

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
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SANTA CRUZ, CA 95060
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F20e

Prepared October 11, 2021 for October 15, 2021 Hearing

To: Commissioners and Interested Persons

From: Susan Craig, Central Coast District Manager
Esme Wahl, Coastal Planner

**Subject: Additional hearing materials for F20e
LCP Amendment Number LCP-3-SLO-21-0024-1-Part C (DeCicco Property
Re-designation)**

This package includes additional materials related to the above-referenced hearing item as follows:

Additional correspondence received in the time since the staff report was distributed



**COUNTY OF SAN LUIS OBISPO
BOARD OF SUPERVISORS**

John Peschong District One Supervisor

October 14, 2021

California Coastal Commission
Central Coast District
725 Front Street, Ste 300
Santa Cruz, CA 95060

RE: LPC Amendment Number LPC-3-SLO-21-0024-1

Dear Coastal Commission,

I am writing in support of the DeCicco Redesignation scheduled for your agenda on October 15, 2021. This is a request to redesignate a 0.4 acre parcel at the northeast corner of Ocean Boulevard and Old Creek Road from Commercial Retail to Residential Multi Family in the unincorporated community of Cayucos, San Luis Obispo County.

The applicants of this project have worked closely with County Staff and the community to find a project that best fits within the community. Thank you for your consideration of the DeCicco Redesignation.

Feel free to contact me should you need additional information or have any questions.

Sincerely,

John Peschong
District One Supervisor

Attach: 1

County of San Luis Obispo Government Center

1055 Monterey Street, Ste. D430 | San Luis Obispo, CA 93408 | (P) 805-781-5450 | (F) 805-781-1350

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COUNTY OF SAN LUIS OBISPO
BOARD OF SUPERVISORS

Bruce Gibson *District Two Supervisor*

Mr. Steve Padilla, Chair
California Coastal Commission
276 Fourth Avenue
Chula Vista, CA 91910

RE: DeCicco Property Re-designation, San Luis Obispo County
LCP-3-SLO-21-0024-1-Part C
Hearing October 15, 2021, Item F20e

Dear Chair Padilla and Commissioners:

I write in support of your staff's recommendation to approve the above-referenced LCP amendment, with the suggested modification to designate the land use category as Residential Multi-Family (RMF).

This re-designation to residential use has broad community support and will provide needed housing in an area that needs it – and this site has had a controversial history with previously proposed projects. The RMF designation is appropriate given potential housing density and consistency with adjacent land use designations, as indicated in your staff's report.

I appreciate the opportunity to comment and urge your approval of staff's recommendation.

Sincerely,

BRUCE GIBSON
Supervisor, District Two
San Luis Obispo County



**COUNTY OF SAN LUIS OBISPO
BOARD OF SUPERVISORS**

Dawn Ortiz-Legg *District Three Supervisor*

October 7, 2021

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

RE: LPC Amendment Number LPC-3-SLO-21-0024-1

Dear Coastal Commission,

I am writing to you on behalf of the DeCicco Redesignation scheduled for October 15th, 2021. This is a request to redesignate a 0.4-acre parcel at the northeast corner of Ocean Boulevard and Old Creek Road from Commercial Retail to Residential Single Family, in the unincorporated community of Cayucos, San Luis Obispo County.

While this parcel was zoned Commercial, strong opposition prevented the development. Since then, the applicants have worked closely with County staff to find a solution. With the ability to redesignate to Residential Single Family this parcel will fit and achieve compatibility within the existing neighborhood.

Thank you for your consideration and I hope the DeCicco family can find a path forward with this amendment.

Respectfully yours,

Dawn Ortiz-Legg
3rd District Supervisor
San Luis Obispo County
Board of Supervisors

County of San Luis Obispo Government Center

1055 Monterey Street | San Luis Obispo, CA 93408 | (P) 805-781-4336 | (F) 805-781-1350
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From: CentralCoast@Coastal
To: Wahl, Esme@Coastal
Subject: Fw: Application LCP-3-3-SLO-21-0024-Part C (DeCicco Property Re-designation Cayucos, San Luis Obispo Co.)
Date: Friday, October 8, 2021 3:11:42 PM

From: Edgar J. Carnegie <ecarnegi@calpoly.edu>
Sent: Friday, October 8, 2021 11:40 AM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Application LCP-3-3-SLO-21-0024-Part C (DeCicco Property Re-designation Cayucos, San Luis Obispo Co.)

CentralCoast@coastal.ca.gov
2021

October 8,

California Coastal Commissioners Central Coast District

*Re: **Application LCP-3-3-SLO-21-0024-Part C (DeCicco Property Re-designation Cayucos, San Luis Obispo Co.)***

Commissioners:

As residents, for the past 41 years, in the Cayucos neighborhood in which the DeCicco Project has been under continual reviews, we have **ALWAYS been advocates** of this project.

We served as Chair, of the Land Use Committee [LUC], and President of the Cayucos Citizens Advisory Council [CCAC] when the project was originally brought forth under its Commercial Retail Zoning, as well as following it throughout its several revisions. We have always felt that as long as a project adheres to the Standards of the Local Estero Area Plan, to which this project does/did, then a property owner should be allowed to build. Unfortunately though, the goal posts of what has been expected for the property's designated usage have continually been changed/moved, thereby leaving any potential plans in a constant limbo state.

Asking for the Commission to now extend the time limit to act on the SLO LCP is once again only postponing actions, and appears to be a means of wanting to provide the ability to change the designated usage of the property to fit the desires of others in their timelines.

This project, for the community, has been in the que since 2008, and that timeline of thirteen years seems completely unacceptable. Mr. DeCicco has ALWAYS tried to work together as a team player with the county and community, and he has certainly compromised on many of their requests. With all the pre-planning, etc., Mr. DeCicco has been dealing with this for twenty-one years. It is time for you, the leaders, to make a decision, take ownership of that decision, and let this property owner move forward in building single family residences which will be completely compatible with the existing neighborhood.

Thank you for your time.

We ask that you decide TODAY to agree to re-designating this parcel to be zoned as a Residential Single Family parcel. Please, do not postpone this decision until January of

2023.

Ed and Mary Ann Carnegie
Richard Avenue
Cayucos, CA

From: CentralCoast@Coastal
To: Wahl, Esmé@Coastal
Subject: Fw: Public Comment on October 2021 Agenda Item Friday 20e - San Luis Obispo County LCP Amendment Number LCP-3-SLO-21-0024-1-Part C (DeCicco Redesignation)
Date: Friday, October 8, 2021 3:12:07 PM

From: Franco DeCicco <decicfran@aol.com>
Sent: Friday, October 8, 2021 12:29 PM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Public Comment on October 2021 Agenda Item Friday 20e - San Luis Obispo County LCP Amendment Number LCP-3-SLO-21-0024-1-Part C (DeCicco Redesignation)

Honorable Chair Padilla and Commissioners.

My name is Franco DeCicco, the owner of the Cayucos property. I purchased the property in 1999 with the dream of running a family business. I have been working on this for 22 years.

In 2008, the local neighbors formed a group, Concerned Citizens of Cayucos to oppose my project and collected over 1,000 signatures. The original project was approved by the San Luis Obispo County Board of Supervisors on October 28, 2008. San Luis Obispo county sent the Notice of Final County Action to the CCC on November 21, 2008. It stated "The County's determination is that this action is not appealable to the California Coastal Commission pursuant to regulation contained in Coastal Act Section 30603 and the County Coastal Land Use Ordinance 23.01.043". The Coastal Commission's Executive Director, Peter Douglas, disagreed, stating a Subdivision is not a Principal Permitted Use. At the Dispute Resolution hearing on August 12, 2009, the commissioners concurred with the Executive Director's determination that an appealable coastal development permit is required. The Concerns Citizens of Cayucos immediately filed an appeal, which was heard at the CCC meeting on November 4, 2009. The coastal staff recommended to deny the appeal, but the commissioners found substantial issue.

We worked closely with county and coastal staff to comply with all requests. The project was revised twelve times. The Coastal Permit Application meeting was scheduled for Friday September 9, 2016 in Newport Beach. It was postponed Thursday afternoon by coastal staff because of the numerous late emails and phone calls opposing the project and the meeting location. The final design went before the CCC on February 7, 2018 in Cambria. The coastal staff recommended approval but the commissioners denied the project.

Because of the overwhelming opposition from the Cayucos neighbors, concerning traffic, noise, safety and incompatibility with the neighborhood, I decided to pursue the LCP amendment to change the land use from Commercial Retail to Residential Single Family. This is compatible with the scale of surrounding residential development and approved by the neighbors and community. Of the 72 parcels north of this site, 66 parcels have single family homes, even though they're zoned RMF. All areas east of the site are zoned RSF.

Last year, the Cayucos Citizens Advisory Council, San Luis Obispo County planning commission and the Board of Supervisors unanimously approved the LCP amendment to change the land use from CR to RSF.

I began this project when I was 56 yrs, and am now 78 yrs. and would appreciate a final conclusion .

I respectfully request your support to allow the LCP amendment to change the land use designation from Commercial Retail (CR) to Residential Single Family (RSF) or coastal staff's recommendation.

Sincerely,
Franco DeCicco