

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV



F12c

A-3-SLO-21-0019 (BEAN STORAGE UNIT)

APRIL 15, 2021 HEARING

APPLICANT CORRESPONDENCE

APPELLANT'S CORRESPONDENCE

OTHER CORRESPONDENCE

Applicant: Sandra Bean

sandy@sandybean.net

March 22, 2021

Response to Appeal No. A-3-SLO-21-0019

Local Permit #: DRC2016-00112

DESCRIPTION OF THE DEVELOPMENT:

Subject Property is zoned Office and Professional (O&P) and the proposed use is allowed as a temporary use. The property will ultimately become residential multi-family if the Los Osos community plan is adopted as proposed. At that time there will be more options providing different uses as needed by the Community. My plan is to establish the proposed use for a period of 3 years to recuperate some expenses incurred so far, while solving an existing parking problem in the neighborhood.

Neighbors on acreage directly adjacent on either side, CS zoned on the west, MF to the east, support Subject Project, as do several Owners of assorted sized commercial & residential properties, in, out, and within proximity of the Central Business District (CBD) as elsewhere in Los Osos. Statements are on record.

As documented by SLO County Planning, this Project has met or surpassed all Coastal and Zoning Ordinance standards. I defer further descriptive details to SLO County Planning Staff reports, SLO County Planning Board, and Board of Supervisors' reviews and previous responses to Cecile Surbeck Appeals.

THE ACCURATE GROUND FOR THIS APPEAL IS SINGULAR:

On 2/28/2019, Appellant's spouse, Karen Surbeck, purchased 2040 Fairchild. This home to Karen and the Appellant is also zoned Office & Professional, and is directly next door to the Subject Project, as well as directly across the street from the only CS block in town. Due diligence regarding Subject Project, and zoning ordinances was not done by these ladies before their home's escrow closed. Upon receipt of a SLO County Planning mailing re: Subject Project, Appellants

circulated sensationalized descriptions of an ON site Contractor's Yard on newspapers, online chats, regular mail and personal delivery, including petitions to neighbors, members of the community, and Los Osos Advisory Council (LOCAC). The intent since has been to prevent ANY use on my property.

APPLICANT COMMENTS TO STATEMENTS MADE WITHIN THIS APPEAL:

A). The Los Osos Advisory Council (LOCAC) had previously approved my project. Inaccurate descriptions by Appellant, of an ON SITE contractor's yard caused panic amongst neighbors and concerned LOCAC.

1) After a public hearing 8/2019, LOCAC sent a full transcript and conditions for their approval of my Project to SLO County Planning Staff. The Project was amended accordingly, to the satisfaction of SLO County.

2) LOCAC also suggested neighbors communicate. Subject Project was changed to include Vehicle storage, like the parcel next door to the west (catty-corner to the Appellant), per Cecile Surbeck's suggestion.

3) SLO County Staff and I also agreed to increase a setback to 300% of the zoning's usual requirements, in behalf of neighbors.

Said setback increase is on the one boundary between existing multi family residences and Subject Project, even though the slope of the terrain, creates a natural berm, which coupled with a fence on the berm, impedes views between residences and Subject Project.

B). Demand for the use of Subject Project as proposed has been critical for years in this community, now seen throughout Los Osos. Anyone who claims otherwise doesn't live in Los Osos. The CBD in particular is visual proof for the need. Subject and immediate streets are packed with vehicles. Pictures attached show this area and demand within it, better than words can describe it.

Due to the above, and lack of zoning within this community, I discussed with Staff the possibility of considering CS Zoning for the Los Osos Community Plan. I requested Multi Family zoning instead, due to immediate neighbor requests. It

should be noted the Appellant has often mentioned on record, she is happy with her neighbors within the CS Zoned Complex directly across the street from their home's front door.

C). The reason why **there has been no Tenant (much less a specific tenant)** on Subject Project, is because of permit delays caused by Appellant. A property owner cannot commit to any vehicle owner or local business, when one's permit is indefinitely stalled. **To date, the delay by Surbeck has been over two years.**

D). Subject Project, across the street from CS Zoning in the CBD, is an **OFF Site contractor's staging yard**, for temporary work done on OTHER PROJECTS. **The intent is to provide a yard for temporary Projects somewhere other than the Subject.** Although lists of 'other' projects will exist, **Subject Project meets this condition, with or without a physical list of addresses of those 'other projects'.**

ADDED COMMENT BY APPLICANT:

Owners often invest in a home near an airport, then lobby with neighbors and the community to curtail flights and establish new guidelines.

People who do this are often new to an area, unfamiliar with decades of study and planning by many professionals whose sole intent has been to provide for the needs of ALL (not just a select few) in a community. This is the case here.

My property is not zoned VACANT. A neighbor has no legal right to prevent me from using my property today, three years from now, or at any time in the future. Any future use of my property is subject to governmental ordinances, ownership, and payment of taxes.

DISCLOSURE OF REPRESENTATIVES

Attached is my Disclosure of Representatives. Within it, I include an attorney to whom I have voiced my interest in a potential defamation case against Appellant.

Please let me know if there is anything else you may need from me. I appreciate your valuable time and effort.

CALIFORNIA COASTAL COMMISSION

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 725 FRONT STREET, SUITE 300
 SANTA CRUZ, CA 95060
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**DISCLOSURE OF REPRESENTATIVES**

If you intend to have anyone communicate on your behalf to the California Coastal Commission, individual Commissioners, and/or Commission staff regarding your coastal development permit (CDP) application (including if your project has been appealed to the Commission from a local government decision), then you are required to identify the name and contact information for all such persons prior to any such communication occurring (see Coastal Act Section 30319). The law provides that failure to comply with this disclosure requirement prior to the time that a communication occurs is a misdemeanor that is punishable by a fine or imprisonment, and that it may lead to denial of your CDP.

To meet this important disclosure requirement, please list all representatives who will communicate on your behalf or on the behalf of your business partners in this way below, and submit the list to the appropriate Commission office. This list could include a wide variety of people such as attorneys, architects, biologists, engineers, etc. If you identify more than one such representative, please identify a lead representative for ease of coordination and communication. You must submit an updated list any time your list of such representatives changes. And remember, you must submit the disclosure list before any communication by your representative occurs.

Applicant's Name	Sandra Bean		
Application Number	A-3-SLO-21-0019		
Representative's Name	Address	Email	Phone
Roy Ogden	656 Santa Rosa Ste. 2B, San Luis Obispo	rogden@ ogdenfricks.com	805-544-5600
Jeff Edwards	PO Box 6070 Los Osos, CA	jhedwardscompany @gmail.com	805-235-0873

Applicant's Signature

3-22-202

Date



Property Details

Surbeck, Karen
2040 Fairchild Way, Los Osos, CA 93402

APN: 074-226-038
San Luis Obispo County

Owner Information

Primary Owner: **SURBECK, KAREN**

Mail Address: **2040 FAIRCHILD WAY
LOS OSOS CA 93402**

Assessor Parcel Number: **074-226-038**

Census Tract: **0107.03**

Lot Number:

Legal description: **Abbreviated Description: PM 19/36 PAR 4**

Secondary Owner:

Site Address: **2040 FAIRCHILD WAY
LOS OSOS CA 93402**

Housing Tract Number:

Latest Arm's Length Sale Information

Sale Date: **02/28/2019**

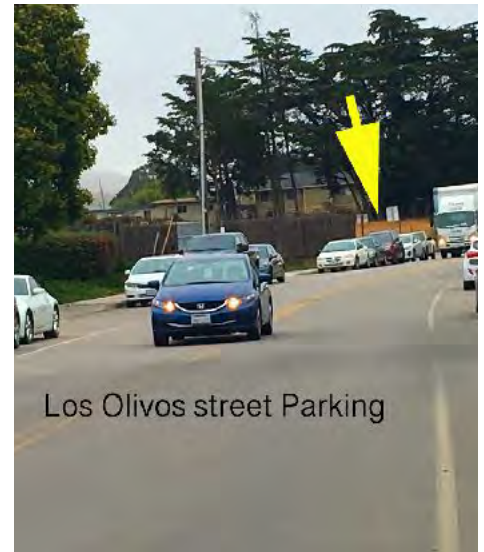
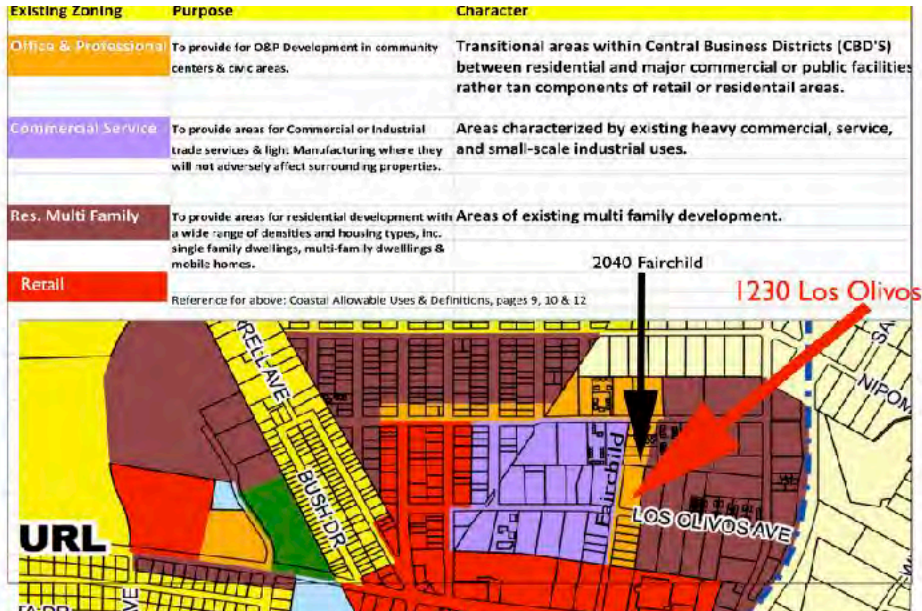
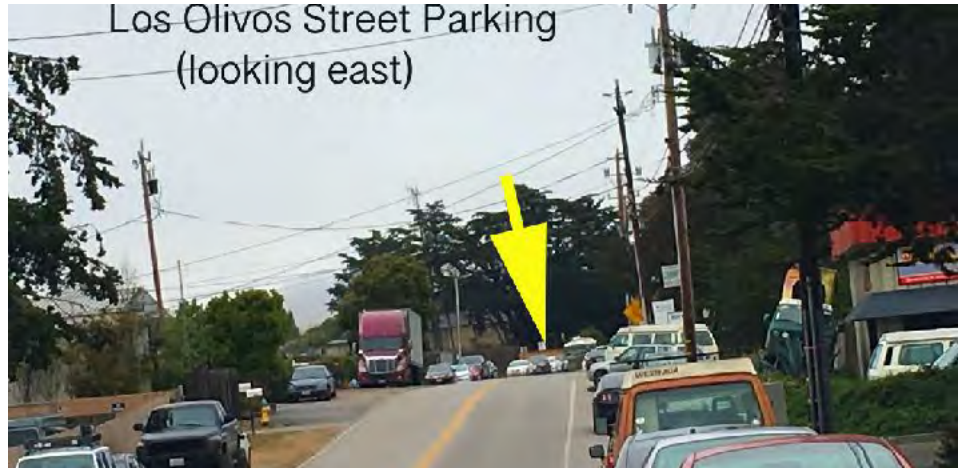
Document #: **2019006908**

Sale Amount: **\$775,000**

Seller: **DAERR, MARLIS R;
VON FRANQUE, EVA
M**

Sale Type:

Cost/SF: **\$329**



Subject Project (red arrow in map above-yellow arrow in pictures) is surrounded by commercial Zoning on 3 sides. Brown is Multi Family. Purple (CS) is as industrial as Los Olivos gets. Red is retail. The Central Business District (CBD) is where Business is.





Pictures directly above & top right are at Subject Project location. Top left trailer is at the coffee factory, steps away to the west. During week days, there are solid rows of cars parked along both streets, Los Olivos & Fairchild (subject corner). Under the vehicles you see parked, Fairchild is a dirt street filled with pot holes. This is the CBD, Subject Project's immediate neighborhood. Homes to the north have no view of these vehicles, as they are behind a natural berm topped by a solid wood fence.





Parked on Fairchild

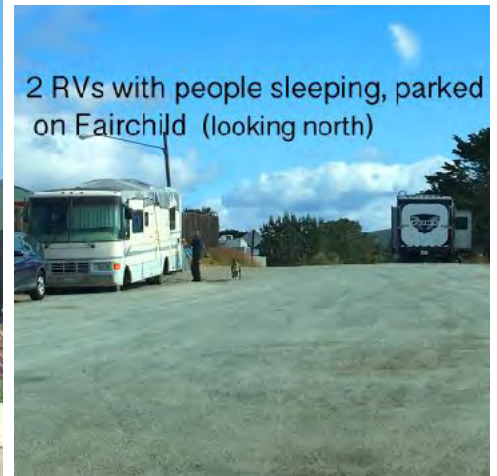


Diesel

Current parking on Fairchild (looking north)



Diesels park on Fairchild (facing south)



2 RVs with people sleeping, parked on Fairchild (looking north)

Pop out RV above is adjacent to Appellant

Anyone who says there isn't a need, doesn't live in Los Osos
These vehicles have parked here for decades. The problem worsens with time. This is the CBD in Los Osos. Before Applicant erected a fence (arrow above left) homeless set up tents to camp on Subject Property, against the N. boundary.



Parked on Fairchild

The Subject Project is supported because it is designed to improve this area for the Community

Fencing has discouraged homeless camp-outs, furniture and trash dumping. Self propelled vehicle storage (per O&P Zoning) will arrange stationary vehicles now parked on the streets. Car parking and Off Site Contractor Staging will organize and improve currently congested streets which create unsafe driving conditions (mentioned on record by members of the public)

Response to Appeal No. A-3-SLO-21-0019

Local Permit DRC2016-00112 (Page 8 of a total of 8 Pages)

Watson, Michael@Coastal

From: CentralCoast@Coastal
Sent: Tuesday, March 30, 2021 3:25 PM
To: Watson, Michael@Coastal
Subject: Fw: Signed petition agenda item 12c-appeal# A-3-slo-21-0019
Attachments: petition_signatures_jobs_16020770_20210330145600.pdf

From: Cecile Surbeck <cecilesurbeck@gmail.com>
Sent: Tuesday, March 30, 2021 8:17 AM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Fwd: Signed petition agenda item 12c-appeal# A-3-slo-21-0019

Honorable Commissioners,
Attached is a signed petition in support of keeping a temporary construction yard out of our neighborhood.
Thank you for your consideration in denying a temporary construction yard in our neighborhood.
Sincerely,
Cecile Surbeck

Sent from my iPad

Begin forwarded message:

From: Cecile Surbeck <cecileestrada@icloud.com>
Date: March 30, 2021 at 8:12:31 AM PDT
To: Cecile Surbeck <cecilesurbeck@gmail.com>
Subject: Petition

https://change-export-service.s3.us-west-2.amazonaws.com/results/production/petition_signatures_jobs/7772aa03-bb7d-4097-be7d-95753f6fc58c/petition_signatures_jobs_16020770_20210330145600.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=ASIAW2YLLACZ64Q6HZWK%2F20210330%2Fus-west-2%2Fs3%2Faws4_request&X-Amz-Date=20210330T150538Z&X-Amz-Expires=604800&X-Amz-SignedHeaders=host&X-Amz-Security-Token=IQoJb3JpZ2luX2VjEC8aCXVzLXdlc3QtMiJHMEUCIBBcDzqpcvLt5yy7I%2BNcIMxUnw4beHHyhOO%2F%2ByhMayGRAiEAvhHQjy2T%2Bp4IlvFdtN9ptxKL0i35BzUMURE53hMRs48qtAMleBAAGw0Njk3ODU4Mzc3NDciDDzogzidpT9VSnZ1tyqRA%2Bonc8FBqt83LTpbe47ziWHwOGZgurZkC7hZTbTK7Gk1FQafz8mKfaK3%2B3hDX1lt2SgKUTznmDYB5YP5xk9WnonMpPWRpOiM88nXp3H2bHvM9Aj96nA8NVELtzvpBYMngTxNSkaew8rdvTKKj%2B94ViCsAL2uls1PjTmSYLd0d4K1EuxrLA%2FBJ7HUgSRY%2F47YbsyJ8ATwg93IY96vodnRN1llkzrFnVi9%2FVq1IDcc3q1RIAukxsVjrwHd3Y%2Bg7ftD%2FfGukW1uCWldZThUWJSggiiqu694gebCBXYmnB%2FZMKHLM80A9xFl%2Fx9v8R6%2BNn%2F3YBED9VtXs30MgTzwTMedJRpCYe70DNPRVz0ZBdDMJs9CN1gqSV3VgiXg6VpheTzot%2FscVCdperSi0AhzuF3nuFUQ2knXLQ4%2BmXbG8WuRiq%2F7CO7ATJMc5eQcG5yujFIICbiltPZCxcpselwGoYmnKdmOq4Dv8YFrjUTZY9dMy%2By9jrivSuS0kAi5vJXuDf4GWK4AROOfjj2EgVMT07uH1MMn5jIMGOusB8SFaHNRrOFdQ1BLHRNV8OVJHPJpko2VX9kbjNMwy5RZd6dNvuahc8raghDUjkfu9l1KHof9CzBFWSf1rOBLbHqnvbgrQn8f7NIHEFX1O9KvYYiExjrTSX21xXgCas8AnFXT8ISEYW9sl3T2owMuWmhHgHAic7Kk21BU%2BetlmTIQrdYX4sqeLrbzZHF54QRxfKa8DA9ODVp95NRzxsg1VlzImX2ii

Recipient: Los Osos

Letter: Greetings,

No construction yards should be allowed next to residential homes in Los Osos! Hi, we are Karen and Cecile and we just purchased the house on fairchild way. We are asking the Los Osos community for help and support. The owner of the lot located at Fairchild and Los Olivos wants to put in a construction yard. A temporary construction yard (5 to 10 years) which will house 3 different construction companies operating 7 days a week. The hours of operation would be 7:00 am to 9:00 pm Monday through Friday and 9:00 am to 5:00 pm on weekends. Our neighborhood would look like a junk yard. Equipment moving in and out constantly with no reprieve. The entrance would be on fairchild. This dirt road cannot handle equipment trucks. The dust and noise coming from this road and yard would be horrible. The construction yard would have a negative impact on our quiet neighborhood. The value of our homes and condos would decrease. Who wants to live next to a construction yard? If anyone is interested in attending the hearing it will be held on August 16, @ 9:00 am, San Luis Obispo Government Bldg., 1055 Monterey Street, San Luis Obispo. Thank You Los Osos for your support.

Signatures

Name	Location	Date
Cecile Estrada	Los Cerrillos, NM	2019-06-09
Karen Surbeck	Upland, GA	2019-06-09
Margaret Levine	Los Osos, CA	2019-06-09
Bev Anderson	Los Osos, US	2019-06-09
Monica Åkesson	Sundsbruk, Sweden	2019-06-09
Carrie Gleason	Littleton, CO	2019-06-09
Damien Paraskevopoulos	French Gulch, CA	2019-06-09
Constance Powell	Los Osos, US	2019-06-09
Neal Breton	San Luis Obispo, CA	2019-06-09
Adrienne Allebe	Los Osos, CA	2019-06-09
Patti Tackett	Hayward, US	2019-06-09
Gary Ellsworth	San Luis Obispo, CA	2019-06-09
Ellen Nelson	Los Osos, US	2019-06-09
Lena Rushing	Grover Beach, US	2019-06-09
Toni Edwards	Los Osos, US	2019-06-09
Benjamin Heneberry	Fontana, CA	2019-06-09
John Pack	Los Osos, US	2019-06-09
Jennifer Ashley	San Luis Obispo, CA	2019-06-09
colleen craig	LOS OSOS, CA	2019-06-10
Russell Marquez	Los Osos, US	2019-06-10

Name	Location	Date
Jean Bartell	Los Osos, US	2019-06-10
Kaveh Maguire	Los Osos, CA	2019-06-10
Barbara Lorenzen	Los Osos, CA	2019-06-10
Kim Frampton	Columbia Falls, MT	2019-06-10
Marita Revell	Fountain Valley, US	2019-06-10
Tom Meadows	Los Osos, US	2019-06-10
Dianna McFarland	Los Osos, US	2019-06-10
Crystal Rose	Los Osos, CA	2019-06-10
Alisha Santoianni	San Luis Obispo, US	2019-06-10
bridget bojorquez	Long Beach, CA	2019-06-10
Vita Miller	Los Osos, CA	2019-06-10
Amanda Weir	Los Osos, US	2019-06-10
leslie spoon	los osos, CA	2019-06-10
Cecile Surbeck	Los Osos, US	2019-06-10
Charlotte Simard	Londonderry, US	2019-06-10
Ruanne Payne	Los Osos, US	2019-06-10
Katherine Cochrun	Los Osos, US	2019-06-10
Karen Bainter	Los Osos, CA	2019-06-10
bryan mealy	Los Osos, US	2019-06-10
Laura Shaker	Riverside, CA	2019-06-10
devra cooper	Los osos, US	2019-06-10
Michael Burke	Los Osos/Baywood Park, US	2019-06-10

Name	Location	Date
Judith Lautner	Henderson, NV	2019-06-10
Yael Korin	Los Osos, CA	2019-06-10
Brian Marin	Los Osos, CA	2019-06-10
DIANA ROSE	LOS OSOS, US	2019-06-10
Joyce Rufenacht	Soledad, US	2019-06-10
Carola Bundy	Los Osos, US	2019-06-10
Danielle Halverson	Los Osos, US	2019-06-10
Deborah Marzetta	Los Osos, CA	2019-06-10
Susan Waidner	Los Osos, CA	2019-06-10
Pam Cravens	Los Osos, US	2019-06-10
Anne Winburn	Baywood, CA	2019-06-10
Mark Eckert	Los Osos, US	2019-06-10
john mellor	Morro Bay, US	2019-06-10
Barbara Keim	Rancho Cucamonga, US	2019-06-10
Destiny Taylor	Lubbock, US	2019-06-10
Margaret Lindt	Los Osos, CA	2019-06-10
Haydee Pampel	Los Osos, US	2019-06-10
Paul Hershfield	Culver City, CA	2019-06-10
Barbara Davison	Los Osos, US	2019-06-10
Cheryl Lyon	Los Osos, US	2019-06-10
Victoria Brown	Los Osos, US	2019-06-10
Marilyn Bidwell	Riverside, US	2019-06-10

Name	Location	Date
Ginny Palmer	Morro Bay, US	2019-06-10
Epic Splash	San Jose, US	2019-06-11
I llen Lodge	San Luis Obispo, US	2019-06-11
Susan Parola	Oak Park, US	2019-06-11
Kathy Oliver	93430, US	2019-06-11
June Grillo	Los Osos, CA 93402-1258, US	2019-06-11
Rick Staley	Los Osos, US	2019-06-11
Areil Larsen	San Luis Obispo, US	2019-06-11
Elsie Lam	Wilmington, US	2019-06-11
Brianna Ruland	Ramona, Switzerland	2019-06-11
Ismanto Dwi Sayogya	Cupertino, CA	2019-06-11
Jami Jorgensen	Atascadero, US	2019-06-11
Lucy Allen	Lewis Center, US	2019-06-11
Giano Sicilian	Marysville, US	2019-06-11
Ggggu Gfyghhhf	Atlanta, US	2019-06-11
Lauren Riffle	Los Osos, US	2019-06-11
Danielle Shovan	Warren, US	2019-06-12
Erick Santos	Columbia, US	2019-06-12
Jack Selleh	Chandler, US	2019-06-12
Lisa Denker	Los Osos, CA	2019-06-12
Denise Champagne	Rome, US	2019-06-12
Linde Owen	Los Osos, CA	2019-06-13

Name	Location	Date
Nancy Katona	Los Osos, CA	2019-06-18
DIANE DANFIELD	Los Osos, CA	2019-06-18
Mark Nishihama	Los Osos, US	2019-06-19
Courtney Wiggins	Los Osos, US	2019-06-19
Cynthia Dietrick	Los Osos, US	2019-06-19
Sommer Morales	Los Osos, US	2019-06-20
Esther Hicks	Los Osos, US	2019-06-20
Alice Lyles	Lawrence, US	2019-06-20
Melinda Wilcox	Los Osos, AZ	2019-06-21
chris martin	Rio Nido, US	2019-06-24
Will Shields	Jeffersonville, US	2019-06-28
carolyn leason	malden, US	2019-06-29
Judy Richardson	Jeffersonville, US	2019-06-29
judy west	LOS OSOS, CA	2019-06-29
Virginia Jensen	Los osos, US	2019-06-29
Robin McPeak	Los Osos, US	2019-07-11
Melissa Heithaus	Mckinney, US	2019-07-25
Adam Kaluba	Cincinnati, US	2019-09-04
Robles Brianna	San Angelo, US	2019-09-07
Karen DiNapoli	Wyckoff, US	2019-09-17
Taylor Samsel	Austin, US	2019-10-09
Michael Friedmann	Bronx, US	2019-10-10

Name	Location	Date
Ali Vasconez	Los Angeles, US	2019-10-12
Cindy Tatton	Tujunga, US	2019-11-05
christina cuellar	Tujunga, US	2019-11-05
Victoria Shih	Plano, US	2019-11-17
Sarah Cook	McDavid, US	2020-01-23

From: CentralCoast@Coastal
To: Watson.Michael@Coastal
Subject: Fw: Construction Yards
Date: Tuesday, March 30, 2021 3:25:38 PM

From: Ginny Palmer <ginpalm@charter.net>
Sent: Tuesday, March 30, 2021 8:17 AM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Construction Yards

Please do not allow construction yards to be used or built in residential neighborhoods. They should not be placed next to homes. Los Osos is a wonderful little town by the bay, no one wants noisy construction yards anywhere near our homes, they should be located outside of the city in rural areas. Thank you.

Greg and Ginny Palmer

Sent from my iPhone

From: CentralCoast@Coastal
To: Watson.Michael@Coastal
Subject: Fw: Public Comment on April 2021 Agenda Item Thursday 12c - Appeal No. A-3-SLO-21-0019 (Sandy Bean, Los Osos).
Date: Thursday, April 01, 2021 12:20:42 PM

From: vmbrown4@yahoo.com <vmbrown4@yahoo.com>
Sent: Wednesday, March 31, 2021 3:26 PM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Public Comment on April 2021 Agenda Item Thursday 12c - Appeal No. A-3-SLO-21-0019 (Sandy Bean, Los Osos).

Re: Appeal #A-3-slo-21-0019 Sandy Bean, Los Osos
March 31, 2021

Regarding Construction yard and maintenance of Fairchild and allowing “temporary” operating permits in areas zoned now for residential is setting the precedent for all undeveloped properties to use these properties in residential areas for storage and construction maintenance yards.

This is a mistake for homeowners/renters adjacent across from or in the vicinity or neighborhood, and for the future of Los Osos. Zoning is in place to avoid this kind of incompatibility.

The amount of time and resources developing and the destruction of area and biology are inexcusable when the particular property is to be rezoned multi-family residential and there is a neighborhood of people who object.

The sharp increase in human needs for housing in Los Osos that is affordable seems to me to be a priority.

The unpaved section of Fairchild washboard rutted with dozens of deep potholes and hazards, almost impassable for low profile vehicles, increased traffic of construction vehicles will further damage this unmaintained road.

The permit for this project has the residents of the neighborhood very disturbed and incredulous of the decision to allow it to go forward. There have been many efforts to notify the County including several recorded phone comments during the September 2020 hearing held during Matt Jansen’s retirement party were erased and never heard or recovered. Certainly there is a back up system for this type of insecure situation in telephony.

Overall the project can be characterized as a threat/insult to the quality of life in the neighborhood, certainly in regard to health, appearance and serenity and aesthetics. There is confusion caused by vague description of the use of the property and failure to be accurate about times of operation or the nature of the new tenants.

This project does not have the neighborhood’s best interest in mind in regard to air quality, diesel noise, dust and fumes, road hazards and maintenance, and mostly incompatibility with residential life.

Vic Brown
Los Osos, California

From: CentralCoast@Coastal
To: Watson.Michael@Coastal
Subject: Fw: Public Comment on April 2021 Agenda Item Thursday 12c - Appeal No. A-3-SLO-21-0019 (Sandy Bean, Los Osos).
Date: Thursday, April 01, 2021 12:20:48 PM
Attachments: [pastedGraphic.png](#)

From: Eve Gruntfest <evegruntfest@icloud.com>
Sent: Wednesday, March 31, 2021 8:37 PM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Public Comment on April 2021 Agenda Item Thursday 12c - Appeal No. A-3-SLO-21-0019 (Sandy Bean, Los Osos).

Appeal No. A-3-SLO-21-0019 (Sandy Bean, Los Osos)

March 31, 2021

Dear Coastal Commission Directors:

I am writing to support the appeal of the Los Osos neighbors in the Fairchild/Los Olivos neighborhood.

Unlike anywhere else in Los Osos, this neighborhood is a lively mix of multi-family, single family, and commercial uses. This mixture provides a pedestrian-friendly and affordable neighborhood (relatively) in Los Osos.

A resident in this neighborhood does not need a car in order to visit restaurants, the supermarket, the Dentist, the Doctor, day care, and places of employment. Lots of younger people and families are walking their strollers and pets during the day and evening. Many kids ride their bicycles now.

Please do not allow the industrial yard in this neighborhood. As others have pointed out there is no construction project that requires an industrial storage yard. There is no authorized construction work now or anticipated in the near future.

At the county planning commission hearing regarding the review of the application for the industrial use several of the recorded calls by residents were not available to the hearing officer. The County claimed "a technical glitch". The calls appeared the following day - on the record - after the decision was made to grant the permit to Sandy Bean. This was not a fair hearing from the residents.

The land should be used for additional housing or for recreational purposes. The needs and wishes of the hundreds of neighbors, renters and homeowners should be heard more loudly than the short term profit of one wealthy land owner who will not live anywhere near the noise and dust that the industrial uses will generate.

If you allow the industrial uses the lively nature of the neighborhood will be destroyed. People who can afford to move away will do so leaving only lower income people who have no choice but to endure the noise, smoke, disruption, and dangerous traffic.

The environmental justice implications of this case are clear. If you allow the construction of the industrial yard hundreds of residents who cannot move away will paying the price with their health and well-being without any benefits at all from the inappropriate land use. An industrial yard does not belong in a residential neighborhood.

Sincerely,

A handwritten signature in cursive script, appearing to read "Eve Gruntfest".

Eve Gruntfest
633 Ramona Ave space 126
Los Osos, CA 93402
evegruntfest@gmail.com