

CALIFORNIA COASTAL COMMISSION

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Th17a

Prepared August 9, 2021 for August 12, 2021 Hearing

To: Commissioners and Interested Persons
From: Susan Craig, Central Coast District Manager
Esme Wahl, Central Coast District Planner

Subject: Additional hearing materials for Th17a (Chapman Estate Appeal)

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

Additional correspondence received since the staff report was distributed.

369 Castaic Ave.
Pismo Beach, CA 93449
August 6, 2021

California Coastal Commission
sent via email: CentralCoast@coastal.ca.gov

Re: Appeal A-3-PSB-21-0032

Dear Commissioners:

I have reviewed the Staff Report for Substantial Issue Determination of Appeal Number A-3-PSB-21-0032 pertaining to the amendment of the conditional use permit for events at the Chapman Estate. I disagree with the staff recommendation that there is no substantial issue.

In particular, Staff's evaluation of Coastal Access and Parking issues does not accurately capture neighborhood conditions for circulation and parking. It does not appear the Staff had adequate information to assess this aspect of the appeal. While the report states that a parking analysis was requested by the Appellants (a circulation study was also requested), Staff does not respond to why a study is not needed and what information they used to conduct their analysis of parking and circulation. The following issues need to be addressed:

1. No analysis of parking needs - The report asserts that there is adequate on-street parking, referring to the City provided figure of over 500 on-street parking spaces. However, there is no discussion of the current parking usage or analysis of residential needs, public access needs, and commercial needs. The neighborhood has more than 550 homes, most of which have multiple vehicles, and many of which have small garages and short driveways which make residents reliant on street parking. Staff's assertion that residents do not rely on street parking is completely untrue.

2. Narrow streets do not allow two lanes of travel and two parked cars - A portion of Ocean Boulevard, including in front of the Chapman Estate, and nine of the 11 residential streets in the neighborhood have several feet less than the 36-foot standard width for two lanes with parking on both sides. (City of Pismo Beach Engineering Standards, April 2020, section A2-c). When vehicles park on both sides of the street, only one car can pass between them at a time. Increased traffic and parking will directly affect residents and visitors due to congestion and safety concerns. Attachment 1 illustrates the location of these narrow streets.

3. No analysis of pedestrian traffic - There are no sidewalks on a portion of Ocean Boulevard, including in front of the Chapman Estate, and all 11 of the residential streets in the neighborhood even though the area has high levels of pedestrian traffic. Safety will be directly impacted by increased traffic and parking.

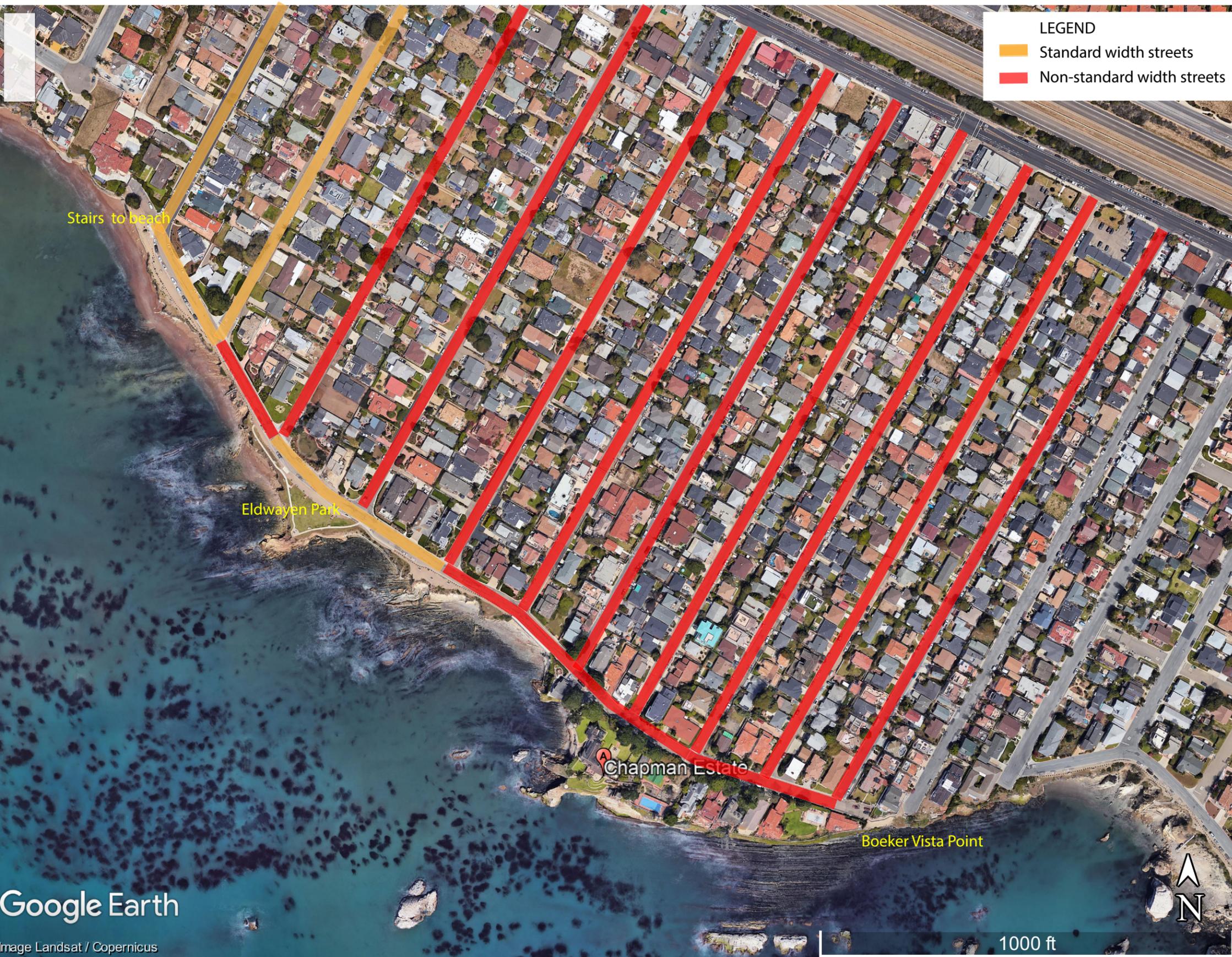
In addition, please note that the Staff Report notes that the City is in violation of Implementation Plan Section 176.108.010 Off-Street Parking and Loading Requirements and IP Section 17.108.020 Minimum Off-Street Parking Requirements. (The Chapman Estate has zero onsite parking spaces and no loading dock.) The lack of due diligence in assessing traffic and parking should preclude these concerns being dismissed.

I urge you to recognize that a substantial issue exists in this appeal.

Sincerely,

Joanne Schultz

Attachment



LEGEND
 Standard width streets
 Non-standard width streets



Non-standard width streets allow only one lane of traffic with vehicles parked at both curbs,



Non-standard width street with no sidewalks on Ocean Boulevard in front of the Chapman Estate.

Commissioners,

My name is Kathy Teufel and I have been the President of the Chapman Estate Foundation for the past 5 years and also served on the Chapman Estate Commission until it was dissolved. I come to you today with the hope that you will find no substantial issue to the Conditional Use Permit appeals.

Even during a pandemic while the gates were closed this beautiful property continued to be a refuge to volunteers, especially gardeners. The city and the board have also been working together on many projects such as repairing the windmill, maintaining the begonias and gardens, replacing an old garden shed and curating the house to prepare it for tours and inside gatherings.

We have strived since the beginning to be good stewards of the property and sensitive to the neighborhood. During "Gates Open" we never had a

neighbor stop by the estate to tell us that they were not happy with what we were doing. In fact, many enjoyed the Friday evening music and sometimes brought appetizers to enjoy with their friends and families. Nannies and parents brought young children to see the koi and let them explore the grounds.

The city and the foundation together maintain and enhance the estate and raise funds for that purpose through gatherings, events and donations. The interior of the house is being curated so that through docent-led tours the community will be able to learn about the amazing history of the original owners, the Rogers, as well as Clifford Chapman and his partner Don Shidler. This is what Clifford Chapman would have loved but the reality is that this gift must sustain itself and with that comes compromise. Some compromises on the city's part include several free occasions designated solely for the neighbors. Residents of Pismo Beach will also receive a discount when booking an event. Small yoga,

painting and other outdoor classes would have a minimal impact and benefit the local community. The amended CUP will appeal to those who want to book smaller, more intimate and less impactful gatherings. Many of the larger events have been eliminated.

It is important to remember that the city and foundation have done a great job over the past 5 years during which time they were given a chance to prove that they could raise funds through events without too much disruption to the neighborhood. As the City Manager mentioned there were only two complaints in 2018 after the CAPSLO event and none in 2019. I believe that the negative impact on the neighborhood from large events happened before the City took over the property and established a CUP. With this came control. If a large nonprofit, corporation or private citizen owned this property there would be no restrictions on events, numbers of guests, or parking.

The Chapman Estate is a jewel, gifted to Pismo Beach, with it's windmill, Tudor home and

lighthouse the property has added to the unique quality of Shell Beach and enhanced the neighborhood for more than 80 years. Please don't let it go.

Respectfully submitted,

Kathy Teufel

President of the Chapman Estate Foundation