

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
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F12b

A-3-SLO-21-0020 (KIMBELL SECOND UNIT)

APRIL 15, 2021 HEARING

APPLICANT CORRESPONDENCE

From: [Patrick Kimbell](#)
To: Watson.Michael@Coastal; Craig.Susan@Coastal
Cc: [Cory Hanh](mailto:Cory.Hanh); prestonljones@gmail.com
Subject: Response to Appeal of San Luis Obispo County CDP Decision
Date: Monday, March 22, 2021 9:40:52 AM
Attachments: [Coastal Appeal - PK Response - 3-18-2021.pdf](#)
[LOCSD - Water Will Serve - 2-23-2021.pdf](#)
[SLO Co Public Works - Sewer Continue to Serve - 3-15-2021.pdf](#)

Hi Michael,

I received the appeal and put a response together along with some supporting docs.

If you would be so kind as to let me know this is received, I would greatly appreciate it.

Thank you,

Pat

Patrick Kimbell
Kimbell & Brown Construction, Inc.
PO Box 1265
San Luis Obispo, CA 93406
V: 805-441-4050
Kimbellconstruction.com

March 18, 2021

California Coastal Commission
Central Coast District Office
Susan Craig, District Manager
Michael Watson, Coastal Planner
725 Front Street Suite 300
Santa Cruz, CA 95060

Reference: Commission Appeal No. A-3-SLO-21-2020
928 El Morro Ave

Subject: Response to Appeal of San Luis Obispo County CDP Decision

Sent Via Email: michael.watson@coastal.ca.gov

Dear Michael:

Pursuant to your Notification of Appeal No: A-3-SLO-21-2020, I would like to contest the basis of said appeal for the following reasons:

- 1) Lack of water supply and wastewater requires the commission to deny our permit: Please see the enclosed "Continue to Serve" letters from the Los Osos Community Services District for water and the County of San Luis Obispo Public Works Department for sewer. This demonstrates the water supply and wastewater facilities are sufficient and our purveyors have adequate capacity to provide these services.
- 2) ESHA: If you note the specific location of the proposed 160 square foot ADU, you will see that it is replacing an existing storage shed on the property. This site has been continually used as a backyard and play area for kids for many years. There is no vegetation removal required for this project, and we are not in close proximity to any open space or vacant lot for that matter. We are in the middle of a residential neighborhood and it is incorrect to consider the subject property as ESHA.
- 3) Reference to a 12,000 SF lot minimum is incorrect and this reference is misplaced. Undoubtedly you are aware of SB 13, AB 68, and AB 881 which no longer allow local jurisdictions to impose minimum lot sizes. Recently there have been ADUs approved in Avila and Cayucos that do not comport to a minimum lot size. Moreover the California Department of Housing and Community Development has encouraged local jurisdictions to implement recent legislation.

It is ironic, that I am allowed to add as many bedrooms and bathrooms to my existing residence with no water conservation requirements. In contrast, to establish an ADU on my property, I am required to perform plumbing retrofits offsite at a 2:1 ratio of savings compared to demand.

Coastal staff suggests that the community plan also known as the Estero Area Plan Update must be completed prior to the ADUs being allowed. The Commission's consideration of the Community Plan is complex and may take many months if not years to complete. I respectfully submit it is inappropriate to hold individual ADU applications "hostage" until such time.

Please consider the points made above and request Commissioners Escalante and Hart withdraw their appeal of the subject application. Should you have any questions or wish to discuss further please don't hesitate to contact me.

Sincerely,

Pat Kimbell
(805) 441-4050

Enclosures:

SLO Co Public Works – Sewer Continue to Serve – 3-15-2021
LOCSD – Water Will Serve – 2-23-2021



February 23, 2021

President
Christine M. Womack

Ann & Patrick Kimbell
928 El Moro Avenue
Los Osos, CA 93402

Vice President
Matthew D. Fourcroy

**Re: Will Serve Letter for Existing Water Service
928 El Moro Ave., Los Osos**

Directors
Charles L. Cesena
Vicki L. Milledge
Marshall E. Ochylski

Dear Ann & Patrick Kimbell,

This letter is to serve in lieu of a Will Serve letter for new service.

General Manager
Ron Munds

The Los Osos Community Services District Utilities Department provides water service to the residential property at 928 El Moro Avenue in Los Osos. This letter is to confirm that the property does have existing water service, is in good standing with the District and will continued to be served water into the future.

District Accountant
Robert Stilts, CPA

If you have any questions, please feel free to contact me at 805-528-9376.

Unit Chief
Scott M. Jalbert

Sincerely,

Battalion Chief
Paul Provence

Margaret Falkner
Utility Systems Manager

CC: Ron Munds, General Manager

Mailing Address:
P.O. Box 6064
Los Osos, CA 93412

Offices:
2122 9th Street, Suite 110
Los Osos, CA 93402

Phone: 805/528-9370
FAX: 805/528-9377

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**SAN LUIS OBISPO COUNTY WASTEWATER ASSESSMENT DISTRICT NO. 1
CONTINUE-TO-SERVE WASTEWATER LETTER**

WASTEWATER ASSESSMENT DISTRICT No.1 IS WILLING AND ABLE TO CONTINUE TO PROVIDE WASTEWATER SERVICE TO THE FOLLOWING PROPERTY FOR PURPOSES OF Adding An Accessory Dwelling Unit (ADU): ASSESSOR PARCEL NUMBER 038-211-027, LOCATED AT 928 El Morro Avenue IN THE COMMUNITY OF Los Osos, SUBJECT TO ALL FEES AND CONDITIONS OF THE RULES AND REGULATIONS OF THE DISTRICT.

ANY WATER SOFTENER INSTALLED SHALL BE THE TYPE WHICH IS REGENERATED AT A LOCATION WHERE SALT BRINES OR OTHER WASTE SUBSTANCES RESULTING FROM SAID REGENERATION ARE NOT DISCHARGED INTO THE PUBLIC SEWER, AND SHALL BE PLUMBED SO THAT WATER PASSING THROUGH SAID WATER SOFTENER DOES NOT SERVE ANY TOILET OR URINAL, OR ANY HOSE BIB, PIPELINE OR FIXTURE SUPPLYING WATER FOR IRRIGATION OR OTHER EXTERIOR USES. NO PERSON SHALL CAUSE OR PERMIT SALT BRINES OR OTHER SUBSTANCES RESULTING FROM SAID WATER SOFTENER REGENERATION PROCESS TO BE DISCHARGED INTO THE PUBLIC SEWER.

A handwritten signature in blue ink, appearing to read "Laura Holder", written over a horizontal line.

**LAURA HOLDER
Program Manager**

**March 15, 2021
DATE**

PMT NO. PMTR2020-01394

Pat Kimbell

File: 321.600.01

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