following:

- (a) Vegetated landscaped areas shall consist of native plants or non-native drought tolerant plants that are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a "noxious weed" by the State of California or the U.S. Federal Government shall be utilized within the property. All plants shall be low-water-use plants as identified by California Department

of Water Resources (See:

<http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>).

- (b) Any irrigation systems shall limit water use to the maximum extent feasible. Use of reclaimed water for irrigation is encouraged. If permanent irrigation systems using potable water are included in the landscape plan, they shall use water conserving emitters (e.g., microspray) and drip irrigation only. Use of reclaimed water (“gray water” systems) and rainwater catchment systems are encouraged. Other water conservation measures shall be considered, including use of weather-based irrigation controllers.
 - (c) The Permittee shall undertake development in accordance with the approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.
5. **Construction Plan.** PRIOR TO ISSUANCE OF THE CDP, the Permittee shall submit two copies of a Construction Plan to the Executive Director for review and approval. The Construction Plan shall, at a minimum, include the following:
- (a) **Construction Areas.** The Construction Plan shall identify the specific location of all construction areas, all staging areas, and all construction access corridors in site plan view. All such areas within which construction activities and/or staging are to take place shall be minimized to the maximum extent feasible in order to have the least impact on the adjacent residences.
 - (b) **Construction Methods.** Construction and staging zones shall be limited to the minimum area required to implement the approved project. The Plans shall limit construction activities to avoid coastal resource impacts as much as possible, including verification that equipment operation and equipment and material storage will not significantly degrade public views from Highway 1 during construction to the maximum extent feasible.
 - (c) **Construction BMPs.** The Construction Plan shall also identify the type and location of erosion control/water quality best management practices that will be implemented during construction to protect coastal resources, including the following:
 - 1. **Runoff Protection.** Silt fences, or equivalent apparatus, shall be installed at the perimeter of the construction site to prevent construction-related runoff and/or sediment from entering into storm drains or otherwise offsite.
 - 2. **Equipment BMPs.** All construction equipment shall be inspected and maintained at an off-site location to prevent leaks and spills of hazardous materials at the project site.
 - 3. **Good Housekeeping.** The construction site shall maintain good construction housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills

immediately; keep materials covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the project site; etc.).

4. Erosion and Sediment Controls. All erosion and sediment controls shall be in place prior to the commencement of construction as well as at the end of each work day.

(d) Construction Site Documents. The Construction Plan shall provide that copies of the signed CDP and the approved Construction Plan be maintained in a conspicuous location at the construction job site at all times, and that such copies are available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of the CDP and the approved Construction Plan, and the public review requirements applicable to them, prior to commencement of construction.

(e) Construction Coordinator. The Construction Plan shall provide that a construction coordinator be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and that his/her contact information (i.e., address, phone numbers, email address, etc.) including, at a minimum, a telephone number and an email that will be made available 24 hours a day for the duration of construction, is conspicuously posted at the entrance to the job site where such contact information is readily visible from public viewing areas while still protecting public views as much as possible, along with indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the contact information (address, email, phone number, etc.) and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

(f) Notification. The Permittee shall notify planning staff of the Coastal Commission's Central Coast District Office at least 3 working days in advance of commencement of construction, and immediately upon completion of construction.

(g) Hotel Garage Construction. To minimize the amount of any necessary dewatering, construction of the hotel's underground parking garage shall be prohibited between October 15 and April 15, and this prohibition shall be placed as a written note on the final grading and drainage plan (see **Special Condition 3**)

(h) Daylight Work Only. All work shall take place during daylight hours (i.e., from one hour before sunrise to one hour after sunset). Nighttime work and lighting of the work area are prohibited.

The permittee shall undertake development in accordance with the approved Construction Plan, unless the Commission amends this permit or the Executive Director determines that no amendment is legally required for any proposed minor deviations.

6. **Water Quality Protection Plan and Hazardous Material Signoff.** PRIOR TO CONSTRUCTION OF THE HOTEL AND/OR RESIDENCES, the Permittee shall submit two copies of a Water Quality Protection Plan with verification (e.g. a closure letter) from the San Luis Obispo County Division of Environmental Health (Environmental Health) and the Regional Water Quality Control Board that any underground storage tanks, piping, and/or other hazardous materials, hazardous materials related equipment, lead, asbestos, contaminated soil, etc., discovered prior to construction of the approved project have been disposed of properly under the direction of Environmental Health, and that the site is approved for construction activities and subsequent hotel and residential use.
7. **Cultural Resources.** PRIOR TO COMMENCEMENT OF CONSTRUCTION, the Permittee shall retain an archaeological monitor qualified by the California Office of Historic Preservation (OHP) standards, i.e. Native American monitor(s) with documented ancestral ties to the area, who is appointed consistent with the standards of the Native American Heritage Commission (NAHC) and the Tribal Historic Preservation Officers of the Obispeno Chumash. If California law mandates identification of a most likely descendent (MLD), the monitor shall also qualify as an MLD. The monitor shall observe all project grading, excavation work, site preparation or landscaping activities associated with the approved development and provide sufficient archeological and Native American monitors to assure that all project grading that has any potential to uncover or otherwise disturb cultural deposits is monitored at all times.

If an area of cultural deposits is discovered during the course of the project, all construction shall cease immediately. Before seeking to recommence construction following discovery of the cultural deposits, the Permittee shall submit results of the significance testing in a Supplementary Archaeological Plan for the review and written approval of the Executive Director, prepared by the project archaeologist in consultation with the Native American monitor(s) and the Tribal Historic Preservation Officers of the Obispeno Chumash. The Supplementary Archaeology Plan shall identify proposed investigation and mitigation measures, which can range from in-situ preservation to recovery and/or relocation/reburial. A good faith effort shall be made to avoid impacts to cultural resources through methods such as, but not limited to, project redesign, capping, and placing cultural resources areas in open space. In order to protect archaeological resources, any further development may only be undertaken consistent with the provisions of the approved Supplementary Archaeological Plan. If the Executive Director approves the Supplementary Archaeological Plan and determines that the Supplementary Archaeological Plan's recommended changes to the proposed development or mitigation measures are de minimis in nature and scope, construction may recommence after this determination is made by the Executive Director. A report verifying compliance with this condition shall be submitted to the Executive Director for review and written approval, upon completion of the mitigation measures detailed in the approved archaeological monitoring plan.

8. **Hotel Overnight Units.** By acceptance of this CDP, the Permittee acknowledges and agrees, on behalf of himself and all successors and assigns, that:
 - (a) **Hotel Length of Stay Provisions.** All hotel rooms (including suites) shall be open and available to the general public. Rooms shall not be rented to any individual, family, or

group for more than 29 consecutive days. No individual ownership or long-term occupancy of hotel rooms shall be allowed.

(b) Conversion Prohibited. The conversion of any of the 18 hotel rooms (including suites) to limited-use overnight visitor accommodation units (e.g., timeshare, fractional ownership, etc.) or to full-time occupancy condominium units or to any other units with use arrangements that differ from the approved project shall be prohibited.

(c) Consistency with Approved Development. All hotel units shall be maintained and operated as they have been proposed and approved herein (See **Special Condition 1 and Exhibit 2**).

9. County of San Luis Obispo Conditions. The proposed development was approved by San Luis Obispo County through its action on the Tract Map/Development Plan/Variance/Coastal Development Permit Number SUB2005-00241 and DRC2006-00064 (see **Exhibit 8**). This action has no effect on conditions imposed by a local government pursuant to an authority other than the Coastal Act. Any County conditions associated with that action that are imposed pursuant to an authority other than the Coastal Act remain in effect. In the event of conflict between any conditions imposed by the County and the terms and conditions of this CDP, the terms and conditions of this CDP shall prevail.

10. Indemnification by Permittee/Liability for Costs and Attorneys' Fees. By acceptance of this CDP, the Permittee agrees to reimburse the Coastal Commission in full for all Coastal Commission costs and attorneys' fees (including (1) those charged by the Office of the Attorney General, and (2) any court costs and attorneys' fees that the Coastal Commission may be required by a court to pay) that the Coastal Commission incurs in connection with the defense of any action brought by a party other than the Permittee against the Coastal Commission, its officers, employees, agents, successors and assigns challenging the approval or issuance of this CDP. The Coastal Commission retains complete authority to conduct and direct the Commission's defense of any such action against the Coastal Commission.

11. Deed Restriction. PRIOR TO ISSUANCE OF THE CDP, the Permittee shall submit to the Executive Director for review and approval documentation demonstrating that the Permittee has executed and recorded against the properties governed by this CDP a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this CDP, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the special conditions of this CDP as covenants, conditions and restrictions on the use and enjoyment of the property. The deed restriction shall include a legal description of the legal parcels governed by this CDP. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this CDP shall continue to restrict the use and enjoyment of the property so long as either this CDP or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the property.

IV. FINDINGS AND DECLARATIONS

The Commission finds and declares as follows:

A. PROJECT LOCATION

The project site is located within the southern portion of the unincorporated community of Cayucos, at the northeast corner of the intersection of Ocean Boulevard and Old Creek Road, immediately adjacent to and on the inland side of Highway 1, in San Luis Obispo County. The project site consists of four existing separate contiguous legal parcels totaling approximately 0.64 acres (APNs 064-263-025, -036, -052, and -053). The site is bordered on its eastern boundary by Orville Street, by Old Creek Road to the south, and by Ocean Boulevard along its western side. The site is currently vacant but for a single 16-foot-tall, approximately 1,000-square-foot currently unused building (former gas station) located near the center of the site. The overall site has a relatively consistent elevation, but drops slightly in elevation from the northeast corner to the southwest corner, near the intersection of Ocean Boulevard and Old Creek Road.

The project site is bounded on three sides by residential uses, and contains both Residential Multi-Family (RMF) and Commercial Retail (CR) land use designations. The northern third of the site (APNs 064-263-025, -052 and -053) is within the RMF land use category and the remaining two-thirds of the site (APN 064-263-036) is within the CR land use category.

See **Exhibit 1** for location maps and site photos.

B. PROJECT BACKGROUND

On October 8, 2008, San Luis Obispo County approved a tentative tract map/coastal development permit (Tract 2863, Development Plan SUB2005-00241 and Variance² DRC2006-00064) to allow for a subdivision of land to allow for residential and hotel development, including four multi-family residential condominium units with decks and courtyards, and an 18-unit standard-operating hotel for overnight and short-term lodging by the general public, with an approximately 17,600 square-foot subterranean garage.

On August 12, 2009, the Commission determined³ that the project was appealable to the Commission pursuant to Coastal Act Section 30603(a)(4) and LCP Section 23.01.043(c)(4) because the approved development included a subdivision, which is not listed as the principal permitted use in the RMF and CR land use categories that apply to the site. The Commission subsequently received a valid Final Local Action Notice for the project on September 28, 2009

² The variance allowed the development to be approved by the County with a “California beach-house style” of architecture instead of the “Western or Victorian-style architecture” that was required by the Estero Area Plan for the Commercial Retail land use category at that time. The Estero Area Plan was later updated through LCP Amendment No. 2-04 Part 2 and effectively certified on January 7, 2009 to change this requirement to allow for “nautical/seaside architecture.”

³ The County initially determined the project was not appealable because the hotel was a principally permitted use in the Commercial Retail land use category, and the residential component was a principally permitted use in the Residential Multi-Family land use category. However, the project also included a subdivision of land, which is not the principally permitted use in either land use category and thus the subdivision made the project as a whole appealable. The County disagreed and the matter was scheduled for a Commission hearing to resolve the dispute. The Commission determined that the project was appealable on August 12, 2009 (see 3-09-015-EDD).

and a valid appeal was received on October 12, 2009. On November 4, 2009, the Commission found that the County's approval raised a substantial LCP conformance issue and took jurisdiction over the coastal development permit (CDP) application. The primary reasons for this determination were related to the overall mass and scale of the development, underground hotel parking being partially located on the residentially-zoned portion of the site, questions about the hotel's operating standards, and other project issues.⁴

Following the Commission's SI determination on November 4, 2009, the Applicant sued the Commission over its decision. In that lawsuit, the Applicant also contended that the project, including the subdivision portion of the project, was not appealable. Ultimately, the Commission prevailed in the Second District Court of Appeal⁵ and the Applicant did not appeal this decision. Due to the economic downturn that transpired subsequent to the lawsuit, the Applicant did not actively pursue the CDP application. In mid-2015, the Applicant reengaged with Commission staff to process the CDP application, modified the project proposal to address the Commission's concerns, and requested that the project be brought forward to a de novo hearing.

C. PROJECT DESCRIPTION

The proposed project consists of a subdivision of the four existing parcels into five parcels and construction of four residential multi-family condominium units (with ground-level garage parking) and 18 hotel rooms, as well as a 22-space underground parking garage for the hotel, and associated landscaping, drainage, and other improvements, for a total square footage of approximately 63,081. The proposed subdivision would create four residential parcels (0.06 acres each, totaling 0.24 acres) and one commercial parcel (0.40 acres) from four existing parcels comprised of 18 underlying lots. Construction of the 18-room hotel and underground garage for hotel guests would take place on parcel APN 064-263-036 (12 lots), which is located adjacent to Old Creek Road. Four residential units, including residential and residential guest parking, would be constructed on APNs 064-263-025, -052 and -053 (six lots), which are located on the northern portion of the overall site.⁶ Curb and gutter, sidewalk, and adjacent road improvements, and related landscaping and drainage improvements are also included as part of the overall project proposal for both the hotel and residential components.

In terms of the hotel component, the 18 hotel rooms, underground parking, associated common area decks, courtyards, a lobby, wine and coffee bar, reception and lounge area, storage, comprise a total square footage of approximately 34,937 square feet. The maximum height of the hotel structure is proposed to be 30 feet above average natural grade⁷. The hotel rooms would be

⁴ Commissioners had questions about long-term stays and the potential conversion of the hotel to timeshares. Other issues informing the SI determination related to the potential for toxins on the site, fire protection measures, and potential traffic and circulation impacts.

⁵ The court found that the project, because it included a subdivision, was appealable development.

⁶ After the subdivision approval, the four multi-family residential units will be situated on four separate parcels within the RMF land use category.

⁷ The LCP's definition of average natural grade is found in Coastal Zone Land Use Ordinance (CZLUO) Section 23.04.122: "The height of a building or structure is to be measured as the vertical distance from the highest point of the structure to the average of the highest and lowest points where the exterior walls would touch the natural grade level of the site."

a mix of studios, two-bedroom units, and two-bedroom suites⁸ and would range in cost per night from an average of \$175 for two of the three studios⁹ to an average of \$375 for four of the two-bedroom units (i.e., two 2-bedroom units and two 2-bedroom suites) during the peak summer months (July and August) and holidays (see page 7 of **Exhibit 2** for the full list of the Applicant's peak season average rates). Vehicular access to the underground parking area for the hotel would come from Ocean Boulevard, and the parking area would be completely situated underneath the hotel component of the project.¹⁰ All commercial deliveries and pick-ups (except for garbage pick-up, which would be from Orville Street), e.g., linen services, beverage deliveries, would happen primarily via the underground hotel parking area or secondarily through the main entrance to the hotel lobby, both located on Ocean Boulevard.

The residential component would include four individual multi-family homes on four individual parcels each built to a height of 28 feet above average natural grade with a total square footage of approximately 21,459 square feet, which includes the residences, garages, driveways, and patios/decks/terraces. Garage parking for all four residences would be located on the ground floor of the residences with access from Orville Street. Access to the residential units would primarily come from Ocean Boulevard or from the residential ground-floor parking area via Orville Street.¹¹ Two of the residences would be 2,251 square feet and two residences would be 1,785 square feet. Each residence includes three bedrooms and three bathrooms. Residential courtyards and deck space total 3,382 square feet.

See **Exhibit 2** for the project plans for the proposed hotel and residential structures and for the proposed hotel rates and amenities, **Exhibit 3** for the Applicant's proposed preliminary landscaping, grading and drainage, and utility plans, and **Exhibit 4** for the project's elevations and perspectives (including color elevations).

D. COASTAL DEVELOPMENT PERMIT DETERMINATION

The standard of review for this CDP determination is the San Luis Obispo County certified LCP.

1. Scenic and Visual Resources, Community Character, and Parking

Applicable Policies

The LCP requires that all new development be sited to protect ocean and scenic coastal views (Visual and Scenic Resources Policy 2) and that proposed projects or uses will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development (Coastal Zone Land Use Ordinance (CZLUO) Section 23.02.034(c)(4)(iv)). Furthermore, the LCP includes additional development standard policies specific to projects

⁸ The two-bedroom suites are 1,230 square feet in size and differ from the two-bedroom units in that they include a family room and are thus larger. Two-bedroom units range in size from 924 to 1,050 square feet.

⁹ The third studio is 650 square feet and is listed in Exhibit 2 as having a proposed peak season average of \$275.

¹⁰ In 2009, the Commission had concerns about the hotel parking being located within **both** the adjacent RMF land use category (which does not technically allow for commercial parking) and the CR land use category, and thus, based on these concerns, the Applicant has relocated all hotel parking to be wholly contained within the CR land use category.

¹¹ Access to and from the residential units could also come from the hotel decks themselves on the second and third levels of the hotel, since there are connections to allow the homes' residents to use the hotels decks, terraces, and other amenities.

proposed to be constructed within the RMF and CR land use designations, including for height, setbacks, density, parking, etc., which are designed to ensure, among other things, neighborhood compatibility and community character protection. Some of these policies are wholly applicable to the entire project (e.g., Estero Area Plan, Section III.H, Areawide Standards Excluding Los Osos – Light and Glare), while others may only be applicable to the hotel component (e.g., Estero Area Plan, Section V.A, Cayucos Urban Area Standards – Commercial Retail Architectural Character) or the residential component (Estero Area Plan, Section V.A, Cayucos Urban Area Standards – Residential Multi-family density). Applicable LCP policies and standards include:

Visual and Scenic Resources Policy 2: Site Selection for New Development. Permitted development shall be sited so as to protect views **to and along the ocean and scenic coastal areas**. Wherever possible, site selection for new development is to emphasize locations not visible from major public view corridors. In particular, new development should utilize slope created "pockets" to shield development and minimize visual intrusion (emphasis added). [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD.]

CZLUO Section 23.02.034 (c)(4)(iv): Required findings. The Review Authority shall not approve or conditionally approve a Development Plan unless it first finds that: the proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development.

Estero Area Plan. Chapter 7. Section V. Cayucos Urban Area Standards. Residential Multi-Family. A. Density. Maximum residential density for new projects... shall be as follows: 1) 10 dwelling units per acre; or 2) 15 dwelling units per acre if the review authority makes the finding that there is sufficient sewer capacity and supplemental water to serve development resulting from the proposed project, existing development (at current rates of water use and occupancy) and all vacant parcels at buildout, assuming the proposed density of up to 15 units per acre in the RMF category.

CZLUO Section 23.04.084. Multi-Family Dwellings. The number of multiple family dwellings (as defined by the Land Use Element, Chapter 7, Part I), allowed on a single lot or adjoining lots is based upon the "intensity factor" of the site. The intensity factor will be either low, medium, or high, based upon the type of street serving the site, the sewer service provided and the distance of the site from the central business district. The intensity factor determines the maximum number of units allowed, the maximum floor area for all units in the project and minimum areas for landscaping and pedestrian use. A multi-family project must satisfy the floor area and open area standards of this section, as well as all applicable requirements for parking, setbacks and height... In areas where the maximum number of units per acre is specified by planning area standards (Part II of the Land Use Element), the allowed intensity factor, maximum floor area and minimum open area shall correspond to the maximum units per acre as provided by subsection b. below.

- a. *Determining intensity factor: The intensity factor is the lowest obtained from any of the following criteria:*

	INTENSITY FACTOR		
	Low	Medium	High
Type of Road Access Unpaved Road Paved Local Street Paved Collector or Arterial ¹	X	X	X
Sewer Service On-site septic Community sewer	X		X
Distance² from Central Business District More than 1 mile One mile or less Less than 1,000 ft.	X	X	X

Notes: 1. Site access may be from a cross street where the site abuts a collector or arterial. 2. Straight-line distance.

- b. *Determining allowable density: The allowable density, maximum floor area and minimum open area for a multiple-family site is to be shown in the following table (all area figures are expressed as percentages of the total usable site area). A minimum of 6,000 square feet of site area is required to establish 23.04.084 - 090 more than one dwelling unit, pursuant to Section 23.04.044e(1) (Minimum Site Area - Multi-Family Dwellings):*

INTENSITY FACTOR	MAXIMUM UNITS PER ACRE	MAXIMUM FLOOR AREA ¹	MINIMUM OPEN AREA ²
Low	15	35%	55%
Medium	26	48%	45%
High	38	65%	40%

Notes: 1. The gross floor area of all residential structures, including upper stories, but not garages and carports. 2. Includes required setbacks, and all areas of the site except buildings and parking spaces.

CZLUO Section 23.04.028(d). Minimum Parcel Size. Residential Single-Family and Multi-Family Categories: Condominiums: A condominium, planned development or similar residential unit ownership project pursuant to Section 66427 et seq. of the Subdivision Map Act may use smaller parcel sizes to be determined through Development Plan approval by the Review Authority, as set forth in Section 23.02.034, at the same time as tentative map approval, provided that: (1) The common ownership external parcel is in compliance with the provisions of this section; and (2) The density of residential units is in compliance with Section 23.04.084 where the project is located in the Residential Multi-Family category.

CZLUO Section 23.04.029. Commercial and Office Categories: This section establishes minimum parcel size standards for the Office and Professional, Commercial Retail and

Commercial Service land use categories. The required area is based upon the availability of community services, as follows:

TYPE OF SEWAGE DISPOSAL SYSTEM	MINIMUM PARCEL SIZE	
	Community Water	Individual Well
Community Sewer	6,000 Sq. Ft.	1 Acre
Septic Tank Leaching Capacity: 0-5 Minutes/Inch	20,000 Sq. Ft.	2.5 Acres
5+ Minutes/Inch	1 Acre	2.5 Acres

Estero Area Plan. Chapter 7. Section V. Cayucos Urban Area Standards. Residential Multi Family. C. Height. Maximum allowable building height shall be 28 feet...

Estero Area Plan. Chapter 7. Section V. Cayucos Urban Area Standards. Commercial Retail. A. Architectural Character. New development shall include a detailed facade plan which reflects western, Victorian or nautical/seaside architecture. The facade plan shall show articulation of building facades to create relief and visual interest by using architectural elements, such as 50% wood or wood-appearing materials; detailed window trims and moldings; second-story railings and balconies; wooden porches, railings, entryways, walkways, etc.

Estero Area Plan. Chapter 7. Section V. Cayucos Urban Area Standards. Commercial Retail. B. Building Height. Maximum building height shall be 30 feet...

CZLUO Section 23.04.122: Measurement of Height. The height of a building or structure is to be measured as the vertical distance from the highest point of the structure to the average of the highest and lowest points where the exterior walls would touch the natural grade level of the site...

Estero Area Plan, Chapter 7. Section III. Areawide Standards Excluding Los Osos. H. Light and Glare. ...all lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark-colored (in part).

Estero Area Plan. Chapter 7. Section V. Cayucos Urban Area Standards. Communitywide Planning Area Standard. F. Setbacks – Communitywide (East of Studio Drive, Morro Strand Area). Minimum Setbacks (ft): Front – 10; Side – 3; Street Side – 5; Rear – 5.

CZLUO Section 23.05.120 Underground Utilities. Utilities serving new development shall be installed underground rather than by the use of poles and overhead lines, and where applicable shall be installed in accordance with California Public Utilities Commission rules and regulation. This requirement applies to electrical service and telecommunications (including cable TV, telephone and data transmission) connections between utility company distribution lines and all proposed structures on a site, and all new installations that distribute utilities within a site.

Analysis

The project is located immediately on the inland side of Highway 1 about 400 feet from the beach in a highly developed area. Former uses of the project site include a gas station and most recently a small pottery and ceramics store, which used the existing 16-foot tall single-story building to conduct business. Due to the proposed project's location within the LCP's delineated Cayucos Urban Service Line (USL), the LCP defines the site as "urban," and thus some of the LCP's critical viewshed, scenic corridor, and sensitive resource area policies that apply to "rural" areas do not apply in this case. In other words, the LCP has strict public viewshed policies aimed at protecting rural landscapes and hillsides, but recognizes that those policies are not applicable in urban infill locales where development, particularly visitor-serving development near the coast and along primary transportation corridors, should be encouraged and fostered.

In terms of non-policy guidance, the LCP also describes general visions and goals for the Cayucos area. For example, in Estero Area Plan, Chapter 1, Section V. Vision and General Goals, Cayucos, #7, for both residential and commercial land uses, a general community goal is to plan for *visitor-serving and residential features of the community to coexist in harmony and to supplement each other*. Another goal (#11), meant to encourage compact development (as opposed to sprawl), is to *focus on infill development* and mixed-use development where appropriate (such as in designated urban areas). Finally, and most critically, an important goal (#8) is to:

Carefully plan for future commercial and residential development that is consistent with the current nature of the community. 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.

To implement these goals, the LCP requires that all development, including within urban communities, protect public views to and along the ocean and not be inconsistent with community character or contrary to its orderly development (e.g. Visual and Scenic Resources Policy 2 and CZLUO section 23.02.034 (c)(4)(iv)). In addition, the LCP includes policies regulating building height, density, setback, landscaping, and other siting and design requirements to meet such objectives.

In its SI determination in November 2009, the Commission found that the County-approved project raised substantial LCP visual and community character concerns given its size and scale, as well as its location adjacent to a primarily residential neighborhood, particularly with respect to the hotel component of the project. Since that time, the Applicant has redesigned the proposed project in order to address the Commission's concerns related to building mass and scale, as well as consistency with the adjacent residential built environment. First, the proposed project meets all of the LCP's quantitative development standards (including CZLUO Section 23.04.122, 23.04.084, and Estero Area Plan standards listed above) for the area in terms of setbacks, density, minimum parcel sizes, and height limitations. In terms of residential density allowed per the LCP, the number of dwelling units allowed in the RMF land use category is allowed pursuant to CZLUO Section 23.04.084 and in the Estero Area Plan, as listed above. For this site, the LCP allows for up to 15 units per acre, and thus four residential units are allowed on the RMF portion

of the project site, which is what the Applicant is proposing.¹² The project also complies with the minimum parcel size requirements of the LCP for both the RMF and CR land use categories.¹³

In terms of setbacks, both the hotel and residential components (on the ground floor) are set back ten feet on the project's front side (Ocean Avenue) and five feet on the project's rear side (Orville Street). In addition, the hotel is set back ten feet on the Old Creek Road side and the residential units are set back five feet on the north side, opposite the Old Creek Road side. Thus, the project is consistent with Estero Area Plan, Chapter 7, Section IV, Cayucos Urban Area Standards, Communitywide Planning Area Standard F listed above. In terms of heights, the hotel portion of the project is proposed to be built to 30 feet above average natural grade, which is the maximum height allowed for development within the CR land use category. The residential portion of the project is proposed to be constructed to 28 feet above natural grade, consistent with height limits for the RMF designation, and consistent with heights of some of the adjacent residential community.¹⁴ Thus, the project is consistent with height limits as required by Estero Area Plan, Chapter 7, Section V. Cayucos Urban Area Standards, Commercial Retail, B, Building Height and Residential Multi Family, C, Building Height, and CZLUO Section 23.04.122. See **Exhibit 2** and **Exhibit 3** for the Applicant's proposed project plans and **Exhibit 4** for the project's elevations and perspectives.

Next, to address more qualitative standards related to community character and the ability of the proposed structure to blend in with its adjacent surroundings, the Applicant eliminated one third-floor unit from the proposed hotel (so that there are now only five hotel rooms on the top floor), which opens up additional views to the sky, reduces bulk, provides additional building articulation, and reduces visual impacts as seen from Orville Street (including through providing a significant gap between hotel rooms). To further address massing, the project also includes architectural "step-backs," including that the hotel units on the second floor are set back approximately three feet from the units on the ground floor, and the two 3rd floor units are set back 15 to 18 feet from the property line along Orville Street (and also set back approximately three feet back from the second floor units).

¹² CZLUO Section 23.01.041(b)(5) Rounding of Quantities, allows for rounding up, or down, of quantities: "Whenever this title requires consideration of distances, numbers of dwelling units, parking spaces or other aspects of development expressed in numerical quantities that are fractions of whole numbers, and this title uses such quantities in the form of whole numbers only, such numbers are to be rounded to the next highest whole number when the fraction is .5 or more, and to the next lowest whole number when the fraction is less than .5; provided, however, that quantities expressing areas of land are to be rounded only in the case of square footage, and are not to be rounded in the case of acreage."

¹³ CZLUO Sections 23.04.028(d) and 23.04.029 establish standards for determining minimum parcel sizes in the RMF and CR land use categories, respectively. In the RMF category, a condominium project, such as this one, may use smaller parcel sizes. In order to approve the smaller parcel sizes, the CZLUO requires that the parent parcel be in compliance with the minimum parcel size standards, and the proposed residential density be in compliance with CZLUO standards. Since the parent parcel (0.64 acres for the entire site and 10,500 square feet for the RMF portion of the site) exceeds the required 6,000-square-foot minimum parcel size for the RMF category (per CZLUO Section 23.04.028), and the residential density is in compliance with the applicable planning area standards, smaller residential parcel sizes may be approved in this case. The minimum parcel size in the CR land use category is based on the type of water and sewage disposal systems. Given that this project will be served by community water and sewage disposal systems, the minimum parcel size for the hotel portion of the site is 6,000 square feet. The proposed area of the ground floor of the parcel corresponding to the hotel on the CR portion of the site is approximately 7,000 square feet, which meets the minimum parcel size standard.

¹⁴ The surrounding residences to the north are within the RMF land use category, while the homes to the east and south are within the Single-Family Residential land use category. Both land use categories have a maximum allowed height of 28 feet, but some homes are not built to that height at this time. Generally, there is a mix of one- and two-story residences surrounding the proposed project site.

The project now also includes distinct differences in coloring between the hotel and the residential units (see **Exhibit 4** for color elevations and **Exhibit 5** for visual simulations), all meant to differentiate between the residential and hotel uses and help reduce the apparent massing of the buildings by making the buildings appear as separate structures. Specifically, the main portions of the residential units are proposed to be painted with a darker color than that of the hotel, with a complementary color for the fascia. In contrast, the hotel will utilize a lighter color palette and a different fascia color than on the residential units. Together, the differing coloring schemes will help to give the impression that there at least two adjacent structures, instead of one monolithic structure. In terms of texture and architecture, the design has been modified from a generic, nondescript style to a traditional beach/nautical bungalow style, as allowed by the LCP's Estero Area Plan for this particular site, that include features and elements typically found throughout neighborhoods in Cayucos. Siding and trim materials are wood-appearing (Hardy board siding and shingles) with gable roof elements to reflect typical bungalow style homes and to reduce apparent massing. In addition, portions of the project that front on Orville Street include horizontal and vertical articulation to better blend with existing streetscapes in Cayucos. By breaking up both horizontal and vertical facades of the building, the effect as viewed along the street is not that of a large building but that of a series of smaller buildings. Furthermore, roof lines have been broken into separated gable roofs that replicate beach bungalow homes seen throughout Cayucos.

Together, all of the above-described techniques (i.e. variations in color, setbacks and step-backs, nautical/seaside bungalow design, removal of a third floor room, etc.) will adequately break up the massing of the development so that the hotel and residential units, even though they will be sharing walls, will appear as separate structures. The end result is a revised project that better meets LCP requirements for siting and design on this particular infill lot, including Estero Area Plan, Chapter 7, Section V, Cayucos Urban Area Standards, A. Commercial Retail Architectural Character, and one that does not impact sensitive coastal resources.¹⁵

In terms of public views, the development is located *inland* of Highway 1, and thus no coastal views from the highway will be impacted. As described earlier, the project site is not in an LCP mapped Critical Viewshed, Scenic Corridor, or Sensitive Resource Area due to its location within the Urban Service Line of Cayucos. Further, the project is located in the CR and RMF land use categories, which envision this type of development at this location, as opposed to more rural development that would warrant further visual protections per the LCP. The Applicant has provided visual simulations (see **Exhibit 5**) from Highway 1, which show that the proposed project will generally blend in with the developed nature of the surrounding area and be consistent with CZLUO Section 23.02.034 (c)(4)(iv), which requires that the project not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development. Thus, even though the development would be at first a stark differentiation from the current situation, it would consist of infill development located in an urbanized area, and be consistent with both the RMF and CR land use categories' development standards, which envision higher density residential and commercial development on this prominent urban

¹⁵ Infill development is often described as new construction on vacant or underutilized lots in established neighborhoods and business districts within a community. Infill sites are typically located closer to the center of a community and are already served by public infrastructure, such as roads, water and sewer lines, thereby reducing costs of serving new development outside of these areas. Infill development has many benefits including replacing brownfields and abandoned industrial areas with functioning assets, and reduces the need to expand into adjacent suburban or rural land with new development.

location. In sum, the proposed project as revised is intended to achieve compliance with the LCP's built environment, visual resources, and community character policies and standards for this urban area of Cayucos, including Visual and Scenic Resources Policy 1, Visual and Scenic Resources Policy 2, and CZLUO Section 23.02.034(c)(4)(iv).

Though the project modifications and design revisions discussed above do help facilitate compliance with identified LCP policies, further additional measures can be taken to reduce the appearance of bulk and mass in the proposed project, soften the visual impacts, and ensure that the project will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development, as required by Visual and Scenic Resources Policy 2, CZLUO Section 23.02.034(c)(4)(iv), Estero Area Plan, Chapter 7, Section III Areawide Standards Excluding Los Osos. H., related to lighting, and CZLUO Section 23.05.120 related to undergrounding of utilities. Therefore, the project is conditioned to require revised final plans that show downward facing lighting designed to minimize illumination offsite (**Special Condition 2a**), that prohibit highly reflective windows and siding materials (**Special Condition 2b**), and that require undergrounding of all utilities as part of the project (**Special Condition 2c**). These special conditions ensure such requirements are implemented and result in a project that is as protective of the adjacent community character and residential built environment as required by the LCP. In addition, to ensure the project is constructed and designed as planned, to help protect the view from Highway 1 (though the project site is not within the LCP-mapped Critical Viewshed, Scenic Corridor, or Sensitive Resource Area), and to help ensure consistency with community character, **Special Conditions 3 and 4** codify the Applicant's proposal for grading and drainage, and landscaping.

In summary, the project will provide a primarily visitor-serving/multi-use building, designed and mitigated in compliance with all of the LCP's development standards for height, setbacks, density, and requirements ensuring visual protection and community character. The project, as revised and conditioned, meets the LCP's quantitative and qualitative policies and standards for the site (and non-binding guidance visions and goals), and will provide primarily for a Coastal Act and LCP-priority visitor-serving use on an infill urban developed site.

2. Lower-Cost Visitor and Recreational Facilities.

Applicable Policies

The San Luis Obispo County LCP includes several policies to ensure that lower-cost facilities, which include overnight accommodations, are protected and encouraged:

***Recreation Policy 1. Recreation Opportunities.** Coastal recreational and visitor-serving facilities, especially lower-cost facilities, shall be protected, encouraged and where feasible provided by both public and private means.*

***Recreation Policy 3. Low Cost Facilities.** Larger visitor-serving projects shall make provisions for services which are geared to a range of costs, including low cost facilities.*

Background

LCP Policies and Coastal Act Section 30213

San Luis Obispo County LCP policies related to the provision of lower-cost facilities require developments to protect, encourage, and, where feasible, provide for low-cost visitor serving facilities. Recreation Policy 1 parallels Coastal Act Section 30213, which states that lower cost visitor and recreational facilities shall be protected, encouraged, and where feasible, provided.¹⁶ Recreation Policy 3 of the SLO LCP requires that larger visitor serving projects include provisions for services, such as low-cost facilities, geared to a range of costs as part of the project. Thus, even though Coastal Act Section 30213 is not directly applicable in this case because the project is not located between the first public through road and the sea (*see* Pub. Res. Code sec. 30603(a)(1)), it is clear that the County's LCP policies are based on Coastal Act 30213 and thus mandate that lower-cost facilities shall be protected, encouraged and provided if feasible, and that larger visitor-serving projects shall provide services targeting a range of costs, including low-cost facilities.¹⁷

When the Commission evaluates project consistency with Coastal Act Section 30213 and the LCP policies in various local jurisdictions that implement Coastal Act section 30213, the Commission has often focused on projects involving overnight accommodations because permit applicants have typically requested that the Coastal Commission and LCP-certified local governments approve higher-cost overnight accommodations on land zoned for visitor-serving uses (some instances in which lower-cost accommodations are already situated on the land) rather than pursuing lower-cost accommodations (e.g., economy hotels). Additionally, applications to the Commission for the conversion of hotels and motels to, or the construction of hotels and motels as, time shares, condominium ownership, and similar ownership frameworks and combinations have become more common. Often such facilities are more akin to residential uses – sometimes they are categorized as “quasi-visitor-serving” or “quasi-residential” or “limited use overnight visitor accommodation” or “visitor serving residential” – and thus these types of developments can reduce opportunities for publicly available overnight accommodations, including lower-cost facilities. Overall, the Commission's past history permitting overnight accommodations in the Coastal Zone confirms the need to guard against the loss or preclusion of lower-cost overnight accommodations along the coast, as recognized in Coastal Act section 30213 and the LCP policies in various local jurisdictions based on Coastal Act section 30213.

The Commission has also responded to the changing marketplace for visitor-serving and residential land uses. By the 2000s, the concern for the impact of condominium hotels and hotel conversions was growing at a Statewide level. On August 9, 2006 the Commission held a workshop on condominium-hotel construction and conversion that included the subject of overnight visitor affordability. Background research for the workshop showed that only 7.9% of

¹⁶ Coastal Act Section 30213 also states that the Commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private land; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

¹⁷ Coastal Act Section 30213 has its origins in the 1975 California Coastal Plan (precursor to the 1976 Coastal Act). Based on extensive public input in the early 1970s, the Coastal Plan found that few tourist facilities for persons of low and moderate income were being built in many parts of the coastal zone, and that many such low and moderate cost facilities were being replaced by facilities that had higher costs, including particularly in terms of overnight accommodations. The Coastal Act addressed these findings in part by including the specific Section 30213 mandate to protect, encourage, and where feasible provide lower cost visitor and recreational facilities.

the overnight accommodations in nine popular coastal counties were considered lower cost, affirming the ongoing need for more effective implementation of Coastal Act Section 30213 and LCP equivalents.

Thus, in order to continue to facilitate lower-cost facilities, the two primary methods that the Commission has implemented Section 30213 and corresponding LCP requirements are by requiring for higher-cost accommodation projects that (a) lower-cost accommodations be provided onsite as some portion of the proposed project or (b) “in-lieu” funds be paid for new lower-cost accommodations to be constructed elsewhere. To do either, the Commission must first: 1) define what is and is not a low-cost unit; and 2) determine how many units per a given proposed project should be reserved as lower cost. Under either approach, the basis for requiring lower-cost accommodations (or an in-lieu fee payment) as mitigation for approval of a higher-cost accommodation project is premised on the adverse impacts that the higher-cost accommodations, if approved, have either on the existing stock of lower-cost accommodations or the availability of space for lower-cost accommodations in the future.

Defining low, medium/moderate, and high cost accommodations

The first step to implement Coastal Act 30213 and corresponding LCP requirements is to define what is and is not a lower-cost unit. In a constantly changing market, it can be difficult to define what price point constitutes low, moderate, and high-cost accommodations for a given area. As such, the Commission has utilized different approaches over time to define such terms, including by considering the unique factual circumstances for each particular project. In previous actions, the Commission has addressed what are appropriate terms for defining low-cost and high-cost hotels, including applying a quantitative methodology for determining what is considered “lower cost” in the geographic area in question.¹⁸ More recent Commission actions have used a formula to determine low and high-cost overnight accommodations for a specific part of the coast.¹⁹ The formula is based on California hotel and motel accommodations (single room up to double occupancy), and does not account for hostels, RV parks, campgrounds or other alternative accommodations into the equation, as these facilities do not typically provide the same level of accommodation as hotels and motels. Rather, hostels and campgrounds are generally inherently lower cost, and are the type of facilities that a mitigation measure for the loss of lower-cost overnight accommodations would generally require. The formula compares the average daily peak rate (generally July and August) of lower-cost hotels and motels in a specific coastal zone area (e.g., a city or defined urban area) with the average daily rates of hotels and motels across the entire State of California. Under this formula, low cost is determined as the average daily room rate for all hotels within a specific area that have a room rate less than the statewide average daily room rate. To obtain data inputs for the formula, statewide average daily room rates are collected monthly by Smith Travel Research (STR)²⁰ and are available on the “Visit California” webpage.²¹ To be most useful, peak season (summer) rates are utilized for the

¹⁸ Including CDPs 5-04-291, 5-88-062, 5-84-866, 5-81-554, 5-94-172, 5-06-328, A-253-80, A-69-76, A-6-IMB-07-131, 3-07-002, and 3-07-003.

¹⁹ Including LCP amendment SBV-MAJ-2-08 and CDP amendment 5-98-156-A17, and most recently in Carlsbad (LCP-6-CAR-16-0015-2 Part A).

²⁰ Smith Travel Research data is widely used by public and private organizations.

²¹ See <http://industry.visitcalifornia.com/Research/> for STRs latest California Lodging Report.

formula, and to ensure that the lower cost hotels and motels surveyed meet a minimally-acceptable level of quality, including safety and cleanliness, standard use of the formula only includes AAA Auto Club-rated properties.²² Once the low-cost rate is identified, the Commission has used different approaches over time to define medium and high-cost rooms, including that high cost is determined as the equivalent cost percentage above the statewide average room rate as low cost is determined to be below the statewide average. In other words, if \$100 was the statewide average room rate, and low-cost rooms across a certain geographic area were determined to be 20% less (or \$80), then high cost in that same area would be defined as those rooms 20% above the statewide average, or \$120. This approach was used in 2008²³ and most recently in the Commission's approval of an LCP amendment authorizing a hotel in the City of Carlsbad in 2016²⁴.

This formula is based solely on rates for standard, double occupancy rooms (equivalent to AAA one- and two-diamond rated hotels). However, the Commission has grappled with recognizing and accounting for rooms that are not standard, double occupancy rooms and has sometimes reached differing conclusions depending on the particular facts of a specific project. For example, the Commission relied on standard, double occupancy room rates in making a high-cost determination *and required mitigation* (in-lieu fee payment of \$13,860 per room for 25% of the total number of rooms proposed) for a proposed hotel in Morro Bay, finding that all seven of the proposed rooms were high cost despite the Applicant's assertion that they were larger rooms with kitchens designed for families (CDP 3-07-003, League Morro Bay). Conversely, for a proposed hotel in Venice, the Commission did not require any lower-cost mitigation, despite the fact that all 30 proposed hotel rooms were determined to be a mix of medium/moderate and high cost, in part because the hotel provided suite-like rooms designed for families and included extensive free amenities (CDP 5-14-1932, Lambert, Venice, City of Los Angeles).

As another example in which the Commission considered factors in addition to standard, double-occupancy room rates in making a high-cost determination, in 2009 the City of Carlsbad submitted a proposed LCP amendment to add a hotel as an identified use in Legoland (Legoland Hotel, Carlsbad LCPA No. 1-09B). Considering just the projected average cost of a room (\$225.00 per night) the proposed hotel accommodations would have been deemed high cost.

However, consideration of fact-specific factors that made the hotel *more accessible to the general population* allowed the Commission to determine that the accommodations were medium-cost. In particular, the proposed suite rooms were specifically designed to accommodate families (four to six people per room), with the ability to increase occupancy (up to seven people per room). Therefore, instead of needing to reserve two traditional hotel rooms at market rate for single, double-occupancy rooms, a family of four could take advantage of one suite, thereby resulting in reduced actual cost and better value. In short, these suite rooms were not evaluated on the same basis as single, double-occupancy rooms, and the rooms as designed were determined to be accessible to the broader public (and thus, consistent with the LCP).

²² According to the AAA website, "to apply for (AAA) evaluation, properties must first meet 27 essential requirements based on member expectations – cleanliness, comfort, security and safety." AAA assigns hotels ratings using a "diamond" classification, with one being the lowest and five being the highest.

²³ A-6-IMB-07-131 (Pacifica Companies and Pacifica Hosts, Inc., City of Carlsbad).

²⁴ LCP amendment LCP-3-CAR-16-0015-2 Part A (Westin Hotel and Timeshare), approved by the Commission in July 2016.

Thus, to summarize, the Commission has typically: 1) defined low-cost hotel rooms as the average daily room rate for all hotels within a specific geographic area that have a room rate less than the statewide average; and 2) responded to the unique attributes of each particular hotel accommodation project proposed, and in some cases used the *value* of suites, kitchens, or other included amenities to help define a proposed hotel project as being low or medium/moderate cost.

Number of Low-Cost Units

After defining the project as low-, medium/moderate-, or high-cost, the Commission must next determine how many lower cost rooms/units should be provided for a given project as mitigation for impacts to lower-cost visitor accommodations. Typically, the Commission has required mitigation for at least 25% of the number of new proposed high-cost rooms. If provision of lower-cost accommodation units/rooms onsite is found to be infeasible, the Commission has alternatively required “in-lieu” mitigation payments for the construction of an equivalent number of lower-cost rooms/units (such as hostel beds) offsite.²⁵ In implementing Coastal Act Section 30213 and corresponding LCP policies, the Commission has traditionally not required mitigation in the form of an in-lieu fee for low or medium/moderate cost rooms.

Analysis

Proposed Project and Lower-Cost Facilities

As mentioned above, the proposed project includes a three-story, 18-unit hotel with rooms ranging from a 433-square-foot studio to a 1,230-square-foot two-bedroom suite. Specifically, the proposed hotel project component comprises three studios, thirteen two-bedroom units, and two two-bedroom suites. Peak season average room rates (for the months of July and August) are proposed to range from \$175 per night for the studios to \$375 per night for the suites (see page 7 of **Exhibit 2** for the Applicant’s proposed peak season room rates). Thus, this hotel would be uniquely suited to families and other groups, based on size, and across a broad range of costs. Commission staff is also unaware of any other hotel facilities in this immediate area that provide such facilities, and, while the hotel component of the project is located on land intended and zoned for commercial uses, it should be noted that a wide range of projects could be proposed (and constructed) on this site, that do not include visitor-serving accommodations.

Using the Commission’s preferred methodology, as described above, to define the low-cost room price threshold the Applicant submitted data on room rates at various hotels and motels within the immediate coastal zone areas of Cayucos and Morro Bay (see **Exhibit 6** for the Applicant’s Cayucos and Morro Bay room rate data). Instead of just providing economy hotel and motel room rates, the Applicant’s data included a wide mix of lower- and higher-cost accommodations. Starting with this data, Commission staff then analyzed and cross-checked the various room rates submitted, and also researched additional economy accommodations in the area online and via phone calls. Table 1 presents the result of this research and lists the accommodations in the area

²⁵ In terms of feasibility of low-cost accommodation units onsite, the Applicant here has not provided a feasibility analysis, since the Applicant argues that the proposed hotel does not require low-cost facility mitigation because of reasons that will be explained below (see Applicant’s letter to Commission staff in **Exhibit 7**).

that have average peak season rates below the July 2016 statewide average of \$171.48.²⁶ Based on this data, staff determined lower-cost accommodation rooms within the Cayucos and Morro Bay area to average no more than \$145 per night in July and \$146 in August, or an average of \$145.50. Low-cost hotel rooms in the Cayucos and Morro Bay area are therefore no more than 85% of the statewide average (\$145.50/\$171.48), or 15 percent below the statewide average. It is important to note that all of the accommodations evaluated in Table 1 constitute single-room, double-occupancy accommodations.

Table 1					
Economy Class Hotels in the Cayucos/Morro Bay Coastal Zone with Room Rates Less than State Peak Average*					
	<u>Hotel Name</u>	<u>Address</u>	<u>Area</u>	<u>July Average</u>	<u>August Average</u>
1	Cypress Tree Motel	125 S. Ocean Ave.	Cayucos	94.50	94.50
2	Seaside Motel	42 S. Ocean Ave.	Cayucos	155	155
3	Cayucos Beach Inn	333 S. Ocean Ave.	Cayucos	155	155
4	Cayucos Motel	20 S. Ocean Ave.	Cayucos	150	150
5	Estero Bay Motel	25 S. Ocean Ave.	Cayucos	129	129
6	Dolphin Inn	399 S. Ocean Ave.	Cayucos	144	154
7	Motel 6	298 Atascadero Rd.	Morro Bay	147	120
8	Holland Inn	2630 Main St.	Morro Bay	154	N/A
9	Bay View Inn	225 Harbor St.	Morro Bay	145	150
10	Morro Crest Inn	670 Main Street	Morro Bay	145	152.50
11	Seaside Inn	220 Beach St.	Morro Bay	N/A	159
12	Days Inn	1095 Main St.	Morro Bay	N/A	159
13	Sundown Inn	640 Main St.	Morro Bay	154	154
14	The Breakers	780 Market Ave.	Morro Bay	N/A	161
15	Pacific Shores Inn	890 Morro Ave.	Morro Bay	165	N/A
				\$145 (average)	\$146 (average)
* All rates are calculated for single-room, double-occupancy accommodations.					
85% and below = low-cost; \$145.50 and below					
115% and above = high-cost; \$197.20 and over					
85%-115% = moderate range; \$145.51-\$197.19					

Based on rate only, *none* of the Applicant's proposed rooms would qualify as low-cost, but two would be close. The lowest-cost rooms, the two studios, have an average peak season rate of \$175, which is still above the July 2016 Statewide average of \$171.48.

However, application of the rate-only methodology here does not account for the fact that the average low-cost room rates calculated in Table 1 were based on single-room, double-occupancy accommodations, whereas room rates for 15 of the 18 rooms proposed for this hotel are based on accommodations intended for at least four people and with a capacity of up to eight to ten people. The Applicant has acknowledged that, based on cost alone, the proposed hotel does not

²⁶ Again, see STR's California Lodging Report at <http://industry.visitcalifornia.com/Research/>

offer *any* lower-cost rooms. The Applicant also asserts that that no mitigation for the lack of lower-cost rooms is required in this case due to a variety of factors (see Applicant’s letter to Commission staff in **Exhibit 7**). First, the project provides new accommodations on a site that currently has none, and thus is introducing a new Coastal Act and LCP priority land use without displacing any existing lower-cost rooms. Second, the project is not a standard single-room, double-occupancy hotel, but rather is designed for families and even groups of families given that it includes much larger rooms than traditional hotel rooms. As the Applicant has proposed, these larger rooms will provide lodging for between six to ten people per room at the proposed room rate at no additional charge. Through the provision of sofa beds and rollaway beds, the Applicant states that the rooms’ maximum occupancy ranges from six people in the studios, eight people in the two-bedroom units, and ten people in the two-bedroom suites. Based on such maximum occupancies allowed, the average *per person* cost would \$38.56 per night (between \$29.17 per person for two of the studios, and up to \$46.88 per person for some of the two-bedroom suites). Third, the rooms are all designed with a variety of amenities, such as kitchens and kitchenettes (in the studios), dishwashers, washers and driers, gas grills, fireplaces, and other amenities for guests. In general, the Applicant argues that the hotel rooms are “affordable to families” and that the project meets the intent of Coastal Act Section 30213 and the LCP’s low-cost facilities policies.

As discussed previously, the Commission has used multiple approaches in determining low-cost room rates, including relying on the cost of standard, double-occupancy rooms in some cases and recognizing the “value” of the proposed accommodations in others, depending on the unique fact set of the specific case. For this project, the Applicant argues that a cost-per-person approach is the best metric to analyze the proposed units for low- or high-cost determinations. However, there are flaws with this methodology, in that such a metric is premised on an assumption that each room is always at maximum capacity, including crowding six guests into a 433-square-foot studio room. Further, these assumptions are also premised on free rollaway beds and sofa beds, which are relatively common amenities provided at hotels, although the Applicant includes these features as components of the unique value offered in this proposed hotel.

Nonetheless, relying on the standard, double-occupancy room rate fails to account for some of the proposal’s bona fide unique hotel offerings, including that fifteen of the eighteen rooms are essentially two-bedroom relatively large rooms ranging from 924 to 1,230 square feet, whereas average low-cost accommodations for this area were calculated based on single-bedroom, double-occupancy accommodations (see Table 1). Considering these facts, the Applicant’s proposal is somewhat analogous to the Legoland Hotel in Carlsbad (Carlsbad LCPA No. 1-09B) in which the Commission determined the accommodations to be medium-cost, in part due to the suite room design and amenities which afforded better value than a standard, double-occupancy room and which made the hotel more accessible to the general public. As in the Legoland Hotel, the Applicant’s proposed hotel here is specifically designed to accommodate families with a maximum occupancy ranging from six for the studios to ten for the two-bedroom suites. Instead of needing to reserve multiple standard, double-occupancy rooms at market rate, a family or group of visitors can take advantage of the higher occupancy rate allowed for in the proposed accommodations. Furthermore, proposed room amenities including kitchens, kitchenettes, and gas grills provide visitors lower-cost alternatives to having to eat meals at outside restaurants. These are amenities that make the hotel more accessible to the general public because it may

allow visitors to justify staying at these accommodations by compensating for other travel costs (e.g., food). Given all of these factors, the Commission agrees that, in this case, and given the limited mix of similar hotel offerings in this area, the design of the hotel increases affordability for families and other groups, and therefore, it would be more appropriate to characterize the proposed project as primarily medium/moderate, not high cost. In addition, two of the rooms are proposed at just above the low-cost threshold, and with the addition of kitchenettes and other offerings (as described above) as part of these rooms, it would be more appropriate to characterize these rooms as lower-cost, in this case.

Conclusion

Therefore, the Commission finds that no in-lieu fee mitigation is required because the project provides a unique offering of mostly medium/moderate-cost one- and two-bedroom rooms that can accommodate families and other groups on a site and in an area where such accommodations are not currently available. Thus, the proposed project increases the range of opportunities for overnight accommodations here. In addition, the proposed project does not displace any existing overnight accommodations and is not located in a visitor-serving overlay zoning (combining designation) district. However, to ensure that the rooms remain primarily moderate cost over time, **Special Condition 1** is necessary to ensure that the Applicant undertakes development as proposed, including in relation to the Applicant's own proposed rate structure as shown on page 7 of **Exhibit 2**. Any substantial deviation from such proposed rates that convert the hotel into a higher cost hotel will require an amendment to this CDP, unless the Executive Director determines that no amendment is legally required. In addition, **Special Condition 8** requires that all hotel rooms (including the suites) be open and available to the general public, that rooms shall not be rented to any individual, family, or group for more than 29 consecutive days and that no individual ownership or long-term occupancy of hotel rooms shall be allowed. To further ensure that the hotel operates as proposed and approved, **Special Condition 8** prohibits the conversion of any of the hotel overnight rooms (including suites) to limited use overnight visitor accommodation units (e.g., timeshare, fractional ownership, etc.) or to full-time occupancy condominium units or to any other units with use arrangements that differ from the approved project. Thus, for all of the reasons described above, the proposed project can be found consistent with LCP Recreation Policies 1 and 3 with respect to the protection and provision of services which are geared to a range of costs, including lower-cost facilities.

3. Water Quality and Supply and Site Hazards

Applicable Policies:

Policy 8: Timing of Construction and Grading. Land clearing and grading shall be avoided during the rainy season if there is a potential for serious erosion and sedimentation problems. All slope and erosion control measures should be in place before the start of the rainy season. Soil exposure should be kept to the smallest area and the shortest feasible period. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD AND PURSUANT TO SECTION 23.05.036 OF THE CZLUO.]

Policy 9: Techniques for Minimizing Sedimentation. Appropriate control measures (such as sediment basins, terracing, hydro-mulching, etc.) shall be used to minimize erosion and sedimentation. Measures should be utilized from the start of site preparation. Selection of

appropriate control measures shall be based on evaluation of the development's design, site conditions, predevelopment erosion rates, environmental sensitivity of the adjacent areas and also consider costs of on-going maintenance. A site specific erosion control plan shall be prepared by a qualified soil scientist or other qualified professional. To the extent feasible, non-structural erosion techniques, including the use of native species of plants, shall be preferred to control run-off and reduce increased sedimentation. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD AND PURSUANT TO SECTION 23.05.036 OF THE CZLUO.]

Policy 10: Drainage Provisions. *Site design shall ensure that drainage does not increase erosion. This may be achieved either through on-site drainage retention, or conveyance to storm drains or suitable watercourses. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD AND PURSUANT TO SECTION 23.05.034 OF THE CZLUO.]*

Analysis

The LCP includes numerous water quality protections, including Policies 8, 9, and 10 cited above, which prohibit development from degrading water quality, and also require that development prevent erosion and limit grading. In addition, these LCP policies protect against the potential adverse impacts of toxic substances on coastal resources and water quality through requirements to protect groundwater basins and to minimize erosion and sedimentation (e.g., required drainage plans and timing of construction). The proposed construction work to develop the hotel would occur inland of Highway 1; however, construction activity in areas which can drain to the ocean via drainage or other means always has the potential to cause adverse impacts. Thus, with respect to construction activities, **Special Condition 5** requires submission and maintenance of a Construction Plan to ensure that Best Management Practices (BMPs) are implemented during construction to avoid water quality and other impacts during construction, to utilize good housekeeping, minimize sediment erosion, to limit construction work to daylight hours only, and to require that copies of the signed CDP be maintained in a conspicuous location at the site and that a construction coordinator to be available to respond to any inquiries that arise during construction.

The proposed project would be constructed on the site of a former gas station. Thus, beyond impacts associated with normal construction activities, there is the added potential for impacts due to the potential presence of toxics already on the site. During construction and excavation to construct the underground parking, there is the potential to uncover, unearth or otherwise disturb contaminants which would then have the potential to leach from the site to nearby creeks and watercourses. Potential contamination of the site has been studied via a previous underground storage tank investigation, a new Phase I Environmental Site Assessment completed during the preparation of the Mitigated Negative Declaration, and County Environmental Health Division recommendations, which conclude that the site will be safe to construct on with their required recommendations. However, based on these analyses, the potential still exists that the site contains an underground storage tank associated with the former gas station, lead and asbestos are in the existing building, and volatile organic compounds are in the soil. To ensure the site is appropriately remediated for the proposed project, **Special Condition 6** addresses the issue of subsurface toxics and hazardous materials that may be discovered on the site during construction. **Special**

Condition 6 requires the preparation of a water quality protection plan that must be implemented prior to the commencement of construction of the hotel and/or residences. This plan must be reviewed and approved by the County Environmental Health Division and the Regional Water Quality Control Board, and both agencies must sign off that the site can be developed.

Finally, after construction, in order to ensure that the development includes appropriate water quality protections, **Special Condition 3** requires stormwater and drainage infrastructure and related water quality measures (e.g., pervious pavements, etc.), with preference given to natural BMPs (e.g., bioswales, vegetated filter strips, etc.). Such infrastructure and water quality measures shall provide that all project area stormwater and drainage is filtered and treated to remove expected pollutants prior to discharge, and directed to inland stormwater and drainage facilities that are able to handle the flows expected, including during extreme storm events. The condition requires runoff from the project to be retained onsite to the maximum extent feasible, including through the use of pervious areas, percolation pits, and engineered storm drain systems. Infrastructure and water quality measures shall be sized and designed to accommodate runoff from the site produced from each and every storm event up to and including the 85th percentile 24-hour runoff event, which is a standard water quality protection metric. In extreme storm situations (>85th percentile, 24-hour runoff event storm) where such runoff cannot be adequately accommodated on-site through the project's stormwater and drainage infrastructure, any excess runoff shall be conveyed inland off-site in a non-erosive manner. To ensure minimization of any dewatering necessary to construct the underground parking garage for the hotel component of the project, which could lead to water quality impacts, **Special Condition 5g** prohibits construction of the underground garage during the rainy season, i.e. between October 15 and April 15.

Thus, as conditioned, the project can be found consistent with the above-cited LCP water quality protection policies.

4. Cultural Resources

Applicable LCP Policies

The County's LCP recognizes that archaeological and cultural resources are an important and fragile coastal resource. To protect these resources, the LCP includes the following policy:

Land Use Plan Conservation and Open Space Element Policy CO-6 Construction Suspension. *Should archaeological or paleontological resources be disclosed during any construction activity, all activity that could damage or destroy the resources shall be suspended until a qualified archaeologist has examined the site. Construction shall not resume until mitigation measures have been developed and carried out to address the impacts of the project on these resources.*

Analysis

The LCP requires suspension of construction if cultural resources are found during construction activities. According to the project's Mitigated Negative Declaration (MND, 2008), the project is located adjacent to Willow Creek and the Pacific Ocean – areas that would be considered culturally sensitive and associated with prehistoric occupation – in an area historically occupied

by the Obispeno Chumash tribe. A number of cultural resource sites have been identified in the immediate vicinity of the project site. However, according to the MND, no historic structures are present and no paleontological resources are known to exist on the site.

The project's geotechnical investigation reports that the project would involve significant excavation into native soils (GSI, 2006) but because the project is not expected to encounter bedrock (test bores to 20 feet below the surface did not encounter bedrock), it is unlikely that paleontological resources of value will be disturbed by the project. In addition, a Phase I (surface) survey was conducted by a qualified consultant (Parker, 2005). However, the majority of the project site is covered with fill, asphalt, concrete or the existing structure, making inspection of native soils difficult. As a result, the investigation was inconclusive. **Special Condition 7** thus requires a cultural resources/archaeological monitor during grading activities, ensures that construction activities will be suspended if any archeological or paleontological resources are discovered during construction, and provides for a methodology to recommence construction, all as required by the LCP. Therefore, as conditioned, the project can be found consistent with the LCP with respect to archaeological resources.

5. Other

Traffic and Pedestrian Circulation Applicable LCP Policies

CZLUO Section 23.02.034(c)(4)(v). Required findings. *The Review Authority shall not approve or conditionally approve a Development Plan unless it first finds that:*

(v) The proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project.

CZLUO Section 23.02.034(c)(4)(v) requires that a proposed use or project not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project.

The original traffic study prepared for the project (TPG Consulting, 2007) and submitted by the Applicant concludes that no project-specific mitigation measures are necessary (including no need to alter the roadway or traffic signals in the area). The County Public Works Department at that time also reviewed this study and agreed with its conclusions. This study analyzed a four-unit apartment complex (with each unit having three bedrooms) and an 18-room hotel (two bedrooms in each hotel unit), which is similar to the current project. The study evaluated four intersections adjacent to the hotel under three scenarios (existing, existing plus project, and 2030 with project). Under all three scenarios, all four intersections adjacent to the project site were projected to operate above the level of service standards. More recently, the Applicant's traffic consultant completed an updated traffic study and comparison of current conditions and project changes. The study, dated October 23, 2015, evaluated both 18-room and 21-room hotel options, along with the previously-evaluated four residential units. This study found that there has been a slight reduction in traffic at the four locations evaluated in the 2007 study by 15% to 20%. Furthermore, the project as revised also includes new sidewalks on three sides of the project site,

which will enhance non-vehicular pedestrian opportunities. Thus, the level of service for traffic is not anticipated to fall below the appropriate adopted level of service standard, and thus the project meets applicable LCP traffic requirements.

Parking

Applicable LCP Policies

CZLUO Section 23.04.166(c)(9): Transient Lodging. Hotels & Motels: 2 [parking] spaces, plus 1 space per unit, plus 1 space per ten units.

CZLUO Section 23.04.166(c)(5): Residential Uses. Multi-Family Dwellings:

Resident Parking: 1 per one bedroom or studio unit, 1.5 per two bedroom unit, 2 per three or more bedrooms, plus

Guest Parking: 1 space, plus 1 for each 4 units, or fraction thereof beyond the first four.

CZLUO Section 23.04.162(a): Off-Street parking Required. Compact Car Spaces: Lots with 20 or more spaces may substitute compact car spaces for up to 20% of the total number of required spaces. Compact car spaces are to be a minimum of 8 by 14 feet in size.

CZLUO Section 23.04.162(b): Off-Street Parking Required. Motorcycle parking: Lots with 20 or more spaces may replace regular spaces with motorcycle spaces. One regular space may be replaced with a motorcycle space for each 20 required spaces. Motorcycles spaces are to be a minimum of size of four by eight feet.

Analysis

The project includes a 22-space underground parking structure to serve the hotel component of the development²⁷ and a ten-space parking garage at grade level (i.e. first floor) for the four residential units on the RMF land use category portion of the project site.

For each proposed use, parking requirements are identified in the LCP. For the hotel, CZLUO Section 23.04.166(c)(9) requires 18 spaces for the 18 rooms, plus two additional spaces, plus one additional space for every ten units, for a total of 22 spaces,²⁸ with one of these spaces allowed to be a motorcycle space (CZLUO Section 23.04.162(a)) and four of the spaces allowed to be compact parking spaces (CZLUO Section 23.04.162(b)). Thus, the hotel component of the project is consistent with the LCP's parking requirements.

For the residential portion of the project, CZLUO Section 23.04.166(c)(5) requires two spaces for each three-bedroom unit (four such units are proposed for this project) plus two guest parking spaces (one space plus one for each four units), for a total of ten spaces. The proposed residential

²⁷ As mentioned, based on concerns by the Commission in 2009 that some of the hotel parking was located within the RMF land use category, all of the required parking for the hotel is now located on the portion of the site designated CR.

²⁸ CZLUO Section 23.01.041(b)(5), Rounding of Quantities, provides for rounding up, or down, of quantities, in this case parking spaces: "Whenever this title requires consideration of distances, numbers of dwelling units, **parking spaces** or other aspects of development expressed in numerical quantities that are fractions of whole numbers, and this title uses such quantities in the form of whole numbers only, such numbers are to be rounded to the next highest whole number when the fraction is .5 or more, and to the next lowest whole number when the fraction is less than .5; provided, however, that quantities expressing areas of land are to be rounded only in the case of square footage, and are not to be rounded in the case of acreage."

parking includes ten spaces, and thus the residential component of the project is consistent with the LCP's parking requirements. (See page 6 of **Exhibit 2** for the project plans showing the hotel and residential parking layouts).

The project provides adequate parking to serve the anticipated demand of both the hotel and residential uses. However, if parking exceeds onsite capacity on occasion, existing off-site parking exists, which should not unduly impact adjacent residential use nor impact public parking for beachgoers, since the project is located inland of Highway 1.

In summary, the proposed project includes adequate parking onsite, which helps to reduce conflicts with, and to maintain adequate parking offsite for, adjacent residential parking in the neighborhood, and is thus consistent with the LCP's parking requirements.

Adequate Public Services
Applicable LCP Policies

Public Works Policy 1. Availability of Service Capacity. *New development (including divisions of land) shall demonstrate that adequate public or private service capacities are available to serve the proposed development. Priority shall be given to infilling within existing subdivided areas. Prior to permitting all new development, a finding shall be made that there are sufficient services to serve the proposed development given the already outstanding commitment to existing lots within the urban service line for which services will be needed... Lack of proper arrangements for guaranteeing service is grounds for denial of the project or reduction of the density that could otherwise be approved consistent with available resources. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTION 23.04.021c (DIVISIONS OF LAND), 23.04.430 AND 23.04.432 (OTHER DEVELOPMENT) OF THE CZLUO.]*

On August 31, 2006 a Fire Safety Plan was prepared by the Cayucos Fire Protection District for the proposed project. More recently, the Applicant has retained the services of Collings and Associates (Registered Fire Protection Engineering Firm) to evaluate the project in view of water flow data from County Service Area 10A. The Collings evaluation has been completed and their report indicates that satisfactory flows exist to the project site subject to installing sprinklers for the entire structure and providing two additional fire hydrants. The project is also proposed to include a monitored water and fire flow alarm. In this case, the County's conditions for fire protection and safety, which are required conditions of this project (see **Exhibit 8** and **Special Condition 9**) ensure that the project complies with current codes prior to receiving a Fire Safety Plan Review (will-serve letter from the Cayucos Fire Department).

In terms of adequate water capacity, the County of San Luis Obispo has issued an updated Conditional Water Will-Serve letter for the project, which states that County Service Area 10A (CSA 10A) is ready and willing to provide water service to the subject project provided several conditions are met (dated August 26, 2015), prior to issuing the Applicant a final water will-serve letter. CSA 10A will provide up to three acre-feet of water per year for the entire project site. Expected water demand for the proposed project is expected to range from 2.57 to 2.97 acre-feet per year based on demand rates from the Public Works Department and an analysis in the Mitigated Negative Declaration (See Appendix A). The County's latest Resource Summary Report, dated May 5, 2015 for the years 2012-2014, reports that there is no Level of Severity for

the Cayucos Valley Groundwater Basin, nor for the affected water purveyor, CSA 10A.²⁹ In addition, a new and larger CSA 10A water line has been installed in the vicinity serving the project area, and a new 210,000 gallon water storage tank is scheduled to be constructed in March 2018, bringing the total future water storage volume to 420,000 gallons³⁰ in Cayucos, from an existing capacity of approximately 210,000 gallons.

With regard to sewage disposal, the Cayucos Sanitary District has stated that it can provide the additional capacity required to serve the proposed project. The community sewage treatment system is operating at acceptable levels, has the capacity to support existing commitments in addition to the proposed project, and is not operating at any Level of Severity.

Thus, the proposed project is consistent with Public Works Policy 1 (and corresponding CZLUO requirements) for fire, water, and sewer services.

Indemnity, Deed Restriction, and County's Non-Coastal-Act Conditions

Coastal Act Section 30620(c)(1) authorizes the Commission to require applicants to reimburse the Commission for expenses incurred in processing CDP applications.³¹ Thus, the Commission is authorized to require reimbursement for expenses incurred in defending its action on the pending CDP application in the event that the Commission's action is challenged by a party other than the Applicant. Therefore, consistent with Section 30620(c), the Commission imposes a condition requiring reimbursement for any costs and attorneys' fees that the Commission incurs in connection with the defense of any action brought by a party other than the Applicant challenging the approval or issuance of this permit (**Special Condition 10**).

The terms and conditions of this approval are meant to be perpetual. In order to inform future owners of the requirements of the permit, this approval is conditioned to require recordation of deed restrictions that will record the project conditions against the affected properties (see **Special Condition 11**).

Finally, the Commission's action on this CDP has no effect on conditions imposed by the County of San Luis Obispo pursuant to an authority other than the Coastal Act, including the conditions of the San Luis Obispo County tentative tract map/coastal development permit (Tract 2863, Development Plan SUB2005-00241 and Variance DRC2006-00064 – see **Exhibit 8 and Condition 9**).

E. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 13096 of Title 14 of the California Code of Regulations requires that a specific finding be made in conjunction with coastal development permit applications showing the application to be consistent with any applicable requirements of CEQA. Section 21080.5(d)(2)(A) of CEQA

²⁹ The County uses Level of Severity (I, II, or III) to identify differing levels of resource deficiencies. Recommended actions by County Planning Staff for this area in terms of water supply are to: 1) Continue to support efforts to improve water conservation, the efficient use of water, and water re-use; 2) Continue to collect development impact fees for the construction of water supply infrastructure; and 3) Support efforts to develop sustainably.

³⁰ Emails from the Applicant's representative, dated July 8, 2016 and August 22, 2016, with information from Nola Engelskirger, SLO County Public Works Department, regarding Cayucos's water storage.

³¹ See also California Code of Regulations Title 14 Section 13055(g).

prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The Environmental Coordinator of San Luis Obispo County, after completion of the initial study, found that there was no substantial evidence that the project may have a significant effect on the environment and that the preparation of an Environmental Impact Report was not necessary. Therefore, San Luis Obispo County, acting as lead agency, conducted an environmental review for the proposed project as required by CEQA and issued a Mitigated Negative Declaration on February 21, 2008, and a Revised Mitigated Negative Declaration on May 29, 2008.

The Coastal Commission's review and analysis of land use proposals has been certified by the Secretary of Resources as being the functional equivalent of environmental review under CEQA. The Commission has reviewed the relevant coastal resource issues associated with the proposed project, and has identified appropriate and necessary modifications to address adverse impacts to such coastal resources. All public comments received to date have been addressed in the findings above. All above findings are incorporated herein in their entirety by reference.

The Commission finds that only as modified and conditioned by this permit will the proposed project avoid significant adverse effects on the environment within the meaning of CEQA. As such, there are no additional feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse environmental effects that approval of the proposed project, as modified, would have on the environment within the meaning of CEQA. If so modified, the proposed project will not result in any significant environmental effects for which feasible mitigation measures have not been employed consistent with CEQA Section 21080.5(d)(2)(A).

Appendix A – Substantive File Documents

Revised Mitigated Negative Declaration, dated May 29, 2008.

Phase I Site Assessment, Franco DeCicco Property (APN's 064-263-025, -036, -052, -053). 2991 South Ocean Boulevard, Cayucos, California.

Geotechnical Evaluation, GeoSolutions, Inc., 2006.

Traffic Impact Study, TPG Consulting, November 2007.

Updated Traffic Impact Study, C2 Consultants, October 23, 2015.

Traffic Report Update for the Cayucos Del Mar Development, Department of Public Works, December 16, 2015.

Visual Impact Assessment, November 2007. Morro Group, Inc. Environmental Services.

2012-2014 Resource Summary Report, San Luis Obispo County General Plan, May 5, 2015.

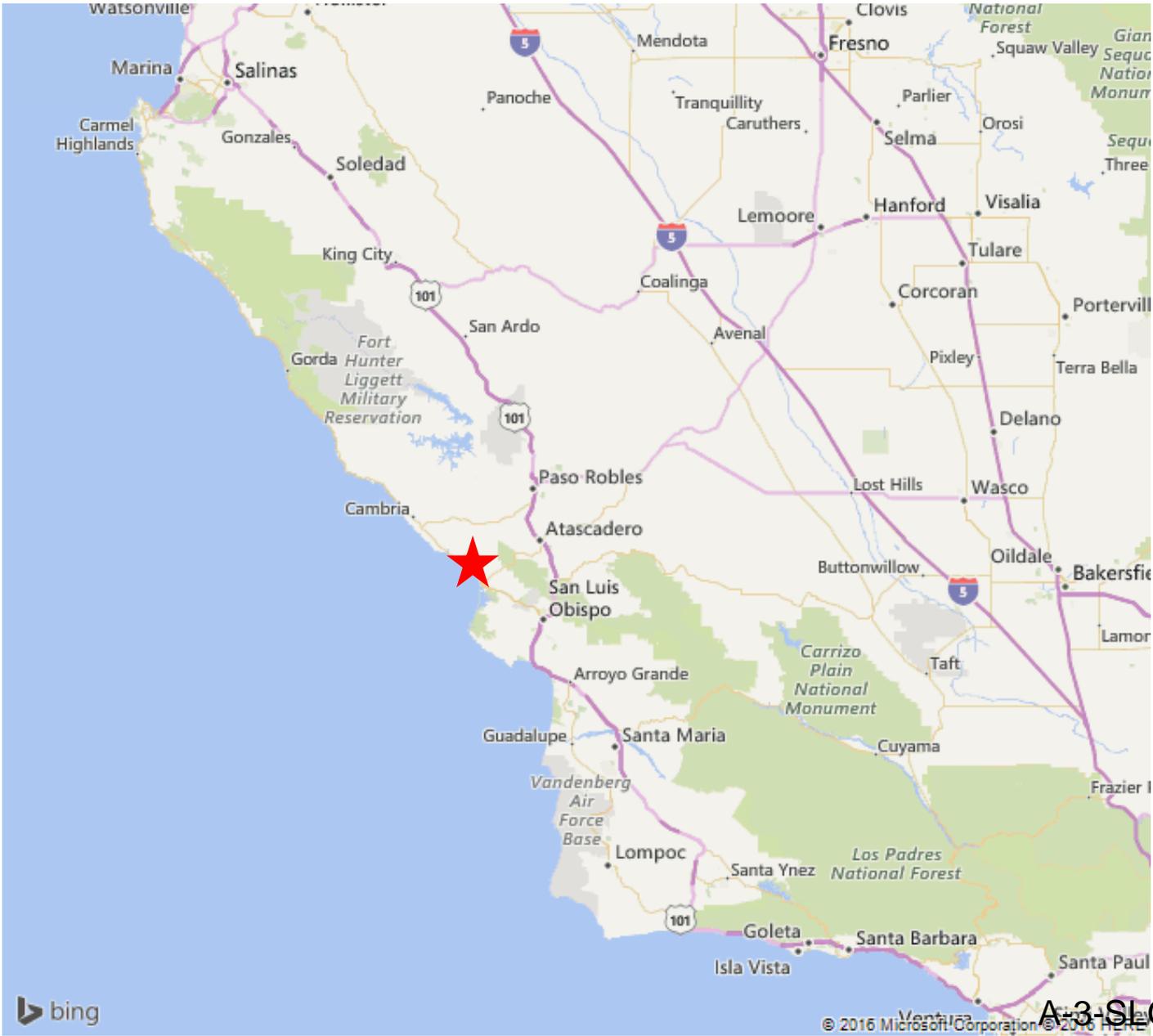
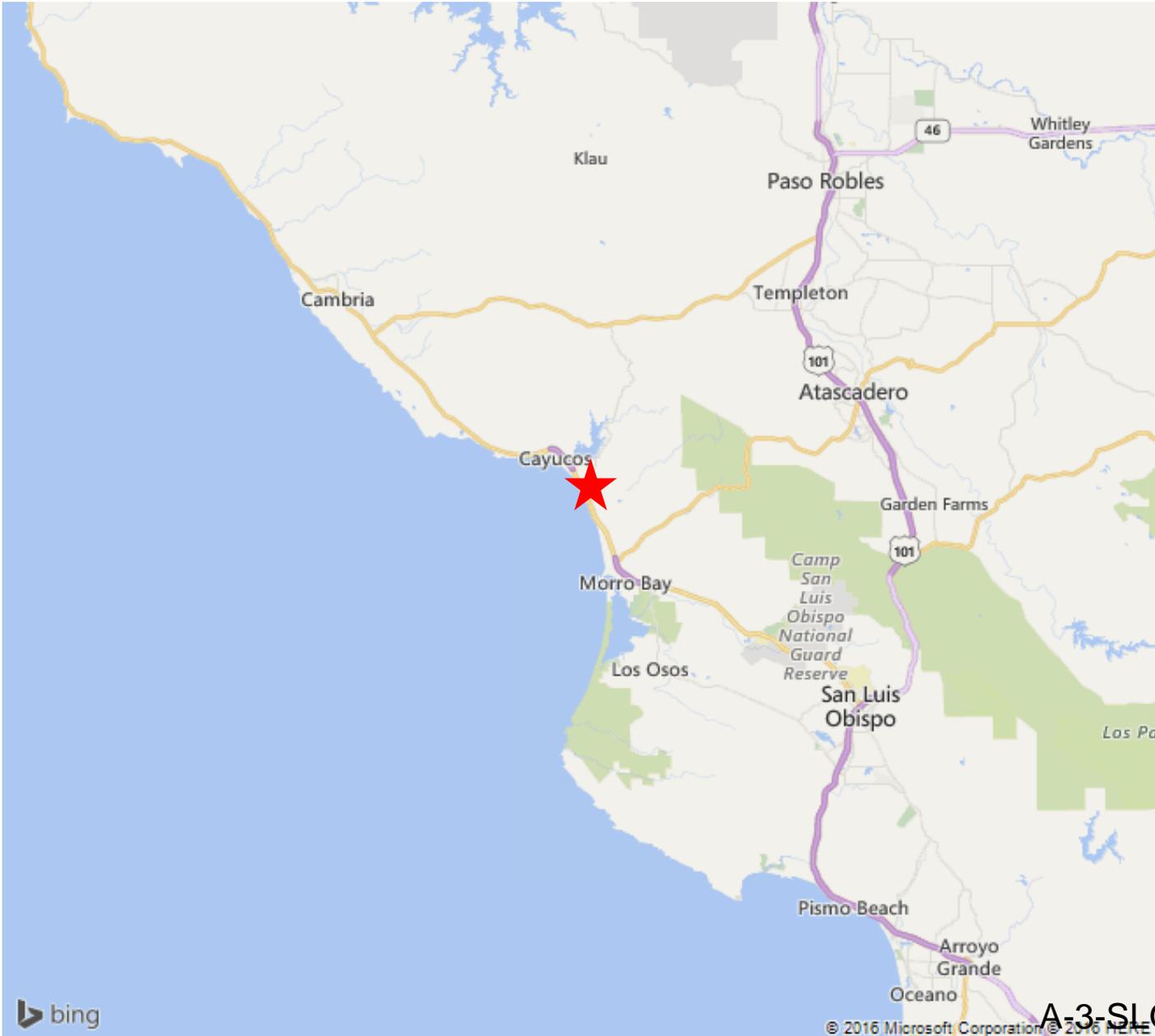
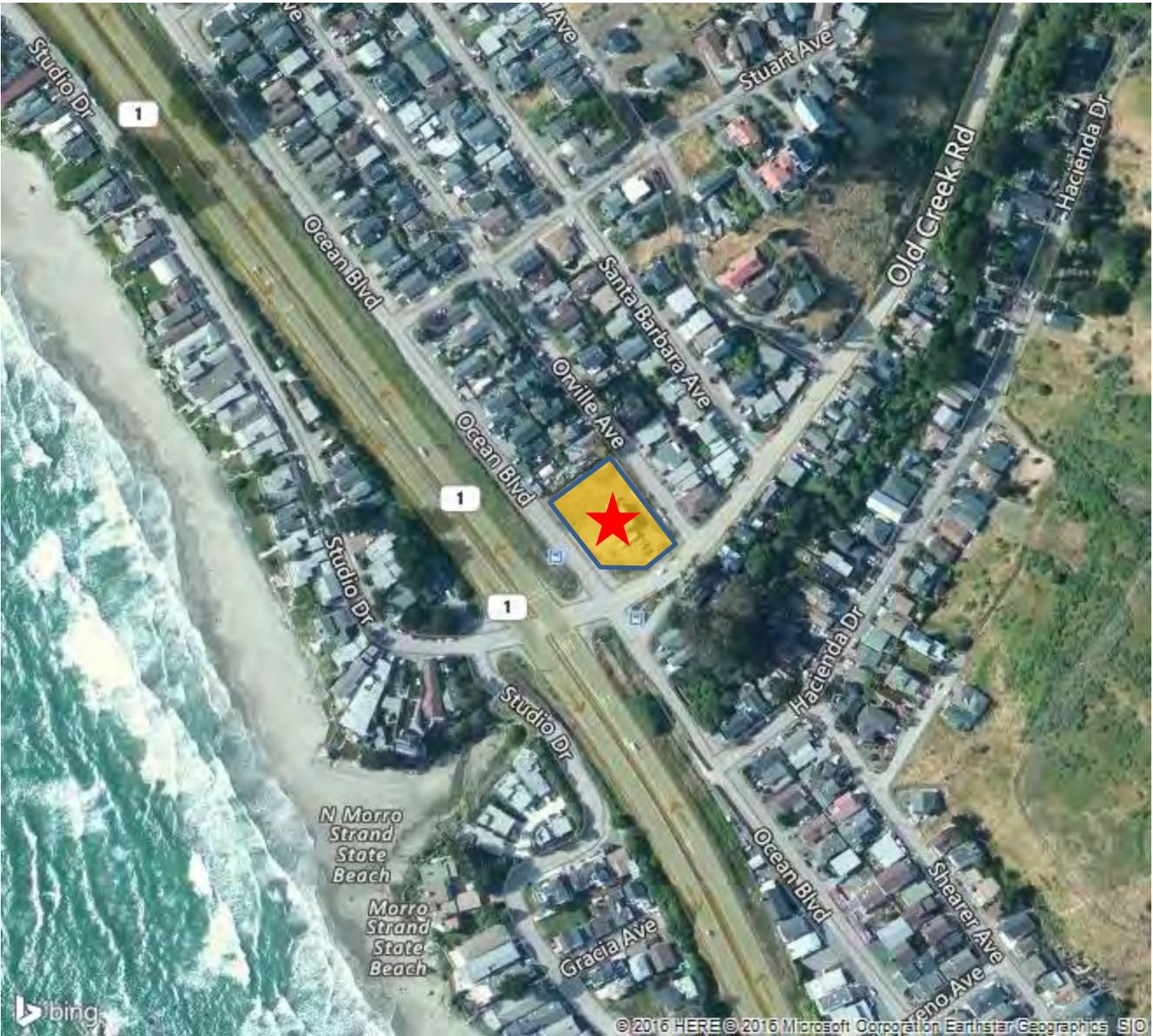


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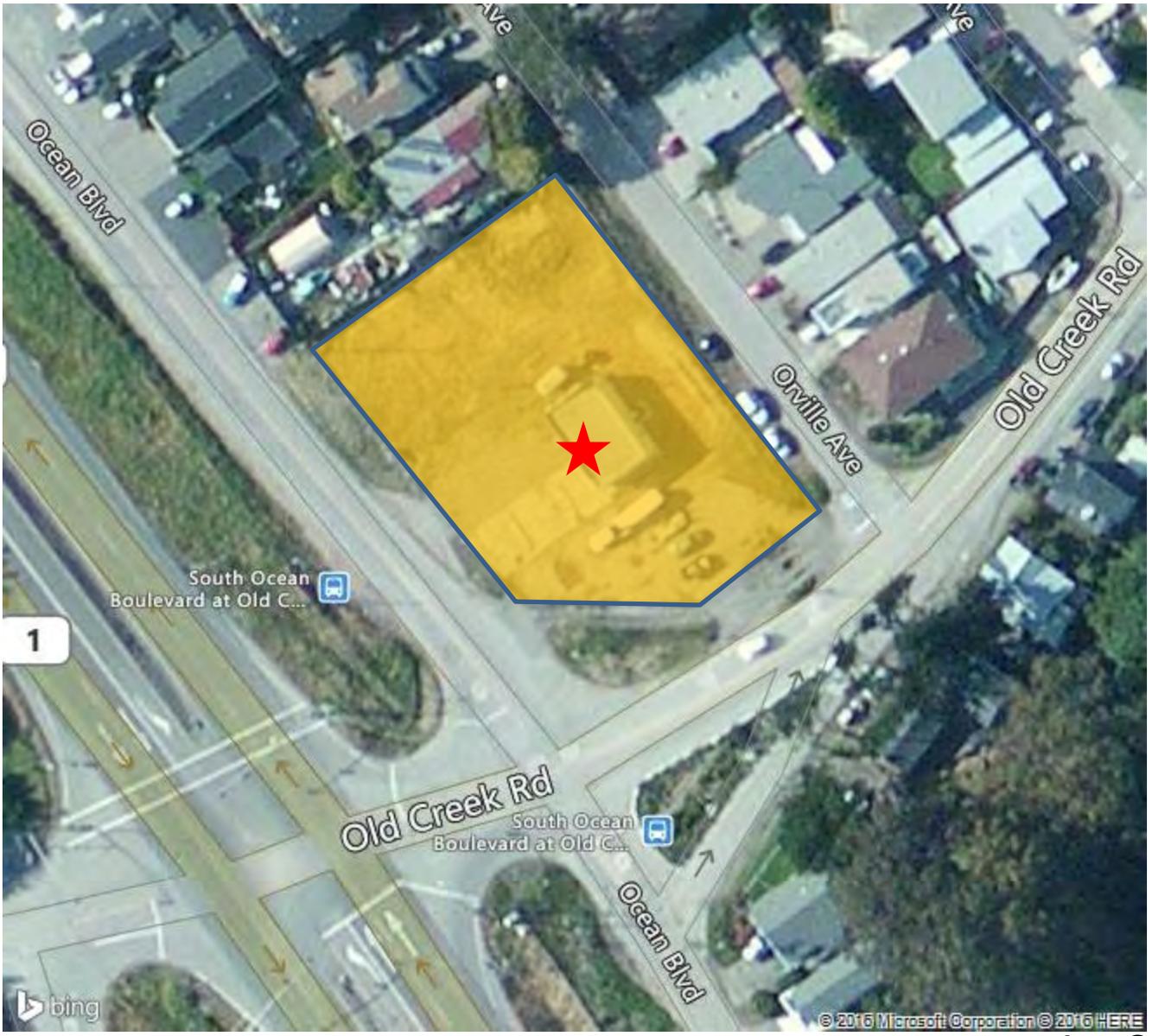




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OLD CREEK MIXED-USE CAYUCOS DEL MAR



CAYUCOS, CA

PLUITS
Steven D. Pluitt, AIA & Associates, LLP

Architecture, Planning & Graphics
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805.561.5004, 1000

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Project:

CAYUCOS
DEL MAR
MIXED USE

NO. OCEAN AVENUE
CAYUCOS
CA 93430

Client:

FRANCO DECICCO

115 KODIAK ST
MORRO HAY
CA 93842
(805) 772-7755

Sheet Contents:

TITLE SHEET



Date:

FEB 08

Revised:

DEC 15
JUL 16

Job No:

0571

Sheet:

T - 1

VICINITY MAP



SYMBOLS

- ① DIMENSIONAL GRID LINE
- ⊙ DOOR MARK
REFER TO DOOR SCHEDULE
- ⊙ WINDOW MARK
REFER TO WINDOW SCHEDULE
- ⊙ WINDOW ABOVE
REFER TO WINDOW SCHEDULE
- REFERENCE NOTE
- ⊙ DETAIL NUMBER
SHEET SHOWN ON
SECTION
- ⊙ SHEET SHOWN ON

DIRECTORY

ARCHITECT
STEVEN D. PLUITS, AIA & ASSOCIATES
3432 BRADDOCK STREET, SUITE 100
SAN LUIS OBISPO, CA 93401
(805) 561-5004

SOILS ENGINEER
G&S (GEO SOURCE)
141 SUBURBAN ROAD
SAN LUIS OBISPO, CA 93401
(805) 843-5473

ARCHAEOLOGY
PARKER AND ASSOCIATES
P.O. BOX 482
CAYUCOS, CA 93430
(805) 712-0111

**CIVIL ENGINEER - GRADING
AND ABOVE GRADE ENGINEERING**
1309 MARINA STREET, SUITE 200
SAN LUIS OBISPO, CA 93401
(805) 840-8118

STEVEN P. GANNETT
P.O. BOX 1347
SAN LUIS OBISPO, CA 93406
(805) 544-4224

GENERAL NOTES

- The General Contractor shall be responsible for verifying all existing conditions before commencing with any work.
- All work shall comply with all current codes, ordinances & regulations of applicable administrative authorities:
2019 California Building Code
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Electrical Code
2019 California Green Building Standards Code
2019 California Fire Code
2019 California Energy Code
2019 California Fire Code
County of San Luis Obispo Multiple Code
2014 Public Works Department Engineering Standards
Americans with Disabilities Act (ADA)
- The building described on the following pages is equipped with a fire sprinkler system. Shop drawings shall be submitted and approved by the (San Luis Obispo) Building and Fire Departments prior to fabrication and installation of the system. System design shall meet all requirements of State Fire Marshal, MFA, and all applicable regulations. Sprinkler system shall depict dual-signal remote supervisory service capability. Provide the Fire Department with a key for each floor.
- Prior to approval of roof rafter inspection, the applicant shall provide the building inspector with documentation that gives the height reference, the blowline height, and the actual height of the structure. Refer to Project Summary for height calculation. This certification shall be signed by a Licensed Surveyor or civil engineer.
- No hazardous materials will be stored and/or used within the building which exceed the quantities listed in USC Tables 3D 1.5E.

PROJECT SUMMARY

LEGAL:
Parcel 1
Lots 2, 3, 4 in Block 14 of Morro Strand unit #5
Parcel 2
Lots 4, 5, 6, 7, 44, 45, 46, 47, 48
in Block 14 of Morro Strand unit #5
Parcel 3
Lots 8, 10, 41, 43
in Block 14 of Morro Strand unit #5
Parcel 4
Lots 4, 2 in Block 14 of Morro Strand unit #5

ZONING: CR and RMP
084-263-023 084-263-026 084-263-028 084-263-029

APN: 084-263-023 084-263-026 084-263-028 084-263-029

SITE: RMP LOTS = 24 acres CR LOTS = 40 acres
TOTAL = 64 acres

BUILDING: CR
(1) STUDIO (433) = 433 sf
(1) STUDIO (478) = 478 sf
(1) STUDIO (850) = 850 sf
(4) 2 BED UNITS (424) = 3,696 sf
(3) 2 BED UNITS (480) = 2,940 sf
(4) 2 BED UNITS (1,020) = 4,080 sf
(2) 2 BED UNITS (1,020) = 2,100 sf
(2) SUITES (1,200) = 2,400 sf
GARAGE/MECH/STO = 12,132 sf
HOURLY ALTY = 1,889 sf
SERVICE = 840 sf
PRIVATE DECKS = 5,227 sf
PUBLIC DECKS =
- 1ST LEVEL = 2,828 sf
- 2ND LEVEL = 3,160 sf
- 3RD LEVEL = 4,241 sf
ELEVATOR/STAIR = 400 sf
RMP
HOUSE UNIT 1 = 2,281 sf
HOUSE UNIT 2 = 2,281 sf
GARAGES UNITS 1 and 2 = 906 sf each
HOUSE UNIT 3 = 1,769 sf
HOUSE UNIT 4 = 1,769 sf
GARAGES UNITS 3 and 4 = (860) x 424 = 3,632 sf
COURTYARD/DECKS = 3,362 sf

PARKING: 8 garage spaces, 16 standard spaces, 4 compact spaces,
2 accessible spaces, 1 motorcycle space, 8 bike spaces

REQUIRED:
RMP - 2 units - 2 guest + 8 + 2 = 10 spaces
CR - 1 levels - 2 + 1/10 units + 18 + 2 + 2 = 23 spaces
Total Required = 33 spaces

PROVIDED:
RMP - 8 garage + 2 guest = 10 spaces
CR - 16 standard + 4 Compact + 2 Accessible = 1 "motorcycle" = 23 spaces
Total Provided = 33 spaces

CONCRETE TYPE: V-N SPRINKLED

MAX HEIGHT: CR ZONE: 30' / RMP ZONE: 28' / ADV NATURAL GRADE
RPM ZONE:
88'0" x 45'0" x 65'5" / 2 - 41'10" x 28' - 84'10" MAX ELEV
CR ZONE:
51'0" x 42'0" x 14'0" / 2 - 54'5" x 30' - 84'5" MAX ELEV

OCCUPANCY: K1 / R2 / S2

* One regular space may be replaced with a motorcycle space for each 200 sq ft of area in CR zone, and one regular space for each 100 sq ft of area in RMP zone.

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C-2 TENTATIVE TRACT MAP
C-3 PRELIMINARY GRADING AND DRAINAGE PLAN
C-4 PRELIMINARY GRADING AND DRAINAGE PLAN
C-5 PRELIMINARY UTILITY PLAN

ARCHITECTURAL
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A-2 SECOND LEVEL FLOOR PLAN
A-3 THIRD LEVEL FLOOR PLAN
A-4 GARAGE LEVEL FLOOR PLAN
A-5 EXTERIOR ELEVATIONS
A-6 SITE PERSPECTIVES
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TOTAL 11 SHEETS

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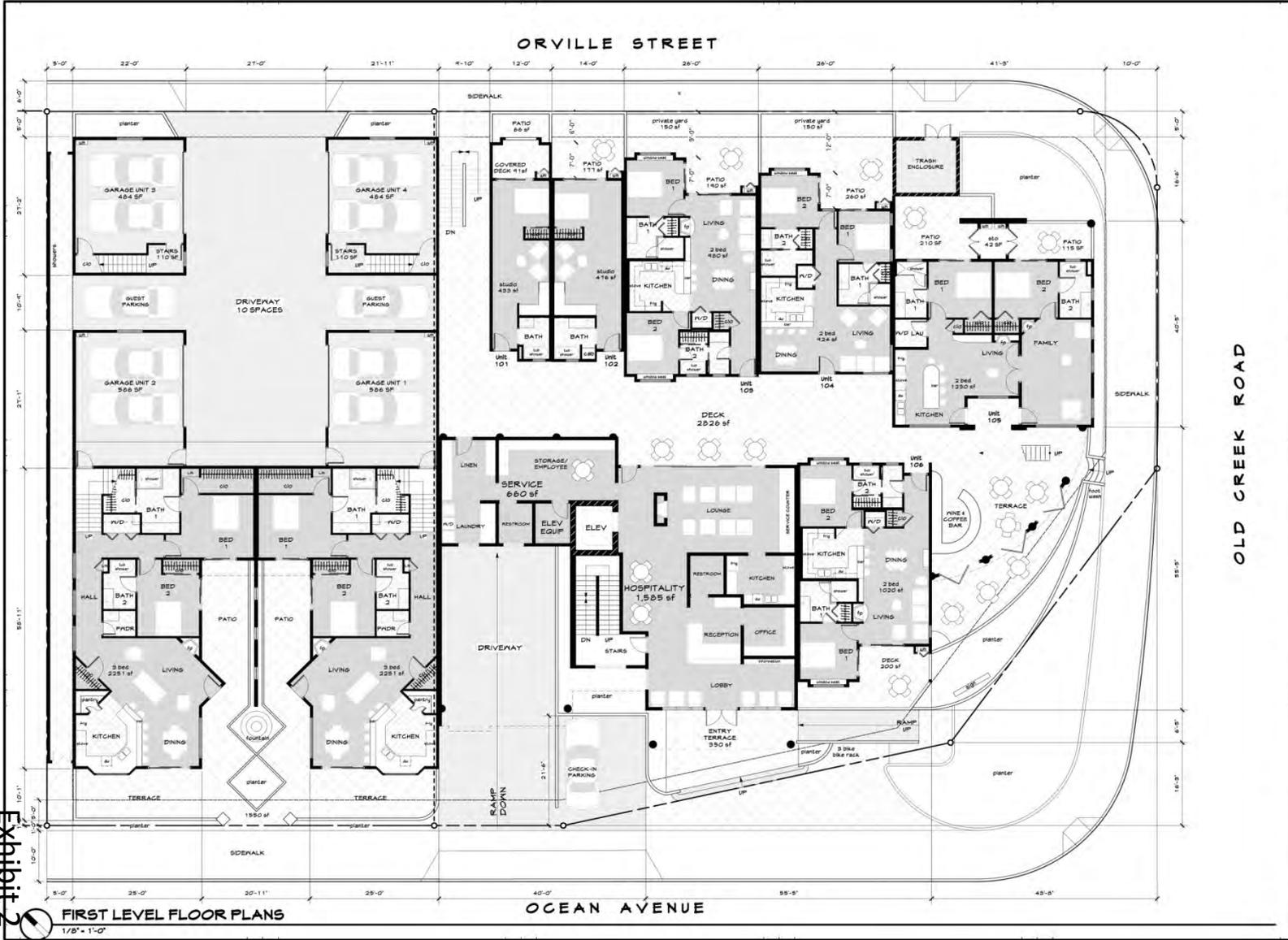


Exhibit 2

FIRST LEVEL FLOOR PLANS
 1/8" = 1'-0"



Architecture, Planning & Civil
 3450 Broad Street, Suite 101
 San Luis Obispo, California 931
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 805/941-4371 fax

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Project:
 CAYUCOS
 DEL MAR
 MIXED-USE

Client:
 NO. OCEAN AVENUE
 CAYUCOS
 CA 93538

115 KODIAK ST
 MORRO BAY
 CA 93442
 (805) 772-7595

Sheet Contents:
 FIRST LEVEL
 FLOOR PLAN



Date: OCT 06
 Revised: DEC 15
 JUN 16
 Job No: 0571

Sheet:
 A-1
 No. of:

OLD CREEK ROAD

Architecture, Planning & Civil
 3030 Broad Street, Suite 200
 San Luis Obispo, California 93401
 (805) 741-5004 voice
 (805) 741-6171 fax

Project:

**CAYUCOS
 DEL MAR
 MIXED-USE**

NO. OCEAN AVENUE
 CAYUCOS
 CA 93430

Client:

FRANCO DECICCO

115 KODAK ST
 MIDDROSBAY
 CA 93442
 (805) 772-7595

Sheet Contents:

**SECOND LEVEL
 FLOOR PLAN**



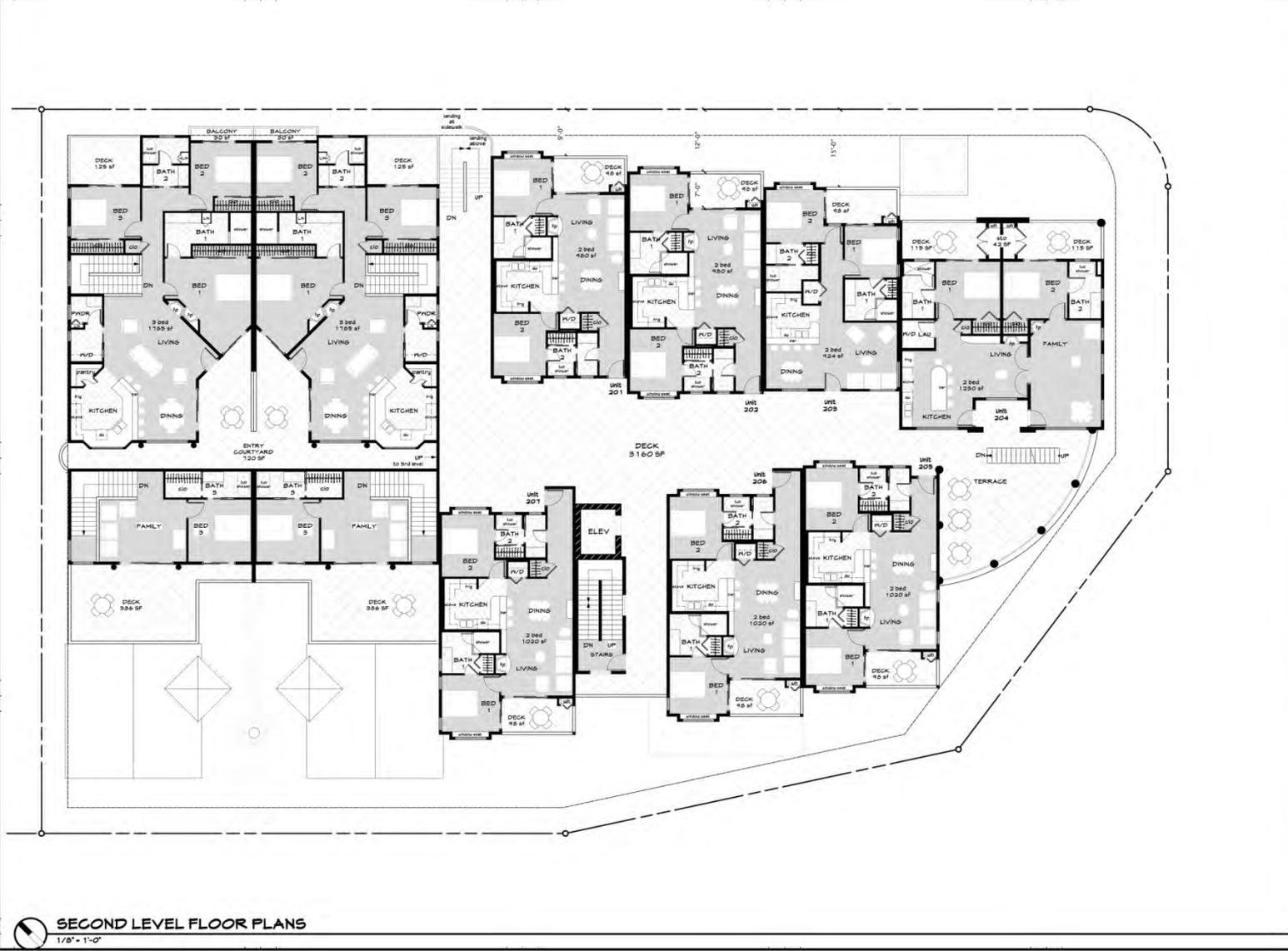
Date: OCT 08

Revised: DEC 15
 JUL 16

Job No: 0571

Sheet:

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 No. of:



SECOND LEVEL FLOOR PLANS
 1/8" = 1'-0"

Architecture, Planning & Arts
 3450 Broad Street, Suite 100
 San Jose, California 95128
 857/541-5014 voice
 857/541-4571 fax

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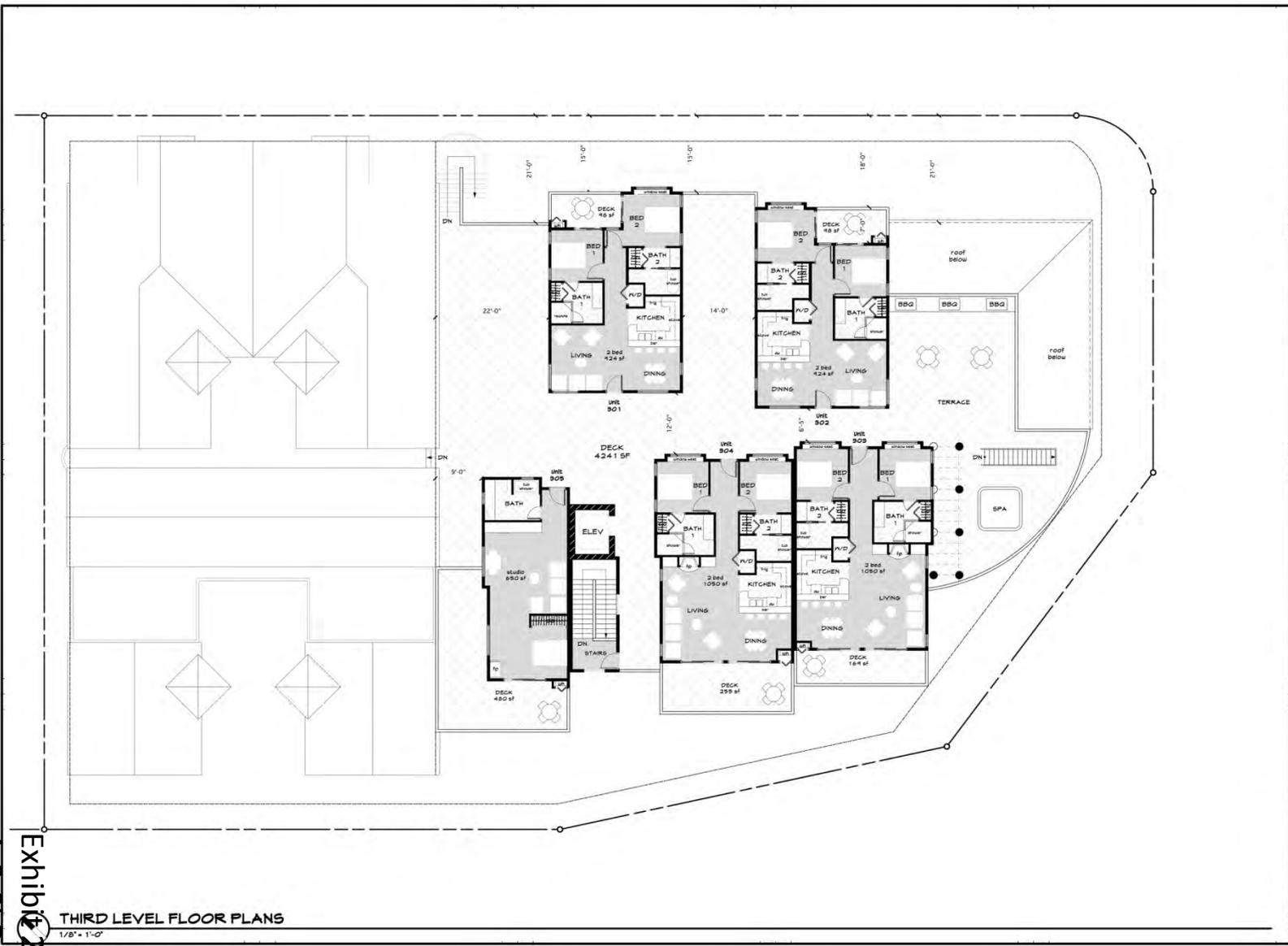
Project:
 CAYUCOS DEL MAR MIXED-USE
 NO. OCEAN AVENUE
 CAYUCOS CA 94038

Client:
 FRANCO DECICCO
 115 KODIAK ST
 MORRO BAY CA 94042
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Sheet Contents:
 THIRD LEVEL FLOOR PLAN



Date: OCT 08
 Revised: DEC 19
 Job No: 0571
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THIRD LEVEL FLOOR PLANS
 1/8" = 1'-0"

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Architecture, Planning & Graphics
 3150 Grand Street, Suite 200
 San Luis Obispo, California 93404
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Project: CAYUCOS DEL MAR MIXED-USE

110 OCEAN AVENUE
 CAYUCOS CA 93438

Client: FRANCO DEICICCO

115 KODIAK ST
 MORRO BAY CA 93442
 (805) 772-7595

Sheet Contents: GARAGE LEVEL FLOOR PLAN



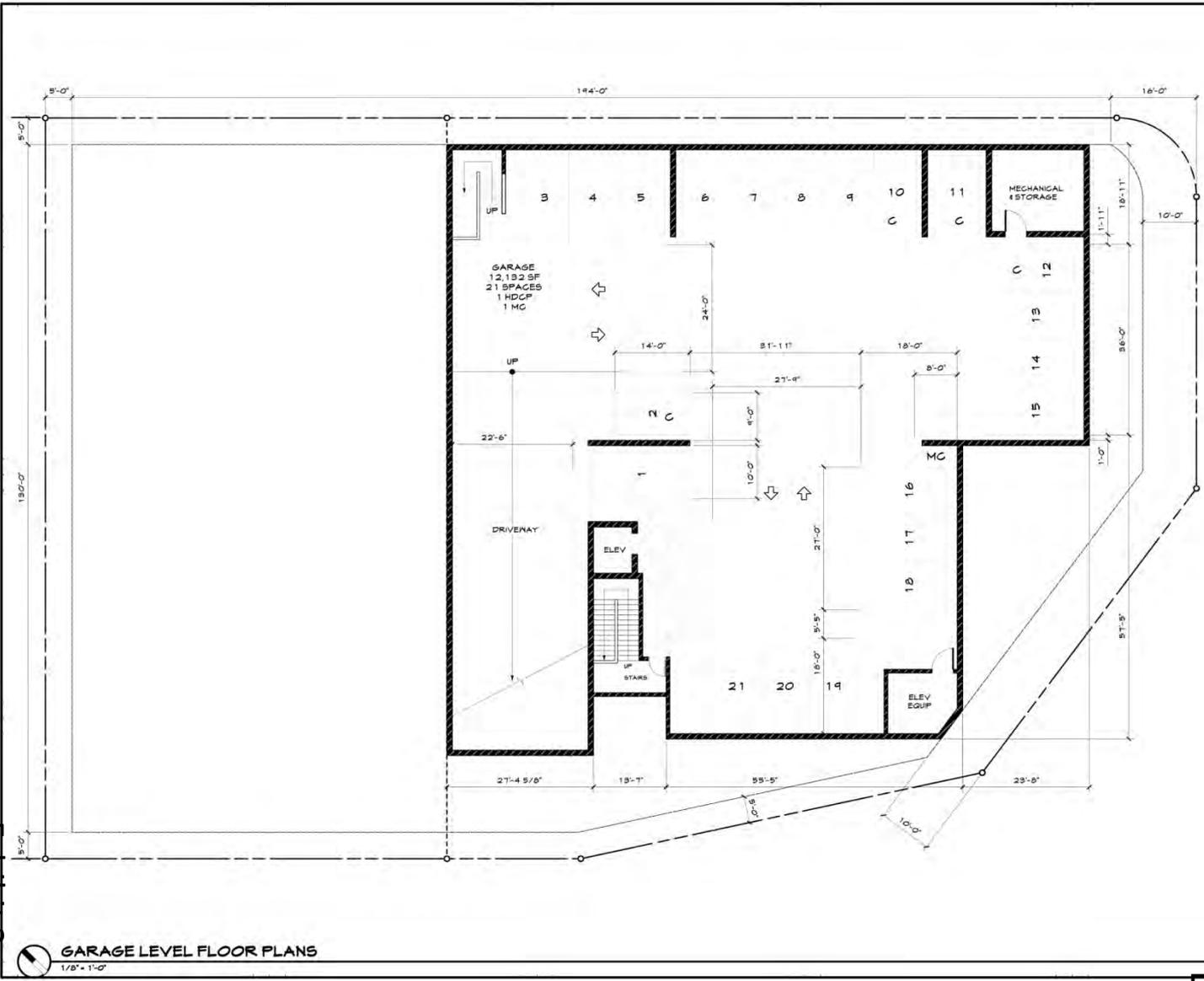
Date: OCT 09

Revised: DEC 15 -S.D.P.

Job No: 0571

Sheet: A-4

No. of: 1



GARAGE LEVEL FLOOR PLANS
 1/8" = 1'-0"

CAYUCOS DEL MAR ROOM RATES

<u>Room Number</u>	<u>Square Footage</u>	<u>Maximum Occupancy*</u>	<u>Peak Season</u>	<u>Average</u>	<u>Per Person Rate</u>
101	433	6	\$175	\$29.17	
102	476	6	\$175	\$29.17	
103	980	8	\$285	\$35.62	
104	924	8	\$285	\$35.62	
105	1230	10	\$375	\$37.50	
106	1020	8	\$325	\$40.63	
201	980	8	\$285	\$35.62	
202	980	8	\$285	\$35.62	
203	924	8	\$285	\$35.62	
204	1230	10	\$375	\$37.50	
205	1020	8	\$350	\$43.75	
206	1020	8	\$350	\$43.75	
207	1020	8	\$350	\$43.75	
301	924	8	\$285	\$35.62	
302	924	8	\$285	\$35.62	
303	1050	8	\$375	\$46.88	
304	1050	8	\$375	\$46.88	
305	650	6	\$275	<u>\$45.83</u>	

PER PERSON AVERAGE ROOM RATE BASED ON MAXIMUM OCCUPANCY \$38.56

*2 people/bed
 2 people/sofa sleeper
 2 rollaway cots

CAYUCOS DEL MAR HOTEL LOW COST AMENITIES PACKAGE

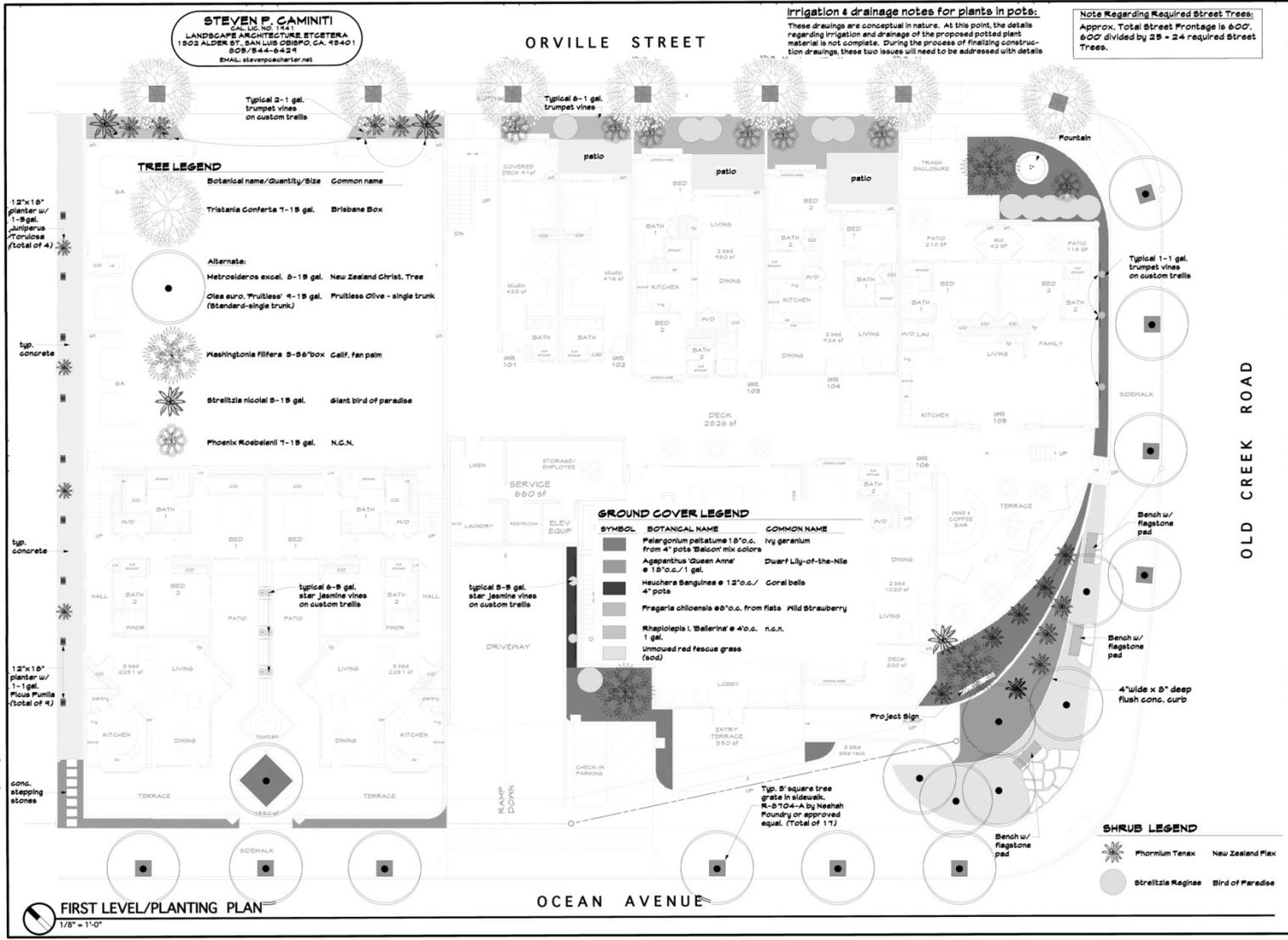
Amenities to be provided free of charge to all hotel guests:

- Spacious rooms to accommodate 6-10 guests (depending on room type) with no additional fee for extra guests
- Roll away beds (w/bedding)
- Kitchens w/stoves, refrigerators and dishwashers in all non-studio rooms (15 rooms)
- Kitchenettes in studios (3 rooms)
- Roof top deck area (10,257 sq/ft) w/gas grill barbecues, tables and umbrellas for guest use
- Washers/driers (15 rooms)
- On-site vehicle parking for guests
- Bicycle parking in secure area
- Bicycles for guest use
- Boogie boards for guest use
- Wireless internet
- Continental breakfast
- On-site café and wine reception
- Fireplaces (12 rooms)
- Private patio decks

STEVEN P. CAMINITI
 LANDSCAPE ARCHITECTURE, INC. (C.S.C.B.C.)
 1802 ALDEN ST., SAN LUIS OBISPO, CA. 95021
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Irrigation & drainage notes for plants in pots:
 These drawings are conceptual in nature. At this point, the details regarding irrigation and drainage of the proposed potted plant material is not complete. During the process of finalizing construction drawings, these two issues will need to be addressed with details.

Note Regarding Required Street Trees:
 Approx. Total Street Frontage is 600'.
 600' divided by 25 = 24 required Street Trees.



TREE LEGEND

Botanical name/Quantity/Size	Common name
Tristania Conferta 7-18 gal.	Brisbane Box
Alternate: Metroserdes excel. 8-18 gal.	New Zealand Christ Tree
Olea euro. Prunifera 4-18 gal. (Standard-single trunk)	Pruittless Olive - single trunk
Washingtonia filifera 8-86" box	Calif. fan palm
Strelitzia nicotai 8-18 gal.	giant bird of paradise
Phoenix Roebelenii 7-18 gal.	N.C.N.

GROUND COVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
[Symbol]	Palaemonium petalatum @ 18" o.c. from 4" pots @ 18" o.c. / 1 gal.	Ivy geranium
[Symbol]	Agapanthus 'Queen Anna' @ 18" o.c. / 1 gal.	Dwarf Lily-of-the-Nile
[Symbol]	Heuchera Sanguinea @ 12" o.c. / 4" pots	Coral bells
[Symbol]	Fragaria chiloensis @ 8" o.c. from flats	Wild Strawberry
[Symbol]	Rhaphiophila 'Ballarina' @ 4" o.c. n.c.n. 1 gal.	n.c.n.
[Symbol]	unimproved red fescue grass (seed)	

SHRUB LEGEND

[Symbol]	Phormium Tenax	New Zealand Flax
[Symbol]	Strelitzia Reginae	Bird of Paradise

FIRST LEVEL/PLANTING PLAN
 1/8" = 1'-0"

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 Steven D. Phillips, AIA & Associates, LLP

Architect: Planning C Group
 2550 Broad Street, Suite 100
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Project:
 OLD CREEK
 MIXED-USE
 NO. OCEAN AVENUE
 CAJUNO
 CA 95030

Client:
 FRANCO DECICCO
 115 KODIAK ST
 MORRO BAY
 CA 93442
 (805) 772-7595

Site/Contract:
 PLANTING PLAN
 LICENSED LANDSCAPE ARCHITECT
 No. 1941
 RENEWAL 2/18
 STATE OF CALIFORNIA

Date: 7-28-06
 Revised: 9-11-07
 2-28-08
 6-16-2015
 6-16-2016
 Job No: 0871
 Sheet: L-1
 No. of:

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STEVEN P. CAMINITI
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 LANDSCAPE ARCHITECTURE ETCETERA
 1502 ALDEN ST. SAN LUIS OBISPO, CA. 95401
 805/944-8424
 EMAIL: steven@spcaminiti.net

PLANTS
 Steven D. Potts, AIA & Associates, LLP

Architecture, Planning & Graphics

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 805/941-4571 fax

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Project:

**OLD CREEK
 MIXED-USE**

**NO. OCEAN AVENUE
 CAYUCOS
 CA 93430**

Client:

FRANCO DECICCO

115 KODIAK ST
 MODOBO HAY
 CA 93442
 (805) 772 - 7595

Sheet Contents:

PLANTING PLAN



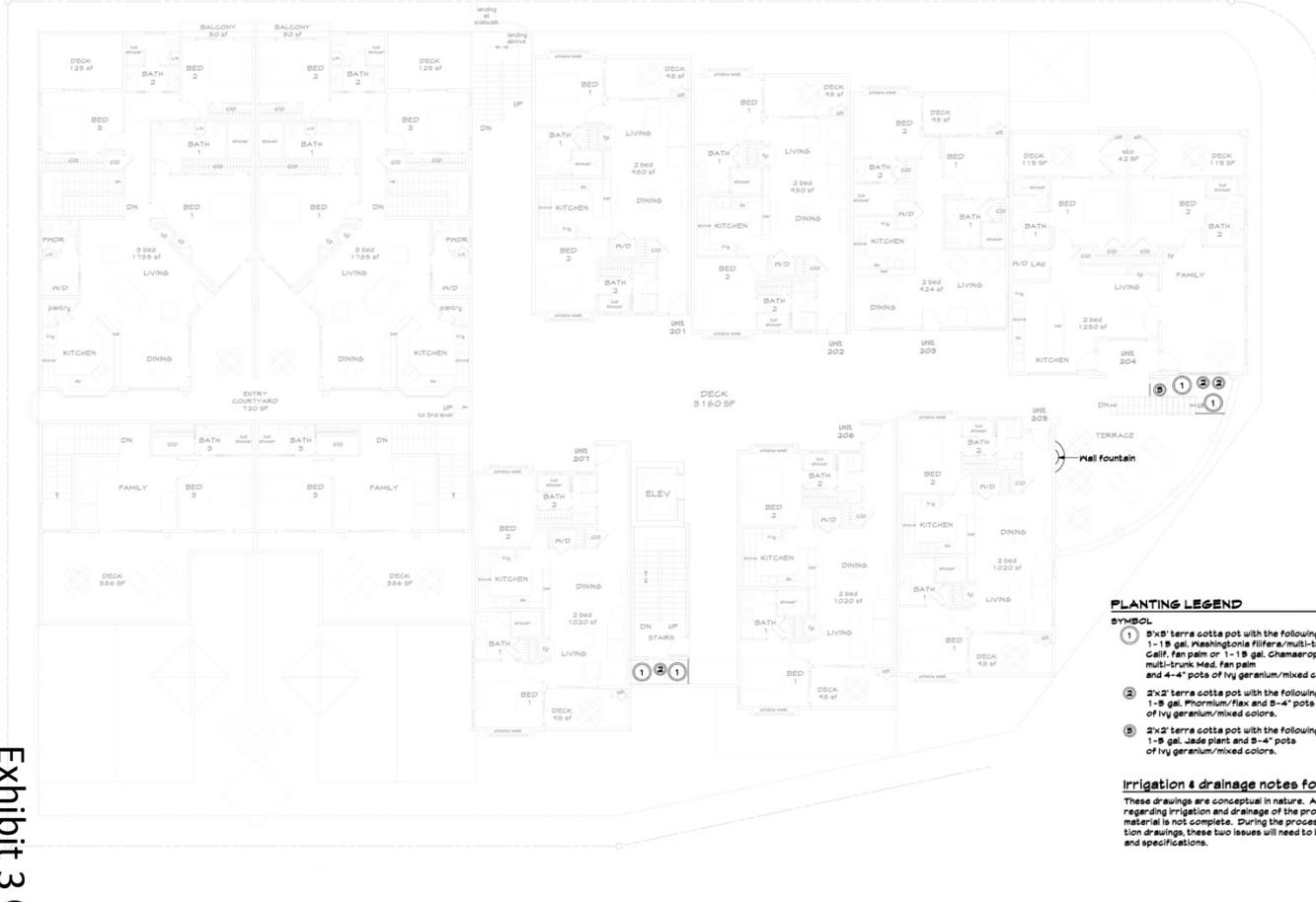
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Revised: **4-11-07
 2-28-09
 6-16-16**

Job No: **0571**

Sheet: **L-2**

No. of



PLANTING LEGEND

- SYMBOL**
- 1 9x8" terra cotta pot with the following:
 1-18 gal. *Washingtonia filifera*/multi-trunk
 Calif. fan palm or 1-18 gal. *Chamaerops humilis*/
 multi-trunk Med. fan palm
 and 4-4" pots of ivy geranium/mixed colors.
 - 2 2x2" terra cotta pot with the following:
 1-8 gal. *Phormium*/flax and 3-4" pots
 of ivy geranium/mixed colors.
 - 3 2x2" terra cotta pot with the following:
 1-8 gal. jade plant and 3-4" pots
 of ivy geranium/mixed colors.

Irrigation & drainage notes for plants in pots:

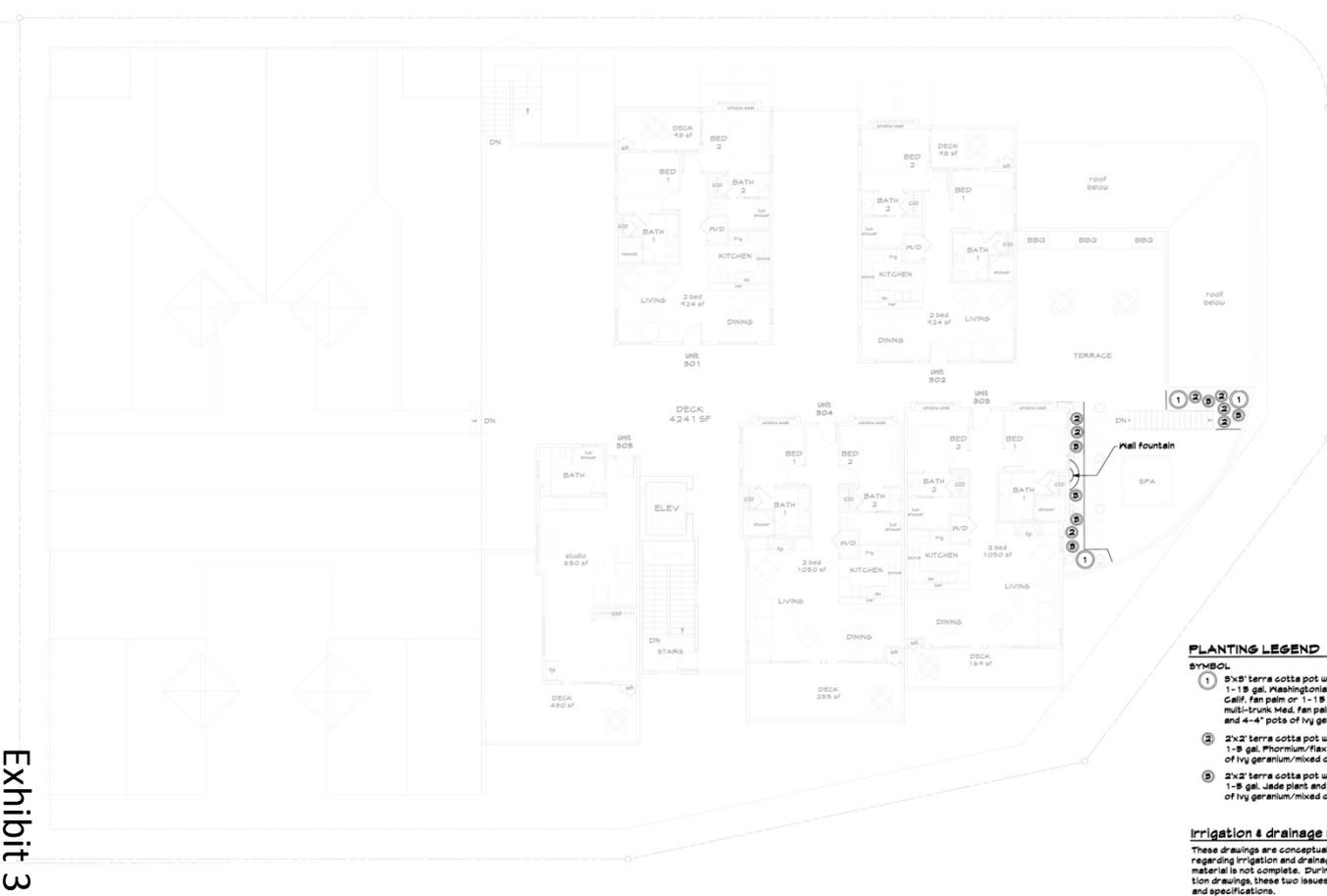
These drawings are conceptual in nature. At this point, the details regarding irrigation and drainage of the proposed potted plant material is not complete. During the process of finalizing construction drawings, these two issues will need to be addressed with details and specifications.

SECOND LEVEL / PLANTING PLAN
 1/8" = 1'-0"

Exhibit 3
 A-3-SLO-09-058
 Page 2 of 8

Exhibit 3
 A-3-SLO-09-058
 Page 2 of 8

STEVEN P. CAMINITI
 CAL. LIC. NO. 1141
 LANDSCAPE ARCHITECTURE, ETC. ETC.
 1902 ALDER ST., SAN LUIS OBISPO, CA. 95401
 805/944-6424
 EMAIL: stevenpc@charter.net



PLANTING LEGEND

- SYMBOL**
- ① 5'x5' terra cotta pot with the following:
 1-18 gal. Washingtonia filifera/multi-trunk
 Calif. fan palm or 1-18 gal. Chamaerops humilis/
 multi-trunk. Hebe, Ficus palm
 and 4-4" pots of ivy geranium/mixed colors.
 - ② 2'x2' terra cotta pot with the following:
 1-8 gal. Phormium/Flax and 3-4" pots
 of ivy geranium/mixed colors.
 - ③ 2'x2' terra cotta pot with the following:
 1-8 gal. Jade plant and 3-4" pots
 of ivy geranium/mixed colors.

Irrigation & drainage notes for plants in pots:
 These drawings are conceptual in nature. At this point, the details regarding irrigation and drainage of the proposed potted plant material is not complete. During the process of finalizing construction drawings, these two issues will need to be addressed with details and specifications.

THIRD LEVEL FLOOR PLANS
 1/8" = 1'-0"

PLANTS
 Steven D. Pullis, AIA & Associates, LLP

Architecture, Planning & Graphics
 3350 Shreve Street, Suite 100
 San Jose, California 95131
 855/547-5004 voice
 855/547-4373 fax

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Project:
**OLD CREEK
 MIXED-USE**

**NO. OCEAN AVENUE
 CAYUCOS
 CA 94030**

Client:
FRANCO DECICCO

**115 KODIAK ST
 MORRO BAY
 CA 93442
 (805) 772-7595**

Sheet Contents:
PLANTING PLAN

Date: FEB 06
 Revised: 7-28-06
 8-24-07
 2-23-08
 7-16-10
 8-16-10

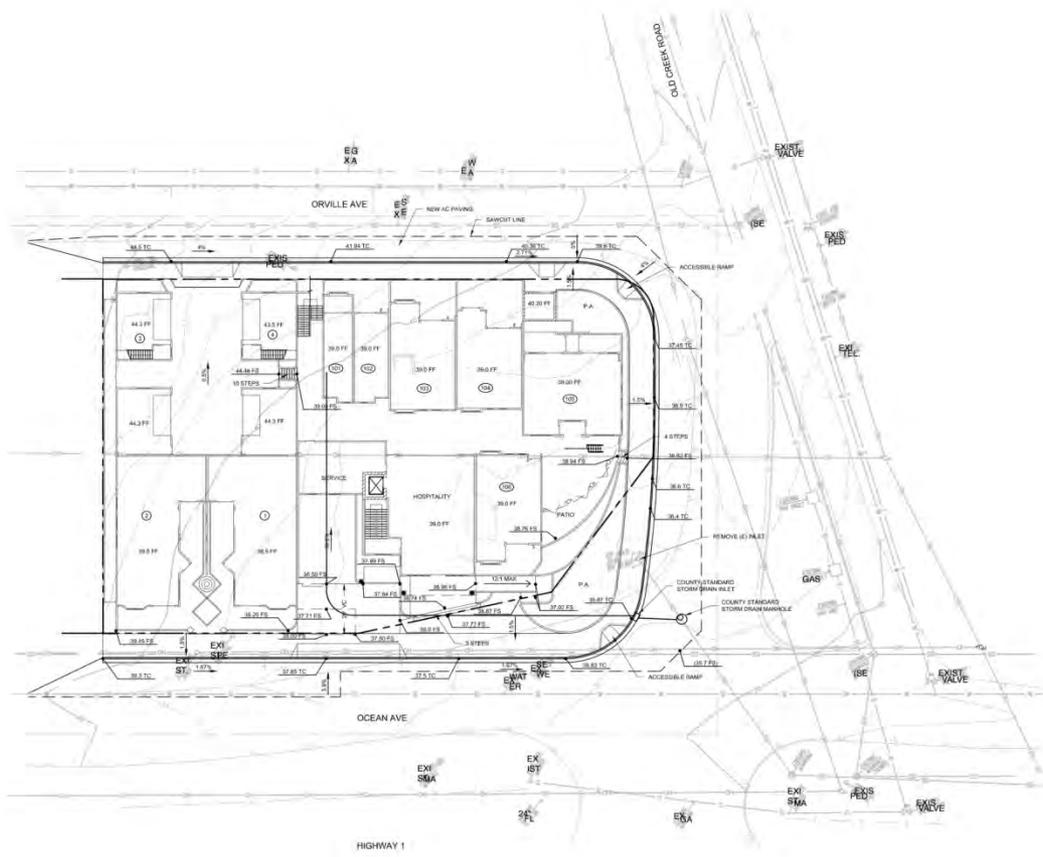
Job No: **0571**

Client: **L-3**

No. of: _____

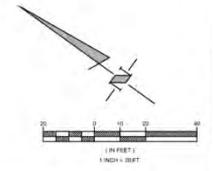
Exhibit 3
 A-3-SLO-09-058
 Page 3 of 8

Exhibit 3
 A-3-SLO-09-058
 Page 3 of 8



LEGEND:

- | | | | |
|--------|-------------------------------|------|---|
| BB | EXISTING | --- | EXISTING STORM DRAIN |
| EG | EXISTING GRADING | --- | EXISTING WIRE LINE |
| EP | EDGE OF PAVEMENT | --- | EXISTING SEWER LINE |
| FS | FINISH SURFACE | --- | EXISTING GAS LINE |
| GR | GRASS GRASSWAY | --- | EXISTING ELECTRICAL CONDUIT |
| P.A. | PLANTER AREA | --- | EXISTING FIBER OPTICAL CONDUIT |
| L | LENGTH | D | SATCH-BARRI (S) |
| S | SLOPE | D | AREA (S) |
| 25 | RATE & DIRECTION OF FLOW | HDPB | HIGH DENSITY POLYETHYLENE |
| 40 | INVERT | SDM | STORM DRAIN MANHOLE |
| 347.75 | ELEVATION | SD | STORM DRAIN |
| --- | GRAVEL SWALE | WL | WATER LINE |
| --- | EXISTING FENCE | SR | SANITARY SEWER |
| --- | EXISTING INDEX CONTOUR | E | ELECTRICAL CONDUIT |
| --- | EXISTING INTERMEDIATE CONTOUR | TEL | COMMUNICATION CONDUIT |
| --- | PROPOSED INDEX CONTOUR | --- | JOINT TRENCH |
| --- | PROPOSED INTERMEDIATE CONTOUR | --- | PROPERTY LINE |
| | | --- | IDENTICAL CONDO UNIT NUMBER, COMMERCIAL CONDO HOTEL ROOM NUMBER |

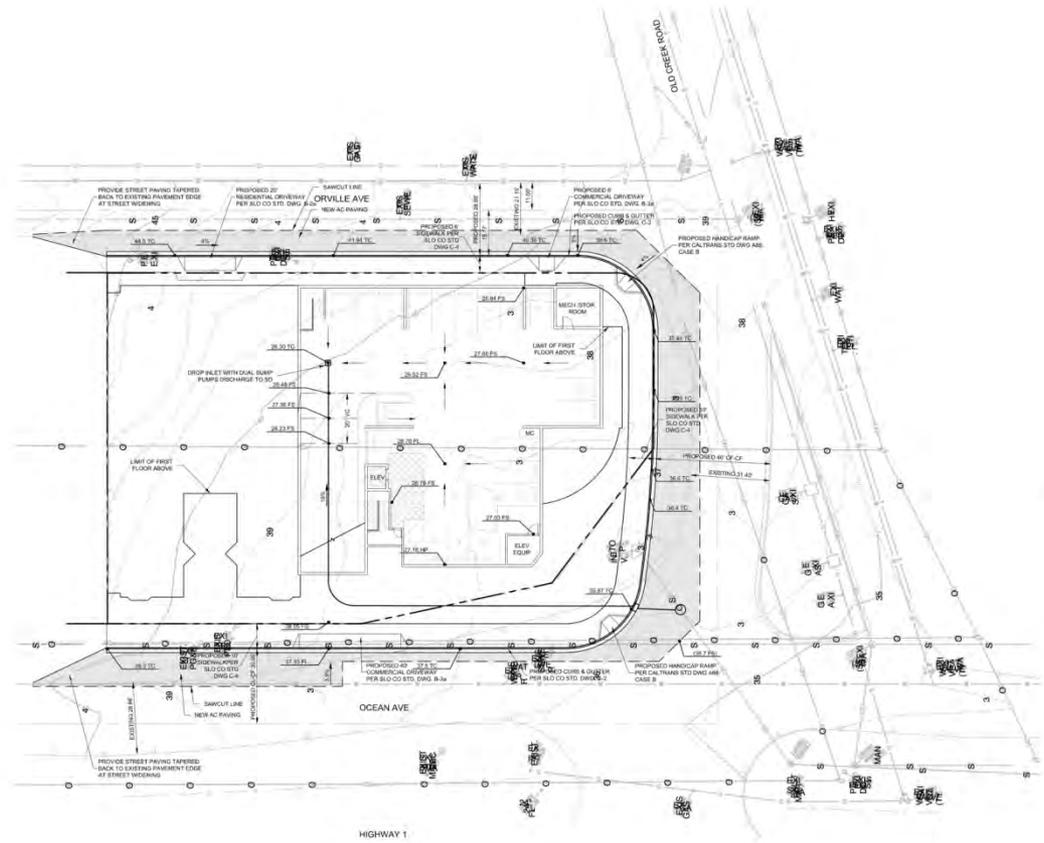


Cayucos Del Mar
STREET LEVEL PRELIMINARY GRADING & DRAINAGE PLAN

DATE	
NO.	REVISION
DESIGNED BY	DCM
DRAWN BY	EPK
CHECKED BY	DCM
DATE	DECEMBER 16, 2009

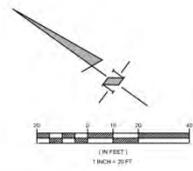
C-3

Drawing: C:\0209\A-3-SLO-09-058\A-3-SLO-09-058.dwg
 Date: 12/16/09
 Author: DCM
 Plot Date: 12/16/09
 Plot Time: 10:00 AM
 Plot Scale: 1/1
 Plot Size: 11x17
 Plot Orientation: Landscape
 Plot Color: Black
 Plot Lineweight: 0.25
 Plot Linetype: Solid
 Plot Font: Arial, 10
 Plot Title: A-3-SLO-09-058



LEGEND:

- | | | | |
|-----|-------------------------------|----|--------------------------------|
| EX | EXISTING | SD | EXISTING STORM DRAIN |
| EG | EXISTING GROUND | WL | EXISTING WATER LINE |
| SP | EDGE OF PAVEMENT | SL | EXISTING SEWER LINE |
| FS | FINISH SURFACE | GL | EXISTING GAS LINE |
| GR | GRADE BREAK | EL | EXISTING ELECTRICAL CONDUIT |
| L | LENGTH | EF | EXISTING FIBER OPTICAL CONDUIT |
| S | SLOPE | CB | CATCH BASIN (CB) |
| DIR | DIRECTION OF FLOW | AD | AREAS DRAINING |
| IN | INVERT | HD | HIGH DENSITY POLYETHYLENE |
| TD | TOP OF DRAIN | SM | STORM DRAIN MANHOLE |
| EL | ELEVATION | SD | STORM DRAIN |
| GR | GRADED SWALE | W | WATER LINE |
| IF | EXISTING FENCE | SS | SEWERY SINKER |
| IC | EXISTING INTERMEDIATE CONTOUR | E | ELECTRICAL CONDUIT |
| IP | PROPOSED INTERMEDIATE CONTOUR | TL | TELECOMMUNICATION CONDUIT |
| IC | EXISTING INDEX CONTOUR | JT | JOINT TRENCH |
| IP | PROPOSED INDEX CONTOUR | PL | PROPERTY LINE |



**Cayucos Del Mar
GARAGE LEVEL
PRELIMINARY GRADING &
DRAINAGE PLAN**

NO.	REVISION	DESIGNED: DCLM
		DRAWN: DCLM
		CHECKED: DCLM
		DATE: DECEMBER 18, 2008

C-4

Architecture, Planning & Graphics
3592 Sacramento Dr., Suite 140
San Jose (Silicon Valley), California 95131
805/541-5604 voice

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Project:

CAYUCOS DEL MAR MIXED USE

NO. OCEAN AVENUE
CAYUCOS
CA 93930

Client:

FRANCO DECICCO

115 KODIAK ST
MORRO BAY
CA 93942
(805) 772-7595

Sheet Contents:

EXTERIOR ELEVATIONS



Date: 30 OCT 08

Revised: DEC 15
-JL- 1A

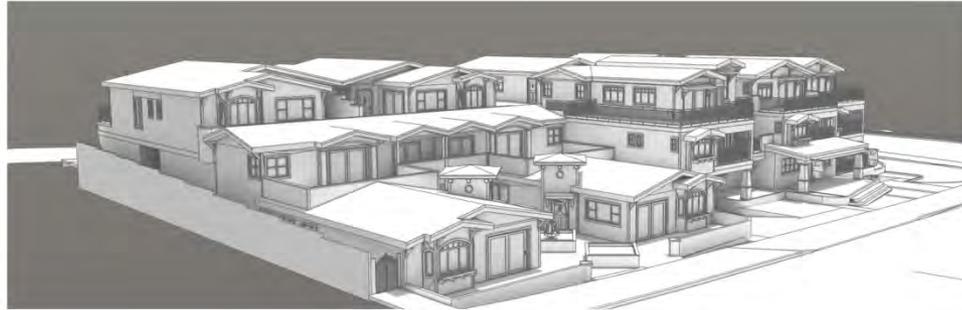
Job No: 0571

Sheet:

A-5



Exhibit 4
A-3-SLO-09-058
Page 1 of 3



STINDEL
Steven D. Pulis, AIA & Associates, LLP

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805.541.5004 www.stindel.com

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Project:

**CAYUCOS
DEL MAR
MIXED USE**

NO. OCEAN AVENUE
CAYUCOS
CA 94030

Client:

FRANCO DECICCO

118 KODIAK ST
MORRO BAY
CA 94042
(805) 772 - 7595

Sheet Contents:

PERSPECTIVE VIEWS



Date: 30 OCT 09

Revised: DEC 15
JUL 16

Job No: 0571

Sheet:

A-6

Exhibit 4

A-3-SLO-09-058

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PERSPECTIVE VIEWS
NOT TO SCALE

Exhibit 4
A-3-SLO-09-058
Page 2 of 3



STINEI
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Architecture, Planning & Graphics
3752 Sacramento Dr., Suite 140
San Luis Obispo, California 93401
(805) 541-5008, mobile

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Project:

CAYUCOS DEL MAR MIXED USE

NO. OCEAN AVENUE
CAYUCOS
CA 93430

Client:

FRANCO DECICCO

115 KODIAK ST
MIDCIFIC BAY
CA 93442
(805) 772-7595

Sheet Contents:

COLOR ELEVATIONS



Date: 30 OCT 09
Revised: 15 AUG 15
JULY 16

Job No: 0571

Sheet:

A-7

Exhibit 4
A-3-SLO-09-058
Page 3 of 3

COLOR ELEVATIONS
NOT TO SCALE

Exhibit 4
A-3-SLO-09-058
Page 3 of 3



HIGHWAY 1 - LOOKING SOUTH

Exhibit 5
A-3-SLO-09-058



STUDIO DRIVE - LOOKING NORTH



OCEAN AVENUE & OLD CREEK ROAD Exhibit 5
A-3-SLO-09-058
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ORVILLE STREET - LOOKING SOUTH

Exhibit 5
A-3-SLO-09-058



ORVILLE STREET LEVEL VIEW

Exhibit 5
A-3-SLO-09-058
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ORVILLE STREET & OLD CREEK ROAD



OLD CREEK ROAD - LOOKING WEST

Exhibit 5
A-3-SLO-09-058



SOUTHBOUND - FROM HIGHWAY 1



NORTHBOUND - FROM HIGHWAY 1



VIEW EAST - OPPOSITE PROJECT SITE



VIEW NORTHEAST - FROM STUDIO DRIVE & HIGHWAY 1

CAYUCOS LODGING, PEAK SUMMER RATE

MOTELS

1. Cayucos Beach Inn: 35 rms, 1 King, max 2 - \$165; 2 Queen, max 4 - \$180
2. Cayucos Shoreline Inn: 29 rms, 2 Full, 285sq.ft., 4 max - \$ 219; 2 Full, 285sq.ft., 4 max, ocean view - \$224.80; 1 King, 2 max, 427sq.ft. - \$235.40
3. Cypress Tree Motel: 12 rms, 1 Full or Queen, max 2 - \$102; 1 King, max 2 - \$107; Queen w/kitchen or 1 Queen + 1 Full - \$112; 1 King + 1 Full, max 4 - \$117
4. Dolphin Inn: 19 rms, 1 Queen, max 2 - \$109; 2 Queen, max 4 - \$115; 1 King, max 2 - \$149
5. Estero Bay Inn: 12 rms, 1 Queen, max 2 - \$80; 1 King, max 2 - \$90; 3 Queen, max 6 - \$300
6. Pier View Suites: 7 suites
2 - 500 Sq. Ft. 1 Queen - \$329/night
2 - 900+ Sq. Ft. 2 Queen bedrooms - \$409/night
2 - 1100 Sq. Ft. 1 King bedroom, 1 Queen bedroom - \$469/night
1 - 1300 Sq. Ft. 1 King bedroom, 2 Queen bedrooms - \$539/night
7. Seaside Motel: 12 rms, 1 Queen, max 2 - \$125; 2 Double, max 4 - \$160; 1 King, max 2 - \$160, 2 Bedroom w/ Queens, max 4 - \$170, 2 Queen w/kitchenette, max 4 - \$185

BED & BREAKFASTS

1. Beachwalker Inn: 24 rms, 1 King, max 2 - \$259; 2 Queen, max 4 - \$279; 1 Queen + Sofabed - \$279
2. Cayucos Sunset Inn: 9 rooms, 1 Queen, 350sq.ft., 2 max - \$209; 1 King 600sq.ft., max 2 - \$269; Deluxe 1 King Suite, 1,100sq.ft., 2 max - \$349
3. On The Beach B&B: 14 rooms, 1 King, 2 max - \$349 (upstairs); 2 Queen, 4 max - \$324 (upstairs) 2 Queen, 4 max - \$274 (beach level)
4. Cass House: 1 Queen, 2 max - \$265; 1 Queen Deluxe, 2 max - \$345

MORRO BAY LODGING PEAK SUMMER RATES

Anderson Inn: 1 Queen Premium Bay View, max 2 - \$409; 1 Queen Deluxe, max 2 - \$289;
2 Queen Deluxe, max 4 - \$299

Ascot Inn at the Rock: 32 rooms: Suite w/ 1 King and sofa bed, max 4 - \$279; 1 King, max 2 - \$254
2 Queen, max 4 - \$244 to \$249

Blue Sail Inn: 48 rooms: Deluxe King, 400sq.ft., max 2 - \$237; 2 Queen, 400sq.ft., max 4 - \$190

456 Embarcadero Inn: 33 rooms: 1 Queen, 270sq.ft., max 2 - \$179; Premium King, 270sq.ft.,
max 2 - \$229; Premium 2 Queen, 270 sq.ft., max 4 - \$249-\$259;
Superior King, 270sq.ft., max 2 - \$259; Mini Suite, 350sq.ft., 1 King,
max 2 - \$359-\$399; Family Suite, 1,000sq.ft., 1 King + 1 Queen + 1 Sofabed,
max 6 - \$499

Inn at Morro Bay: 98 rooms: 1 Queen, max 2 - \$251; 1 King, max 2 - \$270; 2 Double, max 4,
\$289 - \$328; 1 King partial ocean view, max 2 - \$367

La Serena Inn: 38 rooms: 1 King, max 2 - \$242; 2 Queen, max 4 - \$252; 1 King partial view,
max 2 - \$ 272; 2 Queen partial view, max 4 - \$281; Suite w/ 1 King - \$300

Masterpiece Hotel: 27 rooms: 1 King + Sofa bed, 310sq.ft., max 3 - \$235; Deluxe 1 King,
310 sq.ft., max 3 - \$253; Suite w/ 1 King + Sofa bed, 310sq.ft., max 3 - \$270,
Penthouse 1 King, 600sq.ft., max 2 - \$305



10520 Oakbend Drive
San Diego, CA 92131

1017 L Street, #646
Sacramento, CA 95814

July 18, 2016

Daniel Robinson
California Coastal Commission
Central Coast District
725 Front Street, Suite 300
Santa Cruz, CA 95060-4508

**SUBJECT: A-3-SLO-09-058 (DeCicco), Cayucos Del Mar Hotel
Lower Cost Overnight Accommodations Summary**

Dear Mr. Robinson:

Thank you for providing us the opportunity to discuss the above-referenced appeal with you and Kevin Kahn last week. Pursuant to our call, we have prepared a summary explanation of why we believe that mitigation for the absence of lower cost overnight accommodations is not appropriate in the current case.

The project, as proposed by the applicant, offers new overnight accommodations in an area where none currently exist. The site is designated commercial and could accommodate a number of potential land uses, which is not limited to hotel use. No removal or conversion of existing lower cost accommodations is being proposed. As such, no mitigation is required for loss of *existing* lower cost accommodations. However, you referred to the site as a "blank slate" which provided the applicant with an opportunity to create *new* lower cost overnight accommodations on site. The applicant is in fact offering a lower cost facility through the provision of amenities and spacious suites that result in an increased per person value. Mitigation for the lost potential of new lower cost accommodations is unnecessary in this case because the applicant is offering a new family-style hotel with extensive cost-saving amenities. Although some of the per night rates may be considered in the "higher" range when

compared to the statewide average, the following factors make the project much more affordable, particularly for larger groups:

- Reduced price per person through high capacity rooms
- Provision of cost-saving amenities to guests
- Overall value provided

Price Per Person

The proposed project offers a range of room types/sizes at varying price points. Please see **Exhibit A** for room rates and descriptions. All rooms are notably spacious compared to traditional hotel rooms. The smallest room is 433 square feet and can accommodate up to 6 people. The largest room is 1230 square feet and can accommodate up to 10 people. Depending on how many guests stay in each room, the price per person could be as low as \$29.17. This offers an excellent value to large families and groups that would otherwise have to purchase multiple rooms to accommodate all the guests in their party.

Low Cost Amenities Package

The project provides many amenities to hotel guests that will result in extensive cost savings, including in-room kitchens, rooftop grills, free Wi-Fi and continental breakfast. Please see **Exhibit B** for full list of proposed amenities. Kitchens are particularly attractive to families traveling on a budget. Eating in the room for even one meal per day can save a family of four a minimum of \$20/day. That same family could save another \$20/day by enjoying the complimentary continental breakfast. The cost savings that can be attributed to these amenities is extensive.

Overall Value

In summary, the proposed project offers a lower cost overnight opportunity by providing a significantly high per person value, as outlined below:

- Hotel designed to accommodate families/groups of maximum occupancy for minimum of 6 up to 10 people



10520 Oakbend Drive
San Diego, CA 92131

1017 L Street, #646
Sacramento, CA 95814

- Larger than typical hotel guest rooms range from 433 sq/ft to 1280 sq/ft
- Cost-saving amenities (free parking, continental breakfast, etc.)
- Average per person rate of \$38.33
- Project allows for guests to access and enjoy nearby public beach (a no cost recreational opportunity) as hotel is located at signalized intersection across street from beach

As discussed on our call, the “value” approach was applied in a recent Commission action in Venice, in which staff recommended approval with no mitigation due to the spacious room sizes and extensive cost-saving amenities that were being offered free of charge by the hotel. We are happy to say that the proposed Cayucos Del Mar hotel offers even more amenities than were offered by the Venice Breeze hotel. Please see attached **Exhibit C** for comparison of amenities.

We hope that this summary is helpful to you as you complete your analysis and staff recommendation. Please feel free to contact me at 310-463-9888 if you have any questions or need additional information. Thank you for your consideration of this matter.

Sincerely,

Anne Blemker

Enclosures

EXHIBIT B: CONDITIONS OF APPROVAL, DEVELOPMENT PLAN SUB2005-00241

Approved Development

1. This approval authorizes:
 - a) A residential/motel mixed-use development, all in a three-story building, including the following:
 - i) four residential multi-family units having a total floor area of about 10,300 square feet, plus decks and courtyards
 - ii) an 18-unit motel, to be operated as a conventional motel for overnight and short-term lodging by the general public, and a 17,600 square-foot subterranean garage
 - b) A Variance to allow development that reflects a "California beach house-style" of architecture instead of the Western or Victorian-style architecture that is required by the Estero Area Plan of the Land Use Element and Local Coastal Plan (planning area standard #1 for the Commercial Retail category in Cayucos)

General

2. In addition to the following conditions of approval, the applicant shall comply with the conditions of approval for Tract 2863 regarding access and improvements, improvement plans, drainage, and utilities.

Conditions to be completed at the time of application for construction permits

Site Development

3. **At the time of application for construction permits**, submit revised plans to the Department of Planning and Building for review and approval. The plans are to include the following:
 - a. Provide additional screening of the blank walls on the north (residential) elevation of the building that abuts the Residential Multi-Family category by use of trees in selective locations to provide more substantial screening of the blank walls than would be provided by the previously proposed palm trees.
 - b. Replace the Queen palm--used as a street tree along Ocean Blvd. and a portion of Old Creek Road--with another species that is either native or drought tolerant from the County-approved list of plant materials in order to comply with the street tree requirements of the Real Property Division Ordinance, Section 21.03.010c(7).
 - c. Provide additional street trees, which may be grouped, as needed along at least two of the street frontages in order to provide street trees at a ratio of one tree for every 25 feet of frontage, as required by the Real Property Division Ordinance, Section 21.03.010c(7).

4. **At the time of application for construction permits**, the applicant shall submit construction plans and elevations to the Department of Planning and Building for review and approval consistent with the following conditions:

Visual impacts

- a. No highly reflective glazing or coatings shall be used on west and south facing windows.
- b. No highly reflective exterior materials such as chrome, bright stainless steel or glossy tile shall be used on the south and west facing sides of the development where visible from off-site locations.
- c. Submit revised plans showing a minimum 15-foot building setback from the property line for the three motel units on the third level of the Commercial Retail-portion of the building along Orville Avenue.

Noise impacts

- d. Plexiglass or similar barriers shall be installed on top of the walls that enclose the upper floor decks/terraces of the residential units to a total height of six feet above the decks/terraces in order to reduce noise exposure in those outdoor areas.

Air quality

- e. Only Air Pollution Control District (APCD)-approved wood burning devices can be installed in new dwelling units per APCD rule 504. These devices include:
 - i. all EPA-certified Phase II wood burning devices
 - ii. catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-certified but have been verified by a nationally recognized testing lab
 - iii. non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour which are not EPA-certified but have been verified by a nationally recognized testing lab
 - iv. pellet-fueled woodheaters
 - v. dedicated gas-fired fireplaces

Geology and Soils

- f. Construction and grading plans shall reflect the recommendations of the geotechnical report (GSI, 2006).

Construction plans submitted, and all development shall be consistent with the approved site plan, and the revised and approved floor plans, elevations, and landscape plans.

Signs

5. **At the time of application for construction permits**, submit a sign plan for the entire site showing all locations, dimensions, materials, text, and lighting of all proposed exterior signs in accordance with the requirements of Coastal Zone Land Use Ordinance Sections 23.04.300 et seq. The proposed project identification monument sign near the intersection of Old Creek Road and Ocean Blvd. shall be no greater than three feet in height; otherwise, it shall be relocated outside of the required setback area. The maximum sign area for the monument sign is 60 square feet. Any signage visible from off-site shall not be internally illuminated.

Lighting

6. **At the time of application for construction permits**, the applicant shall submit interior and exterior lighting plans to the Department of Planning and Building for review and approval. The plans shall include the height, location, and intensity of all exterior lighting, and shall be consistent with the following.
 - a. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties; the point source of all exterior lighting shall be shielded from off-site views.
 - b. Light hoods shall be dark colored.
 - c. All required security lights shall utilize motion detector activation.
 - d. Light trespass from exterior lights shall be minimized by directing light downward and utilizing cut-off fixtures or shields.
 - e. Lumination from exterior lights shall be the lowest level allowed by public safety standards.
 - f. Lumination spill-over from security lighting in the parking garages shall be minimized through selective luminaire placement, in conjunction with possible motion detectors, fixture design, lowest allowable foot-candle standards, and hours of operation.
 - g. Any signage visible from off-site shall not be internally illuminated.

Fire Safety

7. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan dated August 31, 2006 that was prepared by the Cayucos Fire Protection District for this proposed project.

Services

8. **At the time of application for construction permits**, the applicant shall provide a letter from the Cayucos Sanitary District and clearance from County Service Area 10A stating that they are willing and able to service the property.

Utilities

9. **At the time of application for construction permits**, the applicant shall submit a utility plan to the Department of Planning and Building for review and approval. The utility plan shall include the undergrounding of existing overhead utilities on-site and surrounding the project along the project frontages of Ocean Avenue, Old Creek Road and Orville Street, unless PG&E provides written documentation that such undergrounding is infeasible due to high voltage or other technical reasons.

Conditions to be completed prior to issuance of a construction permit

Grading, Drainage, Sedimentation and Erosion Control

10. **Prior to issuance of construction permits**, the applicant shall submit a Drainage and Erosion Control plan to be reviewed by the Department of Public Works. The plans shall comply with Coastal Zone Land Use Ordinance Sections 23.05.040 and 23.05.050 and the following:
 - a. No subsurface water shall be discharged into the public storm water system without filtration and all necessary discharge permits

Exhibit 8

A-3-SLO-09-058

Page 3 of 17

- b. Submit complete drainage calculations for review and approval. A Soils Engineer is to determine the volume of subsurface flows which will enter the underground garage or be intercepted by underground drains, and if calculations so indicate, offsite storm drain improvements will be required.

During construction and operation, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance.

11. **Prior to issuance of construction permits**, the applicant shall submit a sedimentation and erosion control plan pursuant to Coastal Zone Land Use Ordinance Section 23.05.036 for review and approval by the Department of Public Works.
12. Planters, benches, and other proposed improvements within the rights-of-way of along Orville Avenue, Old Creek Road or Ocean Blvd. require that the applicant first obtain an encroachment permit from the Public Works Department **prior to issuance of construction permits**.

Geology and Soils

13. To minimize the amount of dewatering necessary, construction of the underground garage shall be prohibited between Oct. 15 and April 15, and this shall be placed as a note on the grading and construction plans **prior to issuance of grading and construction permits**.
14. **Prior to issuance of construction permits**, the applicant shall submit a construction dewatering plan for review and approval by the Department of Public Works for Encroachment Permit purposes. The plan shall include description of dewatering technologies to be used, the Best Management Practices to be employed during dewatering, the proposed outfall location (currently the existing storm drain), and water quality standards to be met for discharged water, at a minimum. The applicant shall implement the provisions of the approved dewatering plan during excavation. The applicant shall also provide the Department of Planning and Building and the Department of Public Works with verification that appropriate dewatering and/or discharge permits have been issued by the Regional Water Quality Control Board prior to commencement of the dewatering.
15. **Prior to issuance of a grading permit**, the applicant shall be responsible for identifying an "export site" where excavated material can be accepted. A separate grading permit may be required for the export site.

Hazards and Hazardous Materials

16. **Prior to recordation of the final map and issuance of construction permits**, the applicant shall submit a work plan to the Division of Environmental Health which describes procedures to determine the following:
 - a. whether or not a 7th underground storage tank (UST) still exists onsite, if it was the used oil UST and whether or not it leaked
 - b. the elimination point of the former gas stations floor drain (whether or not it was into

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- the sewer system or a septic/leach system)
- c. whether or not lead or asbestos-containing materials were used in the construction of the building.
 - d. whether or not Volatile Organic Compounds (VOCs) are present onsite in the soil gas. This portion of the work plan shall be prepared by a qualified Health Risk Assessor and shall be in compliance with the USEPA Guidance on vapor intrusion and the Cal-EPA/DTSC Guidance for the evaluation of subsurface vapor intrusion.
17. The approved work plan shall be implemented **prior to recordation of the final map and issuance of construction permits**. If VOCs are present, they shall be addressed in the CMMP (see below).
 18. **Prior to recordation of the final map and issuance of construction permits**, the applicant shall provide verification to the Department of Planning and Building that the Division of Environmental Health has issued a closure letter for the site, and that any and that any underground storage tanks, piping and/or other hazardous materials, hazardous materials related equipment, lead, asbestos, contaminated soil, etc. discovered upon implementation of the work plan have been disposed of properly under the direction of Environmental Health.
 19. **Prior to recordation of the final map and issuance of construction permits**, the applicant shall provide verification to the Department of Planning and Building that the RWQCB and Environmental Health have reviewed and approved a Contaminated Materials Management Plan (CMMP) for the project. The plan shall include, at minimum, a discussion of the findings from the additional site assessment work required in the work plan (see above), and the methodologies proposed for proper field screening of excavated soil for potential contamination by an environmental monitor, identification of a contractor licensed to perform the removal and transportation of hazardous waste, proper handling, onsite storage and disposal of contaminated soil, and confirmatory soil sampling, etc. if encountered. The approved CMMP shall be implemented **during the site excavation**.

Air Quality

20. **Prior to issuance of construction permits**, the applicant shall submit to the Air Pollution Control District (APCD) a geologic evaluation of naturally occurring asbestos on the project site. If naturally occurring asbestos is present onsite, the applicant shall comply with all requirements outlined in the Asbestos Airborne Toxic Control Measures (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to: 1) an Asbestos Dust Mitigation Plan that shall be approved by the APCD prior to construction, and 2) an Asbestos Health and Safety Program. If the applicant has any questions regarding these requirements, they shall contact Ms. Karen Brooks, APCD at 781-5912.
21. **Prior to issuance of construction permits**, the applicant shall develop and submit to the Air Pollution Control District for review and approval a comprehensive Construction Activity Management Plan (CAMP) designed to minimize the amount of large construction equipment operating during any given time period. The purpose of the CAMP is to specifically define the mitigation measures that will be employed as the project moves forward, in order to ensure all requirements are accounted for in the project budget, included in the contractor bid specifications, and are fully implemented throughout project construction. The plans should include but not be limited to the following elements:

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- a. Dust control measures
- b. Construction schedule to limit construction equipment operation (including idling limits) and truck trips during non-peak hours
- c. Air Quality complaint response plan.

22. **Prior to issuance of construction permits**, the following netes regulations shall be shown on grading, demolition and building plans for implementation during grading and construction activities. The project shall comply with all applicable Air Pollution Control District regulations pertaining to the control of fugitive dust (PM10) as contained in section 6.5 of the Air Quality Handbook.

- a. Reduce the amount of disturbed area where possible.
- b. Water trucks or sprinkler systems shall be used in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
- c. All dirt stock-pile areas shall be sprayed daily as needed.
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading, unless seeding or soil binders are used.
- e. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
- f. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating native grass seed and watered until vegetation is established.
- g. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
- l. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to recordation and finished grading of the area.

23. **Prior to issuance of demolition permits**, the applicant shall contact the Air Pollution Control District (APCD) regarding requirements relating to demolition activities. If utility pipelines are removed or relocated, or if buildings are removed or renovated, ~~Exhibit 8~~

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may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – asbestos NESHAP). These requirements include, but are not limited to: 1) notification requirements to the APCD, 2) asbestos survey conducted by a Certified Asbestos Inspector, and 3) applicable removal and disposal requirements of identified asbestos containing material (ACM). The applicant shall contact Tim Fuhs of the Enforcement Division of APCD (781-5912) for further information.

24. **Prior to issuance of grading and construction permits**, the applicant shall contact APCD District Engineer David Dixon at (805) 781-5912 to determine if California statewide portable equipment registration (issued by the California Air Resources Board) or APCD District permit is required for use of portable equipment during grading and construction activities. The following list is provided by the APCD as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive:

- a. Portable generators and equipment with engines that are 50 horsepower and greater
- b. IC engines
- c. Power screens, conveyors, diesel engines, and/or crushers
- d. Unconfined abrasive blasting operations
- e. Concrete batch plants
- f. Rock and pavement crushing
- g. Tub grinders
- h. Trommel screens

Cultural Resources

25. **Prior to issuance of construction permits**, the applicant shall submit a monitoring plan prepared by a subsurface qualified archaeologist, for the review and approval of the Environmental Coordinator. The monitoring plan shall include:

- a. List of personnel involved in the monitoring activities;
- b. Description of how the monitoring shall occur;
- c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
- d. Description of what resources are expected to be encountered;
- e. Description of circumstances that would result in the halting of work at the project site (e.g. what is considered "significant" archaeological resources?);
- f. Description of procedures for halting work on the site and notification procedures;
- g. Description of monitoring reporting procedures.

Landscape Plans

26. **Prior to issuance of construction permits**, the applicant shall submit revised landscaping plans to the Department of Planning and Building for review and approval. The plans are to include the following:

- a. Provide additional screening of the blank walls on the north (residential) elevation of the building that abuts the Residential Multi-Family category by use of trees in selective locations to provide more substantial screening of the blank walls than would be provided by the previously proposed palm trees.
- b. Replace the Queen palm--used as a street tree along Ocean Blvd. and a portion of Old Creek Road--with another species that is either native or drought tolerant

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from the County-approved list of plant materials in order to comply with the street tree requirements of the Real Property Division Ordinance, Section 21.03.010c(7).

- c. Provide additional street trees, which may be grouped, as needed along at least two of the street frontages in order to provide street trees at a ratio of one tree for every 25 feet of frontage, as required by the Real Property Division Ordinance, Section 21.03.010c(7).

Transportation

27. **Prior to issuance of construction permits**, the applicant shall pay applicable regional transit in-lieu fees to the Regional Transit Authority.
28. **Prior to issuance of a grading permit**, the applicant shall submit a Construction Traffic Management Plan to the Department of Public Works for review, approval and issuance of an Encroachment Permit. That plan shall include measures that identify the maximum number of daily trips proposed for construction workers and construction vehicles, and designated worker parking.

School, Public Facility Fees

29. **Prior to issuance of construction permits**, the applicant shall pay all applicable school and public facilities fees.

Conditions to be completed prior to or during project construction

Geology and Soils

30. Prior to any site disturbance, the applicant shall post a performance bond with the County in an amount commensurate with the cost of restoring the site to its pre-existing condition. If at any time during any excavation of the site there is cessation of work for more than 90 days, excluding all periods of time that such work is discontinued due to circumstances beyond the control of the applicant, the applicant shall be responsible for the full restoration of the site to its pre-existing condition. The performance bond shall be released by the County at the time the construction permit is finalized or the site is restored.
31. **Approximately one week prior to commencement of excavation**, the applicant shall schedule an onsite pre-construction meeting with representatives from the Department of Planning and Building and the Department of Public Works, the soils engineer, the project architect and/or engineer, and the contractor.
32. **Prior to and during construction**, the applicant shall implement the recommendations of the geotechnical report (GSI, 2006). Measures to be taken include excavating native materials, importing non-expansive fill materials, and diverting drainage away from the foundation, among others. Implementation of these measures shall be verified by the Department of Planning and Building.

Building Height

33. The maximum height of the project is 28 feet for the portion of the building within the Residential Multi-Family land use category, as measured from average natural grade of that portion of the site, and 30 feet for the portion of the building in the Commercial Retail land use category, as measured from the average natural grade of that portion of the site.
- a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).
 - b. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a licensed surveyor prior to pouring footings or retaining walls, as an added precaution.
 - c. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

Cultural Resources

34. **During all ground disturbing construction activities**, the applicant shall retain a qualified archaeologist, approved by the Environmental Coordinator, to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation measures as required by the Environmental Coordinator.

Air Quality

35. **If hydrocarbon-contaminated soil is encountered during construction activities**, the Air Pollution Control District (APCD) must be notified immediately. Any storage pile of contaminated material must be covered at all times, except when soil is added or removed. The following measures shall be implemented:
- a. covers on storage piles shall be maintained in place at all times in areas not actively involved in soil addition or removal
 - b. contaminated soil shall be covered with at least six inches of packed uncontaminated soil or other TPH-non-permeable barrier such as plastic tarp; no headspace shall be allowed where vapors could accumulate
 - c. covered piles shall be designed in such a way as to eliminate erosion due to wind or water; no openings in the covers are permitted
 - d. during soil excavation, odors shall not be evident to such a degree as to cause a public nuisance
 - e. clean soil must be segregated from contaminated soil
 - f. contact Karen Brooks of the APCD (781-5912) for further information

36. **Prior to finished grading and prior to recordation of the final map**, the name and telephone number of the person or persons designated by the contractor or builder to monitor the dust control program (see Condition 22I.) shall be provided to the Air Pollution Control District.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

Public Improvements

37. **Prior to occupancy or final inspection, whichever comes first**, the public improvements for Tract 2863 shall be completed.

Landscaping

38. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for **before final building inspection**. If bonded for, landscaping shall be installed within 60 days after final building inspection. All landscaping shall be maintained in a viable condition in perpetuity.

Building colors and materials

39. **Prior to occupancy or final inspection, whichever comes first**, the building colors and materials shall be consistent with the approved color and materials board to the satisfaction of the Planning and Building Department.

Cultural Resources

- 40.. **Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection, whichever occurs first**, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Noise

41. **Prior to occupancy of the hotel units**, the applicant shall designate a local property manager. The local property manager shall be available 24 hours a day to respond to tenant and neighborhood questions or concerns. If the property owner lives within the Cayucos Urban Area as defined in the County General Plan, the owner may designate himself or herself as the local contact person.

The name, address and telephone number(s) of the local contact person shall be submitted to the Department of Planning and Building, the local Sheriff Substation, the main county Sheriff's Office, and the local fire agency, and shall be supplied to the property owners within a 300-foot radius. The name, address and telephone number(s) of the local contact person shall be permanently posted on the premises in prominent locations. Any change in the local contact person's address or telephone number shall be promptly furnished to the agencies and neighboring property owners as specified in this condition.

Fire safety

42. **Prior to occupancy or final inspection, whichever occurs first**, the applicant shall provide verification from the Cayucos Fire Protection District that the measures identified in the August 31, 2006 letter have been complied with. These measures include installing additional fire hydrants, and having the project reviewed by a registered Fire Protection Engineer.

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Inspection

43. Prior to occupancy of any structure associated with this approval, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

Transient Occupancy

44. The motel is to be operated as a conventional motel for overnight and short-term lodging by the general public. No person or persons shall occupy a motel unit for greater than 29 consecutive days.

Conversion to more intensive use

45. The motel component of the proposed project shall not be converted to any other or more intensive use, including timeshare estates or residential condominiums, without approval of a discretionary land use permit (Minor Use Permit, at minimum, dependent on request), accompanied by approval of a land division, as required.

Noise

46. The local property manager designated by the applicant shall be available 24 hours a day to respond to tenant and neighborhood questions or concerns. If the property owner lives within the Cayucos Urban Area as defined in the County General Plan, the owner may designate himself or herself as the local contact person. The name, address and telephone number(s) of the local contact person shall be permanently posted on the premises in prominent locations. If there is a change in the local contact person's name, address or telephone number, that information shall be promptly furnished to the Department of Planning and Building, the local Sheriff Substation, the main county Sheriff's Office, the local fire agency, and all property owners within a 300-foot radius.

Access to common areas

47. In the event that condominium units are not created, the occupants of the residential units shall have guaranteed access to and use of the common areas of the project as shown on Tentative Tract Map 2863.

Compliance

48. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.

Indemnification

49. The applicant shall as a condition of approval of this development plan and variance application defend, indemnify and hold harmless the County of San Luis Obispo or its agents, officers and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul any approval of the County concerning this development plan and variance, which action is brought within the time period provided for by law. This condition is subject to the provisions of Government Code section 66474.9, which are incorporated by reference herein as though set forth in full.

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EXHIBIT D: CONDITIONS OF APPROVAL, TENTATIVE TRACT 2863

Approved Project

This approval authorizes a one-lot subdivision to create a five-unit condominium for development of a residential/motel mixed-use development, all in a three-story building, including the following:

- a) four residential multi-family units having a total floor area of about 10,300 square feet, plus decks and courtyards
- b) an 18-unit motel, to be operated as a conventional motel for overnight and short-term lodging by the general public, and a 17,600 square-foot subterranean garage

Access and Improvements

1. Roads and/or streets to be constructed to the following standards:
 - a. Old Creek Road constructed to an A-3b road section (project side) fronting the property (minimum paved width to be 46 feet)
 - b. Ocean Blvd. constructed to an A-2b road section (project side) fronting the property (minimum paved width to be 36 feet)
 - c. Orville Avenue constructed to an A-2b road section (project side) fronting the property (minimum paved width to be 30 feet)
2. All driveways shall be constructed in accordance with County Public Improvement Standards. All driveways constructed on county roads require an encroachment permit.

Improvement Plans

3. Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and the County Health Department for approval. The plan is to include:
 - a. Street plan and profile
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require)
 - c. Water plan (County Health)
 - d. Sewer plan (County Health)
 - e. Grading and erosion control plan for subdivision-related improvement locations
 - f. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot
 - g. To minimize the amount of dewatering necessary, construction of the underground garage shall be prohibited between Oct. 15 and April 15, and this shall be placed as a note on the grading and construction plans prior to issuance of grading and construction permits.
4. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the

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county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

5. The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
6. If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works, shall:
 - a. submit a copy of all such permits to the Department of Public Works, OR
 - b. document that the regulatory agencies have determined that said permit is not required

Drainage

7. Submit complete drainage calculations to the Department of Public Works for review and approval. A Soils Engineer is to determine the volume of subsurface flows which will enter the underground garage or be intercepted by underground drains, and if calculations so indicate, offsite storm drain improvements will be required.
8. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

Utilities

9. Electric and telephone lines shall be installed underground. **At the time of application for construction permits**, the applicant shall submit a utility plan to the Department of Planning and Building for review and approval. The utility plan shall include the undergrounding of existing overhead utilities on-site and surrounding the project along the project frontages of Ocean Avenue, Old Creek Road and Orville Street, unless PG&E provides written documentation that such undergrounding is infeasible due to high voltage or other technical reasons.
10. Cable T.V. conduits shall be installed in the street.
11. Gas lines shall be installed.

Fire Protection

12. The applicant shall submit the fire safety clearance letter from the Cayucos Fire Protection District establishing fire safety requirements prior to filing the final parcel or tract map.

Affordable Housing Fee

13. Prior to filing the final parcel or tract map, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

Quimby Fee

14. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.

Conditions required to be completed prior to filing of the final map

Landscape Plans

15. Prior to filing of the final map, the applicant shall submit revised landscaping plans to the Department of Planning and Building for review and approval. The plans are to include the following:
 - a. Provide additional screening of the blank walls on the north (residential) elevation of the building that abuts the Residential Multi-Family category by use of trees in selective locations to provide more substantial screening of the blank walls than would be provided by the previously proposed palm trees.
 - b. Replace the Queen palm—used as a street tree along Ocean Blvd. and a portion of Old Creek Road—with another species that is either native or drought tolerant from the County-approved list of plant materials in order to comply with the street tree requirements of the Real Property Division Ordinance, Section 21.03.010c(7).
 - c. Provide additional street trees, which may be grouped, as needed along at least two of the street frontages in order to provide street trees at a ratio of one tree for every 25 feet of frontage, as required by the Real Property Division Ordinance, Section 21.03.010c(7).

Services

16. Prior to recordation of the final map, the applicant shall submit to the Environmental Health Division a final "will-serve" letter from the Cayucos Sanitary District and a final clearance from County Service Area 10A.

Hazards and Hazardous Materials

17. **Prior to recordation of the final map**, the applicant shall submit a work plan to the Division of Environmental Health which describes procedures to determine the following:
 - a. whether or not a 7th underground storage tank (UST) still exists onsite, if it was the used oil UST and whether or not it leaked
 - b. the elimination point of the former gas stations floor drain (whether or not it was into the sewer system or a septic/leach system)
 - c. whether or not lead or asbestos-containing materials were used in the construction of the building.
 - d. whether or not Volatile Organic Compounds (VOCs) are present onsite in the soil gas. This portion of the work plan shall be prepared by a qualified Health Risk Assessor and shall be in compliance with the USEPA Guidance on vapor intrusion and the Cal-EPA/DTSC Guidance for the evaluation of subsurface vapor intrusion.
18. The approved work plan shall be implemented **prior to recordation of the final map**. If VOCs are present, they shall be addressed in the CMMP (see below).
19. **Prior to recordation of the final map**, the applicant shall provide verification to the Department of Planning and Building that the Division of Environmental Health has issued a closure letter for the site, and that any and that any underground storage tanks, piping and/or other hazardous materials, hazardous materials related equipment, lead, asbestos, contaminated soil, etc. discovered upon implementation of the work plan have been disposed of properly under the direction of Environmental Health.
20. **Prior to recordation of the final map**, the applicant shall provide verification to the Department of Planning and Building that the RWQCB and Environmental Health have reviewed and approved a Contaminated Materials Management Plan (CMMP) for the project. The plan shall include, at minimum, a discussion of the findings from the additional site assessment work required in the work plan (see above), and the methodologies proposed for proper field screening of excavated soil for potential contamination by an environmental monitor, identification of a contractor licensed to perform the removal and transportation of hazardous waste, proper handling, onsite storage and disposal of contaminated soil, and confirmatory soil sampling, etc. if encountered. The approved CMMP shall be implemented **during the site excavation**.
21. **Prior to recordation of the final map**, the name and telephone number of the person or persons designated by the contractor or builder to monitor the dust control program (see Development Plan SUB2005-00241 Condition 22i.) shall be provided to the Air Pollution Control District.

Additional Map Sheet

22. The applicant shall prepare an additional map sheet to be approved by the County Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
 - a. Development shall comply with all conditions of approval of Development Plan SUB2005-00241.

- b. Public improvements shall be completed prior to occupancy or final inspection, whichever comes first.
- c. The motel is to be operated as a conventional motel for overnight and short-term lodging by the general public. No person or persons shall occupy a motel unit for greater than 29 consecutive days.
- d. The motel component of the proposed project shall not be converted to any other or more intensive use, including timeshare estates or residential condominiums, without approval of a discretionary land use permit (Minor Use Permit, at minimum, dependent on request), accompanied by approval of a land division, as required.
- e. The local property manager designated by the applicant shall be available 24 hours a day to respond to tenant and neighborhood questions or concerns. If the property owner lives within the Cayucos Urban Area as defined in the County General Plan, the owner may designate himself or herself as the local contact person. The name, address and telephone number(s) of the local contact person shall be permanently posted on the premises in prominent locations. If there is a change in the local contact person's name, address or telephone number, that information shall be promptly furnished to the Department of Planning and Building, the local Sheriff Substation, the main county Sheriff's Office, the local fire agency, and all property owners within a 300-foot radius.
- f. Only Air Pollution Control District (APCD)-approved wood burning devices can be installed in new dwelling units per PCD rule 504. These devices include:
 - i. all EPA-certified Phase II wood burning devices
 - ii. catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-certified but have been verified by a nationally recognized testing lab
 - iii. non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour which are not EPA-certified but have been verified by a nationally recognized testing lab
 - iv. pellet-fueled woodheaters
 - v. dedicated gas-fired fireplaces
- g. No highly reflective glazing or coatings shall be used on west and south facing windows.
- h. No highly reflective exterior materials such as chrome, bright stainless steel or glossy tile shall be used on the south and west facing sides of the development where visible from off-site locations.
- i. A sign plan for the entire site show all locations, dimensions, materials, text, and lighting of all proposed exterior signs in accordance with the requirements of Coastal Zone Land Use Ordinance Sections 23.04.300 et seq. The proposed project identification monument sign near the intersection of Old Creek Road and Ocean Blvd. shall be no greater than three feet in height; otherwise, it shall be relocated outside of the required setback area. The maximum sign area for the monument sign is 60 square feet.
- j. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties; the point source of all exterior lighting shall be shielded from off-site views.
- k. Light hoods shall be dark colored.
 - l. All required security lights shall utilize motion detector activation.
- m. Light trespass from exterior lights shall be minimized by directing light downward and utilizing cut-off fixtures or shields.

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- n. Lumination from exterior lights shall be the lowest level allowed by public safety standards.
- o. Lumination spill-over from security lighting in the parking garages shall be minimized through selective luminaire placement, in conjunction with possible motion detectors, fixture design, lowest allowable foot-candle standards, and hours of operation.
- p. Any signage visible from off-site shall not be internally illuminated.

Covenants, Conditions and Restrictions

- 23. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the County Department of Planning and Building for review and approval. The CC&R's shall provide for the creation of a Homeowner's Association, and at a minimum, shall include the following provisions:
 - a. Access to, use of and maintenance of common areas.
 - b. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.

Miscellaneous

- 24. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- 25. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

Indemnification

- 26. The applicant shall as a condition of approval of this tentative or final map application defend, indemnify and hold harmless the County of San Luis Obispo or its agents, officers and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul any approval of the County concerning this subdivision, which action is brought within the time period provided for by law. This condition is subject to the provisions of Government Code section 66474.9, which are incorporated by reference herein as though set forth in full.



COASTAL LAND USE
CONSULTING AND ADVOCACY

10520 Oakbend Drive
San Diego, CA 92131

1017 L Street, #646
Sacramento, CA 95814

August 22, 2016

Daniel Robinson
California Coastal Commission
Central Coast District
725 Front Street, Suite 300
Santa Cruz, CA 95060-4508

Item F20a

**SUBJECT: A-3-SLO-09-058 (DeCicco), Cayucos Del Mar Hotel
Response to Letters of Concern**

Dear Mr. Robinson:

We are in receipt of two letters of concern/opposition that were recently submitted regarding the above-referenced matter. Please consider the following responses to issues that have been raised in those letters:

Bus Stop

Decisions regarding appropriate school bus stop siting are beyond the purview of the applicant. However, the applicant will cooperate and coordinate closely with the school district to ensure student safety and convenience. The existing school bus stop can either remain on-site or be easily relocated. There are no permanent bus stop improvements (i.e. shelter, bench, signage) at the site currently, making relocation simple and less costly. A new sidewalk will be constructed as part of the project, resulting in a safer bus stop at the subject site if the stop remains in its current location.

Overflow Parking

The project provides sufficient on-site parking to serve the anticipated demand of both the hotel and residential uses. Opponents have expressed concern regarding the potential of additional parking impacts if maximum occupancy is achieved at the hotel. However, the hotel is geared toward serving large groups



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or families with multiple children that will be arriving in the same vehicle. If guests arrive with more than one vehicle, there is ample on-street parking in the subject area. Existing on-street parking is available and does not serve as a reservoir for public beach parking. The site is located inland of Highway 1 and is not currently considered a popular visitor-serving destination. As such, no impacts to public access are anticipated as a result of the proposed project.

Traffic

Questions have been raised about the accuracy of recent traffic data. The current traffic data comes from the County Department of Public Works based on Caltrans data. In fact, traffic in this area did decrease somewhat since 2007. The updated traffic report by C2 Consultants explains this and indicated no substantial traffic impacts will result from the project. The traffic report by C2 was then reviewed and approved by County Public Works.

Conversion of Hotel Units

The applicant has no desire or inclination to convert the hotel units to residential use. In actuality, the conversion/use/sale of the units as anything other than for hotel use is precluded by the County of San Luis Obispo's approval of the project, which would likely be carried over into Coastal Commission's conditions of approval. Any change in use would also require an amendment to the CDP by the Coastal Commission. CCC conditions of approval are typically required to be recorded at the County Recorder's Office in order to appear in Title Reports advising potential future owners of the prohibition of the conversion/use/sale of the units as anything other than for hotel use.

Access to Residential Units

Condominium residents will take access via a street entrance on Ocean Avenue or a private entrance from the residential parking garage. Although access through the hotel is also available, the residents will not utilize the hotel as their primary point of entry.

Community Character/Building Design & Height

Since the County of San Luis Obispo originally considered the project in 2008,

three-story commercial buildings and numerous three-story residential structures have been built in Cayucos. (See visual study with area-wide photos submitted to staff previously.) The character of development in Cayucos has changed over recent years, incorporating some larger buildings into the area without affecting its coastal charm and appeal. The proposed building as originally designed, and later modified in response to Commission direction, is consistent with the character of Cayucos.

The profile and height of the building varies from each vantage point. A portion of the structure does extend below street grade. Much of the building along Orville Street is only two stories in height and the perceived height of the hotel portion when viewed along Orville Street is less than 30 feet in height. (See photo simulations below and on following page.) The sky view will be broken up through articulation and use of different color palettes for the hotel and residential uses.





The profile of the structure does not appear as a continuous building line. One of the units on the third floor was eliminated in order to break up the linear look and provide additional sky view from Orville Street. A separation between the hotel and residential use already existed as originally designed. That separation between the hotel and residential uses was acceptable to the Board of Supervisors in their approval.

Using different color palettes for each use does in fact help reduce the apparent massing of the buildings. There are two distinct uses of this site – residential and commercial. By modifying the color palette for each use, differentiation of the mixed use nature of the project is reinforced.

Estero Plan and Vision for Cayucos

The project implements the intent of the Estero Area Plan for the Cayucos Urban Area by balancing and promoting both residential and visitor-serving aspects of the community. The project as modified will be in character with development in the surrounding area and also promotes improved visitor access to a beach area directly across Highway 1 from the site via a signalized intersection. The proposed project is not the largest in Cayucos; the mixed use project at E Street and Ocean Avenue is comparable in size and scale.



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Water Supply

The County of San Luis Obispo Department of Public Works has issued a Conditional Water Will Serve letter for the project. The Will Serve letter indicates available water service for four residential units and up to twenty-three hotel rooms although only eighteen rooms are being requested.

Fire Protection

The Cayucos Fire Department requested that four items be satisfied in order to obtain a Will Serve Letter from their agency:

1. Fire sprinklers for the entire project.
2. Incorporate a monitored water and fire flow alarm into the project design.
3. Install at least two fire hydrants.
4. Have the entire project reviewed by a Registered Fire Protection Engineer for compliance with current codes prior to receiving a Fire Safety Plan Review (will serve letter from the Cayucos Fire Department).

These items have been addressed and responded to by Collings and Associates (Registered Fire Protection Engineering Firm) who were retained by the applicant to evaluate the project in view of water flow data from County Service Area 10A. Their evaluation has been completed and their report indicates that satisfactory fire flows exist to the project site subject to installing sprinklers for the entire structure and providing two additional fire hydrants. The project will also include a monitored water and fire flow alarm.

We hope that these responses are helpful to you as you complete your analysis and staff recommendation. Please feel free to contact me at 310-463-9888 if you have any questions or need additional information. Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anne Blemker", is written over a printed name. The signature is fluid and cursive.

Anne Blemker

From: [Julie Sanders](#)
To: [Robinson, Daniel@Coastal](mailto:Robinson.Daniel@Coastal)
Subject: Del Mar Project in Cayucos
Date: Monday, August 15, 2016 4:41:15 PM

I live on the corner of Old Creek Rd And Orville Ave right across the street from this project. I may or may not lose the little ocean view that I have but I will lose much of the afternoon sun. Besides having a single story house that will be dwarfed by the 3 story monstrosity Mr Diccicco wants to build, the structure is just too big for this neighborhood. Your department shut him down few years ago and he has changed his plans minimally and is still unacceptable.

The traffic at Old Creek Rd and Highway One is already heavy, especially between the hours of 6 AM and 8:30 AM and 3PM an 6PM. This intersection would become a bottleneck every day. The weekend and holiday traffic to and from the Fresno and Bakersfield area would be impossible.

My property value will go down as well as all the others in this neighborhood.

Please do not allow this project to be built.

Cayucos resident
Julie Sanders

201 Old creek Rd
Cayucos, CA 93430

August 14, 2016

Mr. Robinson,

I am writing to you regarding the Cayucos Del Mar, permit # A-3-SLO-58 project. I am in support of this development.

I have reviewed the proposed project and believe that it will provide much need visitor serving housing for the Cayucos area. There have been no new motels or hotels built in the Cayucos area in the last decade. Tourism has increased substantially in that amount of time. During the summer and holidays, it is almost impossible for our family and friends to get a room in Cayucos. This project will allow more visitors to stay and enjoy the coastal access which is directly across the highway from this project. It will fulfill a dire need for families wanting to enjoy the California coast.

I have been following this project since it was first proposed and the Coastal Commission took over jurisdiction in 2009. Several changes have been made to comply with the Coastal Commission's requests at that time. I ask that you grant this applicant's permit and allow this well designed project to move forward.

Sincerely,

Randall Flamm

Cayucos, Ca. 93430

August 11, 2016

Mr. Robinson,

I am writing to you in support of the Cayucos Del Mar, permit # A-3-SLO-58 project. The project will support the tourism industry that provides access to the California Coast to thousands of people.

I have been following this project since the beginning. Numerous changes have been requested and appropriate changes have been made to the project to comply. I ask that you grant this applicant's permit.

Sincerely,

Janice House
Morro Bay CA

August 11, 2016

Mr. Robinson,

I am writing to you in support of the Cayucos Del Mar, permit # A-3-SLO-58 project. I have looked at the proposed project and believe that it will provide much need visitor serving housing for the Cayucos area. There have been no new motels or hotels built in the Cayucos area in the last decade. Tourism has increased substantially in that amount of time. This project will allow more visitors to stay and enjoy the coastal access which is directly across the highway from this project. It will fulfill a dire need for families wanting to enjoy the California coast.

I have been following this project since it was first proposed and the Coastal Commission took over jurisdiction in 2009. Several changes have been made to comply with the Coastal Commission's requests at that time. I ask that you grant this applicant's permit and allow this well designed project to move forward.

Sincerely,

Stan House

Morro Bay, Ca. 93442

From: [Bruce and Connie Paine](#)
To: [Robinson, Daniel@Coastal](mailto:Robinson.Daniel@Coastal)
Cc: Imayfield@robertsconnell.com
Subject: Cayucos del Mar Project
Date: Wednesday, August 03, 2016 1:46:30 PM

August 3, 2016

Del Mar Development, Cayucos, California

When reviewing the criteria for a proposed mixed use development in Cayucos I would like you to carefully consider these issues:

Revised Plans

In March 2008 the Del Mar/DeCicco project was brought before both the Land Use Committee and the full Cayucos Citizens Advisory Council. After several hours of discussion, listening to public input and reviewing the project, a letter was drafted by the president and sent to the Board of Supervisors that stated: "The project could not be supported as presented, because of its being out of character with the neighborhood and town.

However, if the issue of massiveness was addressed (for example, by removing the 3rd floor) the council would support the project."

The most recent revised plans still remain 3 stories and measure 220' long by 30' high. It still remains a continuous wall combining the hotel and residential units even after the Planning Dept. requested a separation.

Will using a different color scheme help reduce the size and massing of the project as stated in the letter to you by McCabe and Co., Inc.?

Water

The hotel units will have full kitchens with dishwashers as well as laundry with washers and dryers in them. They will accommodate up to 10 people in some rooms.

Cayucos has a storage tank of 200,000 gal. It lacks sufficient storage for fire flow to extinguish a fire should it occur at a building of this size.

Traffic and parking

In Nov. of 2007 a traffic impact study was prepared by TPG Consulting which resulted in some major concerns. A new one was conducted in 2015 by C2Consult. Their conclusion was that a reduction in traffic has occurred at the location of the intersection of Old Creek Rd. and Hwy 1. Really? It was also noted that queuing issues will always be a problem at the intersection which will result in additional delay and lower level of service but the impact will remain "unknown and cannot be accurately calculated".

Since the rooms will be large, family friendly for an entire family of 6 – 8 or more, parking could be a problem if the underground garage cannot accommodate multiple cars per unit and/or large vehicles such as trucks and trailers. They would be parking on residential streets which are already inadequate for parking.

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Estero Plan and Vision for Cayucos

McCabe & Co., Inc uses the Estero Plan in their argument that the Cayucos Del Mar development helps to promote the goal of Cayucos by: The community of Cayucos has developed goals recommended by their C.C.A.C to encourage carefully planned development that respects the area's natural assets, maintains the community small-town character as a beach community and balances and promotes both the residential and visitor serving aspects of the community. Also, "To plan for the residential and visitor serving features to coexist in harmony and supplement each other".

Will this project accomplish these goals?

The Cayucos Del Mar project would be, by far, the largest ever built in the small town of Cayucos and located in a predominantly residential neighborhood.

Thank you for hearing and addressing these thoughts and concerns,
Connie Paine

Below are some questions and comments I would like the Coastal Commission to consider.

Updated Estreo Area Plan

At the time this project was approved by the local agencies it was reviewed for consistency with the Cayucos Urban Standards in the existing Estreo Area Plan. The Estreo Area Plan has been updated since that time, have the new plans and overall project been reevaluated for compliance? Issues to look at: Lot coverage (footprint), mass and scale, setbacks and compatibility with surrounding neighborhood.

Biology and Archeology

Will there be monitoring by **independent** agencies during construction regarding soil and/or water contamination and archeological resources? Will there be a requirement for further soil and/or water testing at the site prior to permit approval or approval of a final toxic materials plan?

Fire Protection

Is there an updated Fire Safety Plan and has the fire department completed an updated evaluation? Water flow is compromised in Cayucos due to the drought and an increase in population in the surrounding area, has there been a recent evaluation? The residents were told there is a need for an additional water tank for fire protection even without taking this project into account.

Timeshares

Can there be a condition included in the recorded Conditions, Covenants and Restrictions or a Deed Restriction to run with the land prohibiting conversion of the commercial hotel to timeshares? The current conditions prohibit timeshares unless a MUP is approved, accompanied by approval of a land division. This creates a possibility for the owner to apply for a conversion in the future.

School Bus Stop

At present a school bus stop is situated in the county owned right of way directly in front of what will be the entry of the Hotel. Many local parents have expressed concern that having their children wait for the bus in a location where a transient population exists can be a potential risk. Has this issue been addressed with the school board and is there a plan to relocate the bus stop?

Residential Units

In reviewing the latest revised plans it appears that the front entrance to the two second floor units are accessed through the hotel are these units considered part of the hotel? Are they going to be sold as condominiums, or leased or rented month to month? How would potential tenants move their belongings into these units? The visual perception of one long continuous building would be diminished if the color pallet and/or materials used varies from the Hotel portion of the project.

Revised Plans and Elevations

In the current elevation sheets it appears that some portions of the buildings are below the level of the sidewalks, is this correct? (Just curious about this)