



CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
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Th17b

Prepared August 9, 2021 for August 12, 2021 Hearing

To: Commissioners and Interested Persons
From: Susan Craig, Central Coast District Manager
Forest Donovan, Coastal Planner
Subject: Additional hearing materials for Th17b
CDP Appeal Number A-3-SLO-21-0039 (Cobb Hotel)

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

From: [Craig, Susan@Coastal](mailto:Craig.Susan@Coastal)
To: [Donovan, Forest@Coastal](mailto:Donovan.Forest@Coastal)
Subject: FW: Cobb Hotel Appeal
Date: Friday, August 6, 2021 11:36:22 AM
Attachments: [responses to coastal commission appeal contentions.pdf](#)
[SL11157-4 Cobb Hotel CCC Response to Comments.pdf](#)
[summary of CC concerns and why not substantial issue, updated.docx](#)

From: Jay Cobb <jay.cobb@hitechhome.net>

Sent: Friday, August 6, 2021 8:54 AM

To: Brownsey, Donne@Coastal <donne.brownsey@coastal.ca.gov>; Padilla, Stephen@Coastal <Stephen.Padilla@coastal.ca.gov>; Turnbull-Sanders, Effie@Coastal <effie.turnbull-sanders@coastal.ca.gov>; Aminzadeh, Sara@Coastal <sara.aminzadeh@coastal.ca.gov>; Wilson, Mike@Coastal <mike.wilson@coastal.ca.gov>; Rice, Katie@Coastal <katie.rice@coastal.ca.gov>; Harmon, Meagan@Coastal <meagan.harmon@coastal.ca.gov>; Uranga, Roberto@Coastal <roberto.uranga@coastal.ca.gov>; Groom, Carole@Coastal <carole.groom@coastal.ca.gov>; Mann, Zahirah@Coastal <zahirah.mann@coastal.ca.gov>; Faustinos, Belinda@Coastal <belinda.faustinos@coastal.ca.gov>; Luce, Shelley@Coastal <shelley.luce@coastal.ca.gov>

Cc: Craig, Susan@Coastal <Susan.Craig@coastal.ca.gov>; ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>; Hart, Caryl@Coastal <caryl.hart@coastal.ca.gov>; Escalante, Linda@Coastal <linda.escalante@coastal.ca.gov>; Carl, Dan@Coastal <Dan.Carl@coastal.ca.gov>; Ainsworth, John@Coastal <John.Ainsworth@coastal.ca.gov>

Subject: Cobb Hotel Appeal

Good morning Commissioners,

My Name is Jay Cobb, the owner of the beachfront lot in Cayucos that was recently appealed (A-3-SLO-21-0039) by the Coastal Commission for the construction of a boutique hotel. Local government permit number is DRC2019-00297. The upcoming hearing is scheduled for next week, Thursday August 12th. There are many important facts for this project that you will hopefully consider. I have attached the responses to the appeal contentions and a summary. These attachments are being included in the upcoming staff report addendum and staff is copied on this email to satisfy ex parte communication requirements.

I have read through the local resident letters of concern. The concerns have already been vetted out through the professional studies, which support the projects viability. This project meets all the parameters from a factual and data driven standpoint. Several residents mention utilizing the lot for a park, concerts, or other events like weddings, but what they are missing is the limitation on parking. This would increase the need for parking, whereas our project provides adequate parking for the project as detailed in the appeal contentions response and does not rely on parking outside of the hotel lot onto the community streets or neighborhoods. Residents talk about the views, but access to the views will actually be enhanced with the capability to walk along the perimeter of the bluff, enjoy a cup of coffee on one of the several benches along the path, or descend down to the beach where the path connects to stairs to the beach. Several people say the hotel doesn't fit, too tall, doesn't blend, or is out of character. The hotel was influenced by the Cayucos Citizens Advisory Council to blend in with the community. We took all their suggestions and redesigned the project to

meet their wishes. Also, the hotel is not nearly as tall or as large as the condo building next door negating the height and mass concerns expressed.

Throughout the studies and hearings process in seeking construction approval, we have designed the project through the guidance of Brian O'Neill from the Coastal Commission, San Luis Obispo County, Cayucos Citizens Advisory Council, community residents and the Planning Commission. Every directed change has been incorporated into this project. The Estero Area Plan's and Local Coastal Program's goals are to take advantage of the planning area's scenic beauty and recreational attractions to expand tourist and visitor-serving development such as a small-scale resort/retreat, visitor accommodations, bicycle; and low-cost recreation. All of which our project would have. We have followed the requirements of the Estero Area Plan and the Local Coastal Program. The only appeal contention that doesn't follow the LCP requirement is a retaining wall that separates the private space of the hotel to the public visitor serving space of the bluff walking path. This was directed by Brian O'Neill, the staff member that covered the Cayucos area for the Coastal Commission. He wanted separation and he felt this was the best way to achieve that. We redesigned our entire landscape plan with our civil engineer and landscape architect to accommodate this Coastal Commission request. The retaining wall is far from being deeply embedded as suggested in the appeal contention. There is only a 12 inch footer that can be easily removed. If the Coastal Commission feels we weren't advised properly by your representative, we will remove the retaining wall and even the visitor serving walking path if that will earn your support for the project.

In summary, we have done all the necessary preplanning, professional studies, and followed the entire approval process with support from all agencies (even the Coastal Commission up to Brian O'Neill's departure). We received unanimous approvals from both the Cayucos Citizens Advisory Council and the Planning Commission. We want this to be a great project for everyone; the community, the Coastal Commission, San Luis Obispo County and the guests. I am flexible for modifications we have to make to complete this goal and to earn your support for the project.

Please see the responses to the appeal contentions (attached).

If interested, I can meet with you at the lot any time before the upcoming hearing.

Best regards,
Jay Cobb

From: [Craig, Susan@Coastal](mailto:Craig.Susan@Coastal)
To: [Donovan, Forest@Coastal](mailto:Donovan.Forest@Coastal)
Subject: FW: Cobb Hotel Appeal
Date: Friday, August 6, 2021 11:39:47 AM
Attachments: [responses to coastal commission appeal contentions.pdf](#)
[SL11157-4 Cobb Hotel CCC Response to Comments.pdf](#)
[summary of CC concerns and why not substantial issue, updated.docx](#)

From: Jay Cobb <jay.cobb@hitechhome.net>
Sent: Friday, August 6, 2021 8:32 AM
To: Hart, Caryl@Coastal <caryl.hart@coastal.ca.gov>; Escalante, Linda@Coastal <linda.escalante@coastal.ca.gov>
Cc: Craig, Susan@Coastal <Susan.Craig@coastal.ca.gov>; ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>
Subject: FW: Cobb Hotel Appeal

This email and the following email is being sent to staff to follow ex parte communication requirements. Please advise if something further is needed.

From: Jay Cobb
Sent: Tuesday, August 3, 2021 10:10 AM
To: 'Caryl.Hart@coastal.ca.gov' <Caryl.Hart@coastal.ca.gov>; 'Linda.Escalante@coastal.ca.gov' <Linda.Escalante@coastal.ca.gov>
Subject: Cobb Hotel Appeal

Good morning Dr. Hart and Ms. Escalante,
My Name is Jay Cobb, the owner of the beachfront lot in Cayucos that you appealed for the construction of a boutique hotel. There are many important facts for this project that you will hopefully consider. I have attached the responses to the appeal contentions. In addition, can I please meet with you at the lot this week or next week before the upcoming hearing? It would be worthwhile for you to see firsthand all the dynamics of the lot and the vision for this space that has been extensively worked on for the past three years.

I have read through the local resident letters of concern. The concerns have already been vetted out through the professional studies, which support the projects viability. This project meets all the parameters from a factual and data driven standpoint. Several residents mention utilizing the lot for a park, concerts, or other events like weddings, but what they are missing is the limitation on parking. This would increase the need for parking, whereas our project provides adequate parking for the project as detailed in the appeal contentions response and does not rely on parking outside of the hotel lot onto the community streets or neighborhoods. Residents talk about the views, but access to the views will actually be enhanced with the capability to walk along the perimeter of the bluff, enjoy a cup of coffee on one of the several benches along the path, or descend down to the beach where the path connects to stairs to the beach. Several people say the hotel doesn't fit, too tall, doesn't blend, or is out of character. The hotel was influenced by the Cayucos Advisory Citizens Council to blend in with the community. We took all their suggestions and redesigned the project to

meet their wishes. Also, the hotel is not nearly as tall or as large as the condo building next door negating the height and mass concerns expressed.

Throughout the studies and hearings process in seeking construction approval, we have designed the project through the guidance of Brian O'Neill from the Coastal Commission, San Luis Obispo County, Cayucos Advisory Citizens Council, community residents and the Planning Commission. Every directed change has been incorporated into this project. The Estero Area Plan's and Local Coastal Program's goals are to take advantage of the planning area's scenic beauty and recreational attractions to expand tourist and visitor-serving development such as a small-scale resort/retreat, visitor accommodations, bicycle; and low-cost recreation. All of which our project would have. We have followed the requirements of the Estero Area Plan and the Local Coastal Program. We want this to be a great project for everyone; the community, the Coastal Commission, San Luis Obispo County and the guests. I am flexible for modifications we have to make to complete this goal and to earn your support for the project.

Please see the responses to the appeal contentions (attached). Also, please let me know your availability to meet at the lot to see firsthand the dynamics of the lot and the vision for the space. I can make myself available whenever is best for you.

Best regards,
Jay Cobb
559-248-6700

Summary of Coastal Commission's concerns and why not substantial issue

*****this is only a summary, please see Pamela Jardini's and Geo Solution's responses to each contention.**

1. Bluff and creek setbacks – See Geo Solutions' response
 - a. Result – not substantial issue and conforms
2. County conditioned the project to prohibit shoreline protection devices, but we have a “deeply” embedded retaining wall.
 - a. This was advised by Brian O'Neill at the coastal commission with the intent to separate public and private access on the property.
 - b. Please see the diagram on the civil engineer plan. It has a 12-inch footer. This is easily removable and not considered “deeply” embedded.
 - c. I took direction and guidance from the coastal commission representative for the area of cayucos. I don't know what more I could have done.
 - d. We will modify as necessary
 - e. Result – not substantial issue and will conform
3. County has approved a large hotel facility on a dynamic blufftop, oceanfront and creek adjacent property subject to numerous coastal hazards risks. County's approval raises questions about whether such risks was adequately accounted for in project sitting and design.
 - a. There are no risks
 - b. Please refer to the completed studies and plans
 - i. Additionally, we have a responsible plan for riparian habitat improvements to protect the bluff edge and bank, provide erosion control, and preserve its natural beauty. We will do this by redirecting how the water currently slopes toward the bluff and washes down the banks. Our core drainage system redirects all the water away from the bluff perimeter and along the perimeter the planned path slopes slightly towards the hotel (away from the bluff edge) and water runoff would then go into a vegetation bioswale catch that redirects all the water to stabilize and eliminate the current floodwaters from running down the bank. This solution will increase the time available for water to infiltrate into the soil recharging groundwater and alluvial aquifers. This protection and restoration could serve as migration routes and stopping points supplying food, cover and water for a variety of animals. Our plan protects the bluff and animals.
 - c. Result – not substantial issue and conforms
4. Public recreational access: LCP requires lateral and vertical access for projects between the sea and the first public road.
 - a. Pedestrian path is located in the setback and does not include requirements for maintenance or upkeep.
 - i. This path was placed into the setback per Brian O'Neill's suggestion. Brian also requested a plan for shifting the path as the bluff erodes, which we have addressed by shifting pavers from the ocean side to the hotel side as erosion occurs, which was approved by Brian O'Neill. The lateral public path and

separation from the path to the hotel was designed per the guidance of Brian O'Neill.

- ii. What type of requirements for maintenance and upkeep are you looking for?
- b. Approval does not include a vertical accessway to the ocean.
 - i. This is not needed as there is vertical access within 600 feet of the site, however we do have an agreement for shared access and a maintenance plan on the existing stairs next door. We followed Brian O'Neill's and Kevin Kahn's guidance for vertical access.
- c. Existing staircase next door is not open to public use. There are no prescriptive rights of access associated with the site and how protected if present.
 - i. See Pamela Jardini's responses to the contentions.
- d. Result – not substantial issue and conforms
- 5. Project would require 77 parking spaces and no public beach parking.
 - a. Project does not require 77 spaces. See Pamela Jardini's responses to the contentions.
 - b. Parking is 1 space per guest room for 16 rooms (16 spaces), 1 space for every 10 rooms (1.6 spaces), and 2 spaces for employees for a total of 19.6 spaces. We have 21 spaces.
 - c. There is a public beach parking lot directly next to the hotel and creek lot.
 - d. The project's 21 parking spaces complies with the CZLUO requirements for hotels.
 - e. The hotel operation does not require any parking spaces outside of the hotel property.
 - f. Result – not substantial issue and conforms
- 6. Lower cost accommodations
 - a. Cayucos already has the lowest cost motels/hotels out of any beach town on the central coast.
 - b. There is also a low-cost RV Park directly across the street with some of the units available to rent.
 - c. There are many vacation rentals in the area, with some being low end low rent options.
 - d. The addition of higher end rooms, would move those travelers who could afford the higher rate out of the lower cost rooms-- leaving more supply of lower cost rooms for people needing a lower cost option.
 - e. Low cost accommodations are a suggestion, but not a requirement..."lower cost rooms are preferred when feasible".
 - i. Given the current cost of coastal property, the size and constraints of this lot, and the current cost of building, the feasibility of low-cost options is limited.
 - f. We are contributing to the accessibility of enjoying the coast by offering recreational activities.
 - i. A scenic walking path along the perimeter of the bluff that loops around the hotel and connects into the sidewalk on Ocean Ave.
 - ii. Beach access
 - iii. A rental shop for the public
 - iv. Sidewalk in front of the hotel to extend the sidewalk from the creek bridge
 - 1. If needed six of our rooms can be considered low-cost accommodations based on how they can accommodate six or more people in one room.
 - 2. Here are a couple in lieu mitigation options that I'm starting that could provide a benefit someplace else for the community.

- a. low-cost tour company similar to the tour companies in Spain, France, and Italy where large groups tour the town and visit all of the most popular sites on bike. This is very popular abroad.
 - b. A non-profit organization called 2 Give Back (2giveback.org), where businesses and individuals will donate money, their time, and their possessions to organizations, communities or people that are in need.
 - c. We are also open to starting an outreach program that could benefit the community.
- g. Result – not substantial issue and conforms
- 7. Public views
 - a. Brian O'Neill has already addressed this and stated because of the orientation of the site being much lower than highway 1 that the building would not obstruct any public views. Given the significant drop in elevation from Highway 1 to the lot, public views would not be disturbed. He also explained other public views would not be a concern. From ocean ave. there are several ocean viewing gaps throughout the town of Cayucos along Ocean Ave. and miles of open views at both ends of the town. Furthermore, 40% of the parcel is not being developed along Ocean Ave. leaving approximately 150 feet of undeveloped area for views straight to the ocean.
 - b. One could actually look through the lobby and directly to the ocean from Ocean Ave.
 - c. Result – not substantial issue and conforms
- 8. Designed in similar character to the surrounding area and view corridors or breaks in the building.
 - a. The Cayucos Advisory Citizens Council along with the help of San Luis Obispo County made changes to our design to conform. They showed us what buildings they liked in Cayucos. The hotel was modeled after those designs. I redesigned the building to match what they liked. The Cayucos Advisory Citizens Council designed this hotel. They unanimously approved it. The design mimics actual building structures within the community.
 - b. There are pop outs, different shapes, different textures and a see-through section from the front of the building directly to the ocean. We plan to add a larger see-through area with more glass at the entry and a less obtrusive covering at the entry. We will also remove the columns at the entry and add details to the front similar to those in the back of the hotel to include glass railing balconies and canopies.
 - c. One could actually look through the lobby and directly to the ocean from Ocean Ave.
 - d. The hotel will be much approximately 10 feet lower in height and significantly smaller in overall size while comparing it to the neighboring condos.
 - e. Result – not substantial issue and conforms



COUNTY OF SAN LUIS OBISPO
BOARD OF SUPERVISORS

Bruce Gibson *District Two Supervisor*

August 5, 2021

Mr. Steve Padilla, Chair
California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

RE: SUPPORT finding substantial issue
Item Th 17b, August 12, 2010
Appeal No. A-3-SLO-21-0039 (Cobb Hotel, Cayucos)

Dear Chair Padilla and Commissioners:

I write in support of your staff's recommendation to find substantial issue with the above-referenced appeal. The appeal issues identified by Commissioners Escalante and Hart are of considerable concern to myself and many members of the Cayucos community and should be thoroughly discussed in a de novo hearing.

Thank you for your consideration.

Sincerely yours,

Bruce Gibson
Supervisor, District Two
San Luis Obispo County

From: [ANASTASIA KELLY](#)
To: Donovan.Forest@Coastal
Subject: CC reference # A-3-slo-21-0039 Cobb Hotel Project, Cayucos
Date: Thursday, August 5, 2021 8:20:30 AM
Attachments: [Screen Shot 2021-03-05 at 9.11.20 AM.png](#)

To: California Coastal Commission

From: Ann Kelly

Re: CC reference # A-3-slo-21-0039 Cobb Hotel Project, Cayucos

I support Staff's Recommendation to establish Substantial Issue, based on several inconsistencies with the San Luis Obispo LCP and the Public Access Policies of the Coastal Act. Please note:

- There are possible Bluff and Setback issues regarding the setback waivers granted to this project. Are the bluff-top setbacks enough to account for erosion and other impacts associated with coastal hazards, like sea-level rise? The project is located on fill, where erosion could happen at a quicker rate than on other land types.
- The scale of this project would eliminate the breathtaking public view sheds that currently exist from the Highway, public walkways and Cayucos beach, north of the Pier. It is also inconsistent with the character of downtown Cayucos. Cayucos is a blue collar town. In order for hotel to be a successful business room rates would be well north of \$500 a night. Cayucos is not that type of town to support guests expectations at that price point. The California coast does not need another development for the wealthy only.
- Inadequate Parking: A waiver of over 70% of the parking normally required on a project of this scope (77 down to 21?) was granted. Allowing the Hotel to consume the public parking lot north of the pier as part of their parking requirement would take coastal access away from the public.
- The project does not provide accommodation for low cost Visitor stays, yet it would take the existing public view sheds and existing public parking for private interests.
- Precedent Setting Nature of this Decision: Very importantly, granting so many unprecedented waivers and modifications on a project of this scale and sensitivity (Oceanfront parcel bordered by a creek and the ocean), will set a precedent in motion that will encourage and support these waivers to our LCP on future development. We risk losing these protections for the community and public coastal access.

Commissioners, please support your Staff's finding of Substantial Issue and their recommendation that the Commission assume jurisdiction over the CDP application for the proposed project.

Sincerely,

From: [Liana Moynier](#)
To: [Harmon, Meagan@Coastal](#); [Escalante, Linda@Coastal](#); [Hart, Caryl@Coastal](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Donovan, Forest@Coastal](#); [CentralCoast@Coastal](#)
Subject: community opposition to the Cobb Hotel in Cayucos
Date: Friday, August 6, 2021 12:58:25 PM

My name is Liana Moynier. I'm a lifelong resident, as are my parents, of Cayucos and Cambria. I grew up in Cambria and lived in Cayucos for 13 years - I now live right outside of town. I have my own business which operates out of Cayucos and love the town very much. It's home to me.

I'm writing to state my vehement opposition to the Cobb Hotel project. I don't believe the infrastructure of Cayucos can or should try to support this project for several reasons, including:

1. Cayucos' already maxed out population and traffic, which, especially since the pandemic hit, has seen exponentially more visitors in town during all times of year. Cayucos is crowded as it is and traffic patterns have drastically changed in negative ways over a short period of time. It is very difficult to find parking downtown and in surrounding areas nowadays because of how many cars/visitors are in town. I can't imagine allocating public parking to The Cobb Hotel, nor do I see how the amount of space required as parking for such a building will be found on that lot.
2. This project is damaging to the character of Cayucos. The community who lives here pays a premium for housing (increasingly hard to come by), utilities and more in exchange for being able to live in their hometown and/or enjoy small town life. This enjoyment is already difficult to come by given the amount of tourists constantly in town staying at vacation rentals, which are often disruptive for permanent residents. A massive project such as this one changes the tone and character of Cayucos by inviting it to become more about hosting tourists and wealthy people than about nurturing and cultivating a community who already lives here. The residents don't want or need exclusive luxury tourist attractions. We need projects that will enhance our community.
3. Environmental impacts, namely the extreme drought we are currently experiencing, which has no end in sight. Where is the water supposed to come from to support this project? How is this a responsible use of resources within our small community? Further environmental impacts include increased foot traffic in surrounding sensitive natural areas, which are already seeing so much more trash than I've ever witnessed. There's also the fact that the bluff chosen for this project is eroding and will ultimately erode. Nothing about this project is sustainable.

I know that projects like these bring in a lot of money for the county and that must be the reason why this is even being entertained, but I implore you to listen to the voices of community members whose lives and homes you'd be negatively affecting by its approval. I ask you to please ask yourselves whether this is what the land itself would want. Do we really need a huge development, luxury hotel property in Cayucos? We've gone this far without it, and in all of my time living here I have never once heard anyone say they wished something like that was located here. We have no interest in turning Cayucos into SLO county's second Pismo Beach.

Thanks for your consideration,
Liana Moynier

From: [Craig, Susan@Coastal](mailto:Craig.Susan@Coastal)
To: [Donovan, Forest@Coastal](mailto:Donovan.Forest@Coastal)
Subject: FW: Public Comment on August 2021 Agenda Item Wednesday 6a - Executive Director's Report
Date: Friday, August 6, 2021 12:58:51 PM

-----Original Message-----

From: ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>
Sent: Friday, August 6, 2021 12:54 PM
To: Craig, Susan@Coastal <Susan.Craig@coastal.ca.gov>
Subject: FW: Public Comment on August 2021 Agenda Item Wednesday 6a - Executive Director's Report

-----Original Message-----

From: S. B. <stuckey.sherry@gmail.com>
Sent: Thursday, August 5, 2021 6:04 PM
To: ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>
Subject: Public Comment on August 2021 Agenda Item Wednesday 6a - Executive Director's Report

I like the idea of a resort in Cayucos to increase employment, the tax base, and just services in general. The Coastal Commission should take into consideration how stymied commercial property owners are in SLO county as a result of severe development restrictions and regulations. Some development is needed to support the increase in permanent population, and to avoid the blighting of commercial sectors.

Sherry Stuckey
2898 Taft Place
Cambria, CA. 93428
805.216.3700

From: [Susan Honnell](#)
To: [Brownsey, Donne@Coastal](#); [Bohco, Dayna@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [mark.gold@coastal.ca.gov](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Donovan, Forest@Coastal](#); [Kahn, Kevin@Coastal](#); [CentralCoast@Coastal](#)
Subject: CC Reference# A-3-slo-21-0039 Cobb Hotel Project - Cayucos CA
Date: Friday, August 6, 2021 1:02:57 PM

"The Commission is committed to protecting and enhancing California's coast and ocean for present and future generations. It does so through careful planning and regulation of environmentally-sustainable development, rigorous use of science, strong public participation, education, and effective intergovernmental coordination."

I am astounded that the Cobb project was in any way considered to have met this criteria - taken from your own mission statement. A "three story, 20,000 sq ft hotel, spa, health center, restaurant, bar, outdoor pool, blufftop pathway, and 'related development' (?)" project in the small town of Cayucos, especially in the designated location, could not possibly be considered protective or enhancing of our California coast.

As it sits now, this beautiful piece of open property adjoining the creek provides a spectacular view corridor. It overlooks an increasingly sensitive tidal pool zone that is already overrun with too many visitors disturbing the natural sea life. It sits close to an existing parking area closer to the pier, which is now unable to accommodate the cars coming to our town daily.

The scope of this project is entirely inconsistent with the character of our beloved town. Generations of families return here every year for beachwalks and gatherings, swimming, surfing, boogie boarding, stand-up paddling - not to spend time indoors in a spa or health center. Time is spent walking the pier or watching a sunset together - taking walks on the beach - not on a "blufftop pathway."

California is suffering through a drought that will most likely continue indefinitely. Water use is monitored and considered a precious resource here. How much water would the Cobb project be utilizing?

I have been spending time in our family home in Cayucos since the 1950's. I have been a homeowner here since 1976, when I moved here full time to attend Cal Poly. I love this town and have called it home ever since. With the exception of the diminishing sealife in our local tidal pools, I have not seen many changes to this area in my lifetime. I have always been appreciative of the care I felt the California Coastal Commission has taken in protecting our California coastline. Approval of the Cobb project would go against everything you say you stand for.

Thank you for your consideration in reading my concerns here.

Warmest Regards,
Susan Honnell

Many Thanks,
Ann Kelly
(949) 233-4231

Many Thanks,
Ann Kelly
(949) 233-4231



From: [Barbara Karush](#)
To: [Brownsey, Donne@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Bochco, Dayna@Coastal](#); [Hart, Caryl@Coastal](#); [Harmon, Meagan@Coastal](#); [Craig, Susan@Coastal](#); [Groom, Carole@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Kahn, Kevin@Coastal](#); [Uranga, Roberto@Coastal](#); [Donovan, Forest@Coastal](#); [Mark.Gold@coastal.ca.gov](#); [Carl, Dan@Coastal](#); [CentralCoast@Coastal](#); [Padilla, Stephen@Coastal](#); [Aminzadeh, Sara@Coastal](#)
Subject: Cobb Hotel Project Concerns
Date: Friday, August 6, 2021 11:11:51 AM

To: California Coastal Commission

From: BARBARA KARUSH

Re: CC reference # A-3-slo-21-0039 Cobb Hotel Project, Cayucos

I support Staff's Recommendation to establish Substantial Issue, based on several inconsistencies with the San Luis Obispo LCP and the Public Access Policies of the Coastal Act. Please note:

- There are possible Bluff and Setback issues regarding the setback waivers granted to this project. Are the bluff-top setbacks enough to account for erosion and other impacts associated with coastal hazards, like sea-level rise? The project is located on fill, where erosion could happen at a quicker rate than on other land types.
- The scale of this project would eliminate the breathtaking public view sheds that currently exist from the Highway, public walkways and Cayucos beach, north of the Pier. It is also inconsistent with the character of downtown Cayucos.
- Inadequate Parking: A waiver of over 70% of the parking normally required on a project of this scope (77 down to 21?) was granted. Allowing the Hotel to consume the public parking lot north of the pier as part of their parking requirement would take coastal access away from the public.
- The project does not provide accommodation for low cost Visitor stays, yet it would take the existing public view sheds and existing public parking for private interests.
- Precedent Setting Nature of this Decision: Very importantly, granting so many unprecedented waivers and modifications on a project of this scale and sensitivity (Oceanfront parcel bordered by a creek and the ocean), will set a precedent in motion that will encourage and support these waivers to our LCP on future development. We risk losing these protections for the community and public coastal access.

Commissioners, please support your Staff's finding of Substantial Issue and their recommendation that the Commission assume jurisdiction over the CDP application for the proposed project.

Sincerely,

Barbara Karush

This is regard to the proposed Cobb Hotel.

When will we learn that everything does not have to grow “big” to be beautiful in our world?

Protecting our quaint and beautiful areas is a way of saving the gifts that nature has given us. Filling them with expensive over sized hotels is going to ruin one of the last places on the California coast that shows what a small town really looks like. A place that you can walk the whole town on one clean uncluttered street. An historical wharf you can walk out on and view the coastline. Homes built on the hillside with limits to their heights to maintain views or all. Get real, folks, get real!!!

Beverly Carlson

From: [Carol Raimondo](#)
To: [Dayna.Bocho@coastal.ca.gov](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mark.Gold@coastalca.gov](#); [Kahn, Kevin@Coastal](#); [Craig, Susan@Coastal](#); [Donovan, Forest@Coastal](#)
Subject: Proposed Cobb Hotel Project
Date: Wednesday, August 4, 2021 9:15:24 AM

Dear Coastal Commission Member,

I live in Cayucos and there are so many things wrong with this proposed project - Where to begin?

First of all, the land is primarily fill dirt so is not stable. Secondly, it has eroded greatly over the years and will continue to so so without a massive sea wall. The CC has refused to allow other applicants to build these kinds of walls in recent years, and should not allow it here either. Thirdly, the projects blocks the ocean view. Fourth, the parking situation in that area of Cayucos, in all of downtown Cayucos, is all ready terrible; proposed inadequate parking for this project simply exacerbates the problem that is already pretty severe. The adjacent public parking will be appropriated by patrons of this boutique, "elitist" establishment, further disadvantaging the public.

In the public interest, this project should be nixed.

Carol Raimondo
789 Park Avenue
Cayucos, California 93430

To: California Coastal Commission

From: Charles Terry Throop

Re: CC reference # A-3-slo-21-0039 Cobb Hotel Project, Cayucos

I support Staff's Recommendation to establish Substantial Issue, based on several inconsistencies with the San Luis Obispo LCP and the Public Access Policies of the Coastal Act. Please note:

- There are possible Bluff and Setback issues regarding the setback waivers granted to this project. Are the bluff-top setbacks enough to account for erosion and other impacts associated with coastal hazards, like sea-level rise? The project is located on fill, where erosion could happen at a quicker rate than on other land types.
- The scale of this project would eliminate the breathtaking public view sheds that currently exist from the Highway, public walkways and Cayucos beach, north of the Pier. It is also inconsistent with the character of downtown Cayucos.
- Inadequate Parking: A waiver of over 70% of the parking normally required on a project of this scope (77 down to 21?) was granted. Allowing the Hotel to consume the public parking lot north of the pier as part of their parking requirement would take coastal access away from the public.
- The project does not provide accommodation for low cost Visitor stays, yet it would take the existing public view sheds and existing public parking for private interests.
- Precedent Setting Nature of this Decision: Very importantly, granting so many unprecedented waivers and modifications on a project of this scale and sensitivity (Ocean-front parcel bordered by a creek and the ocean), will set a precedent in motion that will encourage and support these waivers to our LCP on future development. We risk losing these protections for the community and public coastal access.

Commissioners, please support your Staff's finding of Substantial Issue and their recommendation that the Commission assume jurisdiction over the CDP application for the proposed project.

Sincerely,

Charles Terry Throop
515 Picachio Road
Cayucos, CA 93430

From: [CHERI ARCHER](#)
To: [Brownsey, Donne@Coastal](#); [Bochco, Dayna@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mark Gold, Alternate for Meagan Harmon -](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Donovan, Forest@Coastal](#); [CentralCoast@Coastal](#)
Subject: Cobb Hotel Project, Cayucos (APN 064-481-009) Appeal #A-3-slo-21-0039
Date: Friday, August 6, 2021 9:30:04 AM

We strongly support the staff's substantial issue determination (report:Th17b) and agree with all the staff's recommendations.

We love our small town of Cayucos and would never want to lose our small unique treasured feel. It's one of the last small beach towns in California and we are proud of that! When people come to our town they love the quiet, relaxed, non-congested sensation they get when they visit us. We love the small shops and friendly local owned restaurants. If we start deviating from the "Cayucos" feel by building large, spa type hotels with restaurants we will definitely suffer a loss, not only for us but for generations to come.

In regards to the location It will be a constant battle to maintain the stability of this hotel because of erosion on the coastline located by a creek and ocean. This must be addressed.

We come to Cayucos to see the ocean and coastline. Not large hotels and parking lots.

Please listen to the people of Cayucos and keep our beach town "Unique".

Thank you.

Cheri and Greg Archer

From: [CHERI ARCHER](#)
To: [Brownsey, Donne@Coastal](#); [Bohco, Dayna@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mark Gold, Alternate for Meagan Harmon -](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Donovan, Forest@Coastal](#); [CentralCoast@Coastal](#)
Subject: Cobb Hotel Project, Cayucos (APN 064-481-009)- Appeal #A-3-slo-21-0039
Date: Friday, August 6, 2021 8:32:07 AM
Attachments: [CCC letter General word doc \(1\).docx](#)
[th17b-8-2021-report.pdf](#)

We strongly support the staff's substantial issue determination (report:Th17b) and agree with all the staff's recommendations.

We love our small town of Cayucos and feel that a development of this type would ruin our towns

From: Kristy Yuhas <kcyuhas@outlook.com>
Sent: Thursday, August 5, 2021 4:50 PM
To: cherla@msn.com
Subject: FW: REMINDER - Friends of Cayucos Urgent: Coastal Commission Aug 6 deadline!

Open Mr. Cobb's responses below in blue. After his responses are local comments. Interesting. I didn't send to Mom, didn't know if this would get her riled up!

From: [friends-of-cayucos@googlegroups.com](#) <[friends-of-cayucos@googlegroups.com](#)> **On Behalf Of** Vicki Tamoush

Sent: Wednesday, August 4, 2021 5:25 PM
To: [friends-of-cayucos@googlegroups.com](#)
Subject: REMINDER - Friends of Cayucos Urgent: Coastal Commission Aug 6 deadline!

Dear Friends of Cayucos,

We have some good news to report: the staff of the California Coastal Commission (CCC) has issued its Staff Report for the August 12 meeting and they recommend that the Commission determine that a Substantial Issue exists on the Cobb hotel property. You can read it here: <https://documents.coastal.ca.gov/reports/2021/8/Th17b/th17b-8-2021-report.pdf>

If you are interested to see Mr Cobb's responses to the Coastal Commission, you can see them here:

 [Th17b-8-2021-corresp.pdf](#)

We are hoping that the Commission will follow the recommendations of its staff, and we want to support this effort in every way we can. The Staff Report says, "If the Commission finds that the appeal does not raise a substantial issue, then the local government CDP decision stands, and is thus

final and effective." So this is our time to raise our voices, friends.

Here are some things you can do:

--Email the CCC with your concerns (sample list is below). There are certain circumstances that must be met for a member of the public to make verbal public comment at the August 12 meeting, but everyone is permitted to submit written comments beforehand. Please be clear about your specific concerns about the property. Some sample concerns are listed below.

The deadline to submit written communication to CCC is this Friday, August 6 at 5 PM.

--Tell your friends, family, and neighbors about this opportunity to support the CCC Staff Report recommendation. Encourage them to email their own comments to the CCC.

--Add names to our email list. We need every possible voice for this effort. One thing we've learned so far is that numbers matter.

Some examples of concerns you may want to address:

- parking issues
- coastal hazards such as erosion
- history of the site and possible instability of soil
- no Environmental Impact Report
- inconsistent with the character of Cayucos
- rental rates of \$1,200 to \$1,500 per night is prohibitive for most people (CCC emphasizes environmental justice and access for everyone)
- blocks/destroys views
- increased noise
- increased litter
- increased congestion

The Cobb hotel is item Th17b on the Coastal Commission agenda for August 12. **Please address your emails to all of these:**

Donne Brownsey, Commissioner - Donne.Brownsey@coastal.ca.gov

Dayna Bochco, Commissioner - Dayna.Bochco@coastal.ca.gov

Steve Padilla, Commissioner - Stephen.Padilla@coastal.ca.gov

Effie Turnbull-Sanders, Commissioner - Effie.Turnbull-Sanders@coastal.ca.gov

Sara Aminzadeh, Commissioner - Sara.Aminzadeh@coastal.ca.gov

Dr. Caryl Hart, Commissioner - Caryl.Hart@coastal.ca.gov

Mike Wilson, Commissioner - mike.wilson@coastal.ca.gov

Catherine (Katie) Rice, Commissioner - Katie.Rice@coastal.ca.gov

Linda Escalante, Commissioner - Linda.Escalante@coastal.ca.gov

Meagan Harmon, Commissioner - Meagan.Harmon@coastal.ca.gov

Roberto Uranga, Commissioner - Roberto.Uranga@coastal.ca.gov

Carole Groom, Commissioner - Carole.Groom@coastal.ca.gov

Mark Gold, Alternate for Meagan Harmon - Mark.Gold@coastal.ca.gov

Dan Carl, District Director - Dan.Carl@coastal.ca.gov

Susan Craig, District Manager - Susan.Craig@coastal.ca.gov

Kevin Kahn, District Supervisor - Kevin.Kahn@coastal.ca.gov

Forest Donovan, Coastal Planner - Forest.Donovan@coastal.ca.gov

Central Coast District - CentralCoast@coastal.ca.gov

Remember: the deadline to submit written communication/letters to CCC is this Friday, August 6 at 5 PM.

We can definitely do this!

Vicki Tamoush
(714) 362-7676

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You received this message because you are subscribed to the Google Groups "Friends of Cayucos" group.

To unsubscribe from this group and stop receiving emails from it, send an email to friends-of-cayucos+unsubscribe@googlegroups.com.

To view this discussion on the web visit <https://groups.google.com/d/msgid/friends-of-cayucos/CAJs242d9s3aqA6qaSqpgRS%3DdN-zH6J3rW89BWh73nqsQ4hmm%2Bw%40mail.gmail.com>.

From: [Dale Kaiser](#)
To: [Donovan, Forest@Coastal](mailto:Donovan.Forest@Coastal)
Subject: Re: CC reference # A-3-slo-21-0039 Cobb Hotel Project, Cayucos
Date: Thursday, August 5, 2021 4:14:37 PM

Dear Forest Donovan,

From: Dale Kaiser, Cayucos Resident & Business owner for over 35 Years

Re: CC reference # A-3-slo-21-0039 Cobb Hotel Project, Cayucos

I support Staff's Recommendation to establish Substantial Issue, based on several inconsistencies with the San Luis Obispo LCP and the Public Access Policies of the Coastal Act. Please note:

- There are possible Bluff and Setback issues regarding the setback waivers granted to this project. Are the bluff-top setbacks enough to account for erosion and other impacts associated with coastal hazards, like sea-level rise? The project is located on fill, where erosion could happen at a quicker rate than on other land types.
- The scale of this project would eliminate the breathtaking public view sheds that currently exist from the Highway, public walkways and Cayucos beach, north of the Pier. It is also inconsistent with the character of downtown Cayucos.
- Inadequate Parking: A waiver of over 70% of the parking normally required on a project of this scope (77 down to 21?) was granted. Allowing the Hotel to consume the public parking lot north of the pier as part of their parking requirement would take coastal access away from the public.
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Commissioners, please support your Staff's finding of Substantial Issue and their recommendation that the Commission assume jurisdiction over the CDP application for the proposed project.

Sincerely,

--

Dale Kaiser

Owner Broker

Dale Kaiser Real Estate

CAL BRE# 01297036

36 N. Ocean Ave., Cayucos, CA 93430

Cell 805.550.9900

Office 805.995.2900

Fax 805.995.2959

cayucos.com



From: [Dan Borradori](#)
To: [Donovan, Forest@Coastal](mailto:Donovan.Forest@Coastal)
Subject: CCAC Vote
Date: Monday, August 2, 2021 11:44:35 AM

Forest,

I don't know if this should be forwarded to Commissioners or not. Mr. Cobb keeps referring to the Cayucos Citizens Advisory Council vote on his project as a 7-0. He includes this information in every media release he does. In questioning some of the voting members they said they voted no, 2 members so far and another member wasn't even present for the vote. The member who was not present wrote a letter that is in the correspondence section of the appeal and stated he was voting no, Gil Ingleheart. So, that would be a 4-2 with 1 not present. We went to review the minutes and voting record of the meeting, mysteriously the minutes and voting records have disappeared.

Dan
Sent from my bike

From: [Dan Borradori](#)
To: [Brownsey, Donne@Coastal](#); [Bohco, Dayna@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mark.Gold@coastal.ca.gov](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Donovan, Forest@Coastal](#); [CentralCoast@Coastal](#)
Subject: Opposition To A-3-SLO-21-0039 Thursday 8/12/2021, 17B
Date: Tuesday, August 3, 2021 4:20:20 PM

Commissioners and Commission Staff,

The elimination of this unique and spectacular coastal viewshed will be a loss to everyone. To the people who live in Cayucos and to the people who visit Cayucos from the State of California and from around the world. Not only the loss of the view down the Estero Bay past Cayucos, Toro Point, Morro Rock, Morro Bay, Los Osos to the Montaña de Oro headlands, but also the view up Cayucos Creek to the top of the Santa Lucia Mountains would be affected. This canyon plays an important part in the weather of Cayucos. As the canyon warms it pushes the fog out of Cayucos and creates sunny warm days that Cayucos enjoys while the rest of the Estero Bay is blanketed in fog. With the size, monolithic design and location of hotel on the property you will not be able to enjoy this 180 degree view from North Ocean Ave or the beach without having to walk around the hotel.

Mr. Cobb referred to the hotel as paradise and that reminded me of a song by Joni Mitchell. "They paved paradise and put up a parking lot, with a pink hotel, a boutique and a swinging hot spot." "Don't it always seem to go, that you don't know what you're got, till it's gone." She wrote this song after arriving in Hawaii for the first time around midnight, taking a taxi to the Pink Hotel and waking up in the morning to look out at the beautiful green mountains in the distance. She looked down and saw the parking lot and it broke her heart...this blight on paradise.

There are many potential problems with this project that could affect it's stability. The lot the hotel is purposed to be built on was created with undocumented fill that was deposited sometime around mid 1965 from slide materials from the 1964-66 Highway 1 bypass project. In a June 1, 1965 article from the Telegram Tribune it talks about heavy rains in April 1965 causing 90,000 cubic yards of dirt and rock slide materials that had to be removed and disposed of from the Highway 1 Project. I have photographs dated Oct. 1, 1964 and Nov. 23, 1964 that show the lot not being filled in 1964.

The Biological Resources Assessment refers to the project as a one story, 10 room ocean view hotel, not three story and 17 rooms. The Geo-Solutions Coastal Bluff Evaluation also refers to the project as one or two story, not three. The Geo-Solutions report also states that, according to historical photographs the fill was placed on the site sometime between 1953 to 1972 possibly during the grading of the mobile home park in 1958 because the top soils from both projects are similar. The Highway 1 bypass was built on the backside of the mobile home park. Wouldn't that material be similar also? In the

same report they did a Bluff Retreat Rate Evaluation, 1953 to 2019. The problem with this study was the bluff was not there in 1953, it was beach sand and the fill material hadn't been deposited. How can you baseline your study on a 1953 photograph when no bluff was there and wouldn't be there for another 12 years?

The undocumented fill material violates several County Codes including proper bonding, size of fill materials, compaction and proper sloping. With undocumented fill, improper installation of fill materials, the shear size of the hotel, amenities including a hot tub, lazy river into a swimming pool and an improper bluff retreat rate study this project is a disaster waiting to happen.

Because of the size and amenities of this project it is required by County Code to have 77 parking places. The County Planning Commission reduce the required parking places to 21. That's a 72% reduction of required parking places. There are no parking places for the public to enjoy the mandated public walking/jogging path. The project stated the 56 vehicles can park in the adjacent public parking lot. The lot is adjacent to their property line, not the hotel. Also, the public lot has 59 parking places and is normally filled with visitors enjoying Cayucos and the beach. If you have hotel patrons using the lot where are visitors going to park? I live across the street from the project and I can see my front yard becoming a 24 hr/day parking lot for the hotel.

There is no beach access for the public from the public walking path. The project says you can use the stairs from the public parking lot. But, how can you go north when Cayucos Creek is flowing out to the sea?

The County and the Cayucos Citizens Advisory Council claimed this project went through the Cayucos Citizens Advisory Council in two meeting with a 7-0 unanimous vote for the project. The problem with this statement is there are members who say they voted no and one member was not there. The meeting minutes and voting records have mysteriously disappeared.

The best use for this lot would be what the National Recreation and Park Association calls a pocket park. A pocket park is most often located in an urban area surrounded by commercial buildings or houses on small lots with a few places for people to gather, relax, or to enjoy the outdoors. That way all the people of California could enjoy this unique and spectacular viewshed.

Thank you,
Dante Borradori
borradori@att.net
661-706-0605

From: [Dan Borradori](#)
To: [Brownsey, Donne@Coastal](#); [Bochco, Dayna@Coastal](#); [Groom, Carole@Coastal](#); [Hart, Caryl@Coastal](#); [CentralCoast@Coastal](#); [Carl, Dan@Coastal](#); [Escalante, Linda@Coastal](#); [Craig, Susan@Coastal](#); [Donovan, Forest@Coastal](#); [Kahn, Kevin@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Rice, Katie@Coastal](#); [Mark.Gold@coastal.ca.gov](#); [Harmon, Meagan@Coastal](#); [Wilson, Mike@Coastal](#); [Uranga, Roberto@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Padilla, Stephen@Coastal](#)
Subject: Changing Stories A-3-SLO-21-0039
Date: Wednesday, August 4, 2021 11:01:44 AM

Commissioners and Commission Staff,

Mr. Cobb will say anything to get you to believe him. He chances his story to fit every situation. In an article for the Telegram Tribune on July 7, 2021 he stated :

Cobb said he “grew up going to Cayucos as a kid, and my wife and I starting taking our boys to the area 16 years ago.” Then, “we wanted a place to stay that would accommodate four people, nice and clean with newer features, in the heart of downtown next to the pier, lots of features and amenities like a resort, and preferably on the beach.”

His website for his high end hotel, Cobbo’s Beach House, in Avila Beach he states:

“My wife and I have been coming to Avila Beach since our college days and now we enjoy coming here as a family. We welcome you to experience this wonderful town with many hidden secrets. We will be available to you for any pre-upplanning and help during your trip. Our goal is for you to have the best California coast trip you've ever experienced.”

So which one is it, he and his family have been going to Cayucos or is it Avila Beach?

In his letter to the California Coastal Commission he stated:

“I’m not some big time developer trying to muscle my way through anything. I’m simply a small business owner. I felt the Cayucos lot was an opportunity for the community and travelers to have a higher end hotel option in Cayucos as the community is dominated with lower end low cost motels.”

He keeps touting to the media how his project went through the Cayucos Citizens Advisory Council with a unanimous 7-0 vote. There’s a big problem with this statement. In interviewing some of the voting members I have found 2 members who voted no and 1 member was not at the meeting and didn’t vote. The minutes and voting record for the meeting have mysteriously disappeared. The member that wasn’t present said he would have voted no sent a letter to the Coastal Commission. His name is Gil Ingleheart. This guy has a story for every situation he gets into and the stories keep changing.

Dante Borradori

Sent from my bike

From: [David Tolley](#)
To: [Brownsey, Donne@Coastal](#); [Bocho, Dayna@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mark.Gold@coastal.ca.gov](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Padilla, Stephen@Coastal](#)
Subject: Cobb Hotel
Date: Friday, August 6, 2021 11:42:36 AM

To: California Coastal Commission

From: David Tolley <!--[if !vml]--><!--[endif]-->

Re: CC reference # A-3-slo-21-0039 Cobb Hotel Project, Cayucos

I support Staff's Recommendation to establish Substantial Issue, based on several inconsistencies with the San Luis Obispo LCP and the Public Access Policies of the Coastal Act. Please note:

<!--[if !supportLists]-->• <!--[endif]-->There are possible Bluff and Setback issues regarding the setback waivers granted to this project. Are the bluff-top setbacks enough to account for erosion and other impacts associated with coastal hazards, like sea-level rise? The project is located on fill, where erosion could happen at a quicker rate than on other land types.

<!--[if !supportLists]-->• <!--[endif]-->The scale of this project would eliminate the breathtaking public view sheds that currently exist from the Highway, public walkways and Cayucos beach, north of the Pier. It is also inconsistent with the character of downtown Cayucos.

<!--[if !supportLists]-->• <!--[endif]-->Inadequate Parking: A waiver of over 70% of the parking normally required on a project of this scope (77 down to 21?) was granted. Allowing the Hotel to consume the public parking lot north of the pier as part of their parking requirement would take coastal access away from the public.

<!--[if !supportLists]-->• <!--[endif]-->The project does not provide accommodation for low cost Visitor stays, yet it would take the existing public view sheds and existing public parking for private interests.

<!--[if !supportLists]-->• <!--[endif]-->Precedent Setting Nature of this Decision: Very importantly, granting so many unprecedented waivers and modifications on a project of this scale and sensitivity (Oceanfront parcel bordered by a creek and the ocean), will set a precedent in motion that will encourage and support these waivers to our LCP on future development. We risk losing these protections for the community and public coastal access.

Commissioners, please support your Staff's finding of Substantial Issue and their recommendation that the Commission assume jurisdiction over the CDP application for the proposed project.

Sincerely,

David Tolley
2485 Cottontail Creek Rd.
Cayucos, CA. 93430

From: [debbie highfill](#)
To: [Bohco, Dayna@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mark.Gold@coastal.ca.gov](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Donovan, Forest@Coastal](#)
Subject: Re: CC reference # A-3-slo-21-0039 Cobb Hotel Copy is sent to staff also
Date: Thursday, August 5, 2021 11:36:34 AM

Dear coastal commission, I would also like to add my voice of concern for this project that has such a massive, monolithic appearance in our little town, next to our iconic feature, the Cayucos Pier.

I support Staff's Recommendation to establish Substantial Issue, based on several inconsistencies with the San Luis Obispo LCP and the Public Access Policies of the Coastal Act. Please note:

- There are possible Bluff and Setback issues regarding the setback waivers granted to this project. Are the bluff-top setbacks enough to account for erosion and other impacts associated with coastal hazards, like sea-level rise? The project is located on fill, where erosion could happen at a quicker rate than on other land types.
- The scale of this project would eliminate the breathtaking public view sheds that currently exist from the Highway, public walkways and Cayucos beach, north of the Pier. It is also inconsistent with the character of downtown Cayucos.
- Inadequate Parking: A waiver of over 70% of the parking normally required on a project of this scope (77 down to 21?) was granted. Allowing the Hotel to consume the public parking lot north of the pier as part of their parking requirement would take coastal access away from the public.
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Commissioners, please support your Staff's finding of Substantial Issue and their recommendation that the Commission assume jurisdiction over the CDP application for the proposed project.

Sincerely,
Debbie Highfill

RE: Written comments for upcoming Aug 12, 2021 Public Hearing
Appeal Number A-3-SLO-21-0039

I am a resident of Cayucos living at 272 N Ocean Ave across the road from the proposed new construction. I have 3 concerns about the permit number DRC2019-00297.

- Parking is a major issue in Cayucos particularly on summer weekends. Neighborhood streets within 2 blocks of the ocean have been inundated with cars parking to go to the beach. Even in the business areas parking is impacted to make it impossible to find a spot for a quick 15 minute business related trip. It has proven effective to walk to town rather than hope for a parking spot for a quick business need. Not everyone is within walking distance to downtown Cayucos and business is thereby impacted. The new building proposal forces an additional 56 cars onto the streets of Cayucos. (77 parking spaces are required and 21 are provided). The applicants in the public news have expressed wanting a quality development and better planning should not confuse this with the quantity of development.
- Development within 200 feet of a waterway was a restriction when we were obtaining a Residential Building Permit from the County of San Luis Obispo in 2000. I will inquire with the County if this is still a requirement for Residential as well as Commercial development. The findings in the appeal A-3-SLO-21-0039 Item 2C address special consideration for being within 100 feet of a stream. However, the larger issue is if development is allowed within 200 feet of a waterway. This waterway overflowed it's banks twice within the years 1999-2000. The attached picture from January 6, 2016 shows the water from the stream backed up along the bank of the proposed development. Obviously, erosion is a bigger concern over just the last two decades. See picture below:



Note the sand berm along the ocean is typical forcing high tides to fill the waterway. When storms are involved they force the water out to the ocean, the waterway will erode the banks along the path depending upon location of the blockade of trees in the storm flow. After a big storm there are tons of trees that litter the beach coming from this waterway. I have seen the storm water surge around either side of this waterway depending upon the least resistance.

- The Community Character is impacted with a cracker-box style structure. When we built in Cayucos we were given 3 architectural patterns to follow (Victorian, Frontier, and Craftsman) to compliment and be compatible with historical architectural styles. Commercial development should not get a "pass" for such an important consideration. The architecture should "add to the overall attractiveness of the community". (Quoted from Policy 6 of Visual and Scenic Resources)

Thank you for considering these three items in the Appeal process. We trust the planning process will provide the best outcome for all of Cayucos including the applicants.

A handwritten signature in black ink, appearing to read "Douglas Bitter". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

Douglas Bitter
272 N Ocean Ave.
Cayucos, CA 93430

From: [S B Fredrik Stenshamn](#)
To: [Brownsey, Donne@Coastal](#); [Bochco, Dayna@Coastal](#); [Padilla, Stephen@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Donovan, Forest@Coastal](#); [CentralCoast@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#)
Cc: [Heather Stenshamn](#)
Subject: item Th17b on the Coastal Commission agenda August 12, 2021 (Cobb Hotel, Cayucos)
Date: Wednesday, August 4, 2021 9:04:48 PM

Dear Coastal Commission,

Although we will not be able to attend the meeting on August 12, we would like to add our opinion on item Th17b.

We are residents in Cayucos and adamantly oppose this project for reasons eloquently stated in the Appeal No. A-3-SLO-21-0039, including but not exclusive to:

- parking issues
- coastal hazards such as erosion
- history of the site and possible instability of soil
- rental rates of \$1,200 to \$1,500 per night are prohibitive for many, and CCC emphasizes environmental justice and access for everyone
- lack of Environmental Impact Report

But also for what it would do to our town:

- inconsistent with the character of Cayucos
- blocks/destroys views
- increased noise
- increased litter
- increased congestion
- increased water usage

Overall, this project is out of scale, an eyesore, blocks viewshed and public access.
Please deny this project.

Yours sincerely,

Fredrik & Heather Stenshamn
56 9th St.
Cayucos, CA 93430

408-368-7083

This letter is in regards to the building plans on the property on Ocean Ave., in Cayucos, across from Bella Vista by the Sea Mobile Home/RV Park. This is our home, and I have concerns about the plans for the property. At first, we were told that the new owners planned to build a two-story boutique hotel; we did not have a problem with that. However, we've now been told that they plan to build a three story hotel with a restaurant and bar! There are so many reasons we have a problem with this plan!

Our first concern is with the added traffic, and the lack of

parking. That property is not very large. Where will the hotel patrons, restaurant patrons, and bar patrons all park? Also, I can guarantee you that there will be accidents with people pulling in and out. Cars going into Cayucos on Ocean Ave, do not even begin to slow down until they get to the bridge. Going the other direction, cars speed up crossing the bridge, as soon as they see the End of 25MPH sign (they're usually going 50 by the time they get to the speed limit sign, just past Bella Vista, that says 35 MPH).

Next is the noise. Noise really travels up our hill! We can hear when bands are playing near the Veterans' Hall. We usually don't mind that, and in fact, enjoy

hearing the music. However, we are worried that with a bar, there will be music/noise quite often. We enjoy having our windows open, hearing the ocean, not bar noise.

Lastly, a three story building will take away the "bella vista" (beautiful view) for many residents and RVers at Bella Vista.

Please reconsider before giving a green light to this project; at least without some modifications.

Thank you,

Janice and Tim Paulsen

From: [Jan Lewis](#)
To: [Brownsey, Donne@Coastal](#); [Bochco, Dayna@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Mark.Gold@coastal.ca.gov](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Donovan, Forest@Coastal](#)
Subject: Cobb Hotel Cayucos
Date: Wednesday, August 4, 2021 6:13:41 PM

To: California Coastal Commission

From: Jan Lewis

Re: CC reference # A-3-slo-21-0039 Cobb Hotel Project, Cayucos

I support Staff's Recommendation to establish Substantial Issue, based on several inconsistencies with the San Luis Obispo LCP and the Public Access Policies of the Coastal Act. Please note:

There are possible Bluff and Setback issues regarding the setback waivers granted to this project. Are the bluff-top setbacks enough to account for erosion and other impacts associated with coastal hazards, like sea-level rise? The project is located on fill, where erosion could happen at a quicker rate than on other land types.

The scale of this project would eliminate the breathtaking public view sheds that currently exist from the Highway, public walkways and Cayucos beach, north of the Pier.

It is also inconsistent with the character of downtown Cayucos.

Inadequate Parking: A waiver of over 70% of the parking normally required on a project of this scope (77 down to 21?) was granted. Allowing the Hotel to consume the public parking lot north of the pier as part of their parking requirement would take coastal access away from the public.

- The project does not provide accommodation for low cost Visitor stays, yet it would take the existing public view sheds and existing public parking for private interests.

Precedent Setting Nature of this Decision: Very importantly, granting so many unprecedented waivers and modifications on a project of this scale and sensitivity (Oceanfront parcel bordered by a creek and the ocean), will set a precedent in motion that will encourage and support these waivers to our LCP on future development. We risk losing these protections for the community and public coastal access.

The town's character is changing all the time as wealthy second home owners tear down old homes and build elaborate vacation homes. The transient population that stays in all our neighborhood residential motels has caused our school enrollment to decline because there is little affordable housing available. If any large developments occur in this town it should focus entirely on affordable housing, not a water park for wealthy tourists.

Commissioners, please support your Staff's finding of Substantial Issue and their recommendation that the Commission assume jurisdiction over the CDP application for the proposed project.

Sincerely,
Jan Lewis
PO Box 587
84 13th St.
Cayucos, CA 93430

,

From: [Jan Meslin](#)
To: Donovan.Forest@Coastal
Subject: no to boutique hotel
Date: Tuesday, August 3, 2021 8:58:19 PM

Dear Coastal Planner Donovan:

I'm Jan Meslin, 29 Bakersfield Ave in Cayucos.

I would like to add my voice to those who are opposed to item Th17B on the Coastal Commission agenda for August 12.

My husband and I retired to Cayucos because of the beauty, history, and quiet character of Cayucos.

A boutique hotel here would be inconsistent with that character.

There are coastal hazards such as erosion and possible instability of the soil.

Parking issues and congestion would be exasperated.

And more.

Please do what you can to stop this project.

Thank you. -Jan Meslin, 8583954675

From: [Maryanne Nucci](#)
To: [Brownsey, Donne@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Sara.Armindadeh@coastal.ca.gov](#)
Cc: [DaynaBocho@coastal.ca.gov](#); [Padilla, Stephen@Coastal](#); [Hart, Caryl@Coastal](#); [Mark.Gold@coastal.ca.gov](#); [Harmon, Meagan@Coastal](#); [Rice, Katie@Coastal](#); [Wilson, Mike@Coastal](#); [Escalante, Linda@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kevin.Kahn@coastal.ca.gov](#); [Donovan, Forest@Coastal](#); [CentralCoast@Coastal](#)
Subject: Cobb Hotel Proposal
Date: Thursday, August 5, 2021 1:47:11 PM

Attn: Calif Coastal Commission

We strongly encourage you to revisit the process of a development of this size, at this location. This project requires serious review and public input, not the result of an under attended meeting and that resulted in no notes. Seriously?

Thank you for your consideration

Jerry and Maryanne Nucci

From: CentralCoast@Coastal
To: [Donovan, Forest@Coastal](mailto:Donovan.Forest@Coastal)
Subject: Fw: Public Comment on August 2021 Agenda Item Thursday 17b - Appeal No. A-3-SLO-21-0039 (Cobb Hotel, Cayucos).
Date: Friday, August 6, 2021 10:17:01 AM

From: John Curti <curti.john@charter.net>
Sent: Friday, August 6, 2021 9:26 AM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Public Comment on August 2021 Agenda Item Thursday 17b - Appeal No. A-3-SLO-21-0039 (Cobb Hotel, Cayucos).

I am a native of Cayucos and writing in opposition to the proposed hotel. I previously sent an email to you with my objections before seeing the appeal by Dr. Hart and Linda Escalante. Upon reading the appeal prepared by staff and the commissioners in my opinion anyone of the six concerns should be sufficient to cause a reexamination of this project and taking all six issues into consideration should be enough to deny this project as now proposed.

1. The property is largely fill and I can attest to that growing up in Cayucos as I saw dump trucks carrying all kinds of material to the site including concrete blocks and chunks and all other of manmade debris. Think about it, a prime piece of property overlooking the Pacific Ocean for nearly 60 years and nothing has been built on it. Seems like people realize this is probably not the best piece of ground to build on.
2. The number of parking spaces is woefully inadequate of the size of the development as proposed. I attended the March 2020 Cayucos Citizens Advisory Council meeting where the project was voted and raised objections regarding the fill issue and parking. At no point was there any mention of the project requiring 77 spaces. Nevertheless, the Council voted to approve and send to the county, however it was not a unanimous vote as portrayed in newspaper reports. The Vet's hall parking lot across the creek really cannot really be a substitute lot as that lot is almost always full would also require people to walk on a narrow bridge walk way to get to the hotel.
3. As detailed in the appeal, the project is just too large in terms of height and overall size for the property, will not fit with the character of the town and will block views of the ocean for visitors and residents of the RV facility across the street.
4. If the project has to be moved further back it to meet erosion and sea level requirements it will have to be scaled back in size and/or parking reduced.

To sum it up, this project as proposed is too large in scale for the property in question, the property is largely fill and will require extensive geotechnical analysis (maybe ground penetrating radar to determine what the quality of the fill is?). As proposed, the project will tremendously aggravate an already serious parking problem in town, which thanks to the pandemic and the town being discovered now would appear to be a permanent problem.

If this property is going to be developed, in my opinion it should not be for a hotel with all of these amenities', rather perhaps a small condo development that would take up less physical space on the property which would permit sufficient onsite parking complemented an additional few off-street spaces.

Thank you for taking time to read my comments.

Sincerely,

John Curti

Sent from [Mail](#) for Windows 10

From: [Jonathan Wittwer](#)
To: CentralCoast@Coastal
Subject: Public Comment on August 2021 Agenda Item Thursday 17b - Appeal No. A-3-SLO-21-0039 (Cobb Hotel, Cayucos).
Date: Thursday, August 5, 2021 5:54:51 PM

Honorable Commission - I write to support the Staff Recommendation that the Commission find that Substantial Issue exists. My wife and I were married on the beach in Cayucos in January 1973 and have returned for three-week renewals almost every January since. As we arrive from the north and enter via North Ocean Avenue, time and time again we experienced the special feelings generated by reconnecting with the view of Cayucos State Beach and Morro Rock in the distance as we approached the bridge over Cayucos Creek. And just ahead, downtown Cayucos, exemplifying what it means to be a small coastside community with unique character.

The proposed hotel as sited and designed (and including an outdoor pool, restaurant, and spa) would be completely incompatible with the features which make Cayucos the special coastal community that it is. This is contrary to the Coastal Act and the SLO County LCP. I greatly appreciate the Coastal Commissioners who filed this Appeal so that this Substantial Issue can be adequately considered.

Furthermore, the Staff Report's points regarding the coastal hazards of the site (with its substrate of what appears to be fill material) related to the determination of setbacks in light of coastal buff erosion rates, sea level rise, and creek fluvial flooding, clearly raise a Substantial Issue.

Thank you for your consideration of this comment.

Jonathan Wittwer
1927 Smith Grade
Santa Cruz, CA 95060

From: [Judy Ellis](#)
To: Donna.Brownsey@coastal.ca.gov
Cc: [Bochco, Dayna@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Donovan, Forest@Coastal](#)
Subject: August 12 agenda Item TH17b - Cobb Hotel in Cayucos, CA
Date: Wednesday, August 4, 2021 11:43:06 PM

Dear Coastal Commissioners,

The proposed Cobb Hotel to be located in Cayucos, CA is of great concern to me and most of the residents of this classic small coastal beach town. Among our issues with this project are the following:

1. PARKING: I understand that a waiver reduced the lawful number of parking places required to a much lower one and the owner plans on using the Veterans' Hall parking lot for his customers and employees. This parking lot is normally full seven days a week with Cayucos visitors, local beach goers and people who fish from the pier. In addition, within the next year, this parking lot will be used for building supplies while the Veterans' Hall is remodeled, which will make parking for local people even more difficult.

ENVIRONMENTAL IMPACT; Again, a lawful report was waived and no environmental impact report was made. Given this site is next to a creek and above the beach, I feel this type of report is imperative to the health and well being of the area.

RENTAL FEES: I understand that the cost of one night's stay at the Cobb Hotel would run between \$1,200 and \$1,500. This is extremely higher than visitors to Cayucos now pay at the many established motels that have traditionally provided comfortable and clean rooms.

CHARACTER OF CAYUCOS: I live in a small community-oriented town that welcomes people who are looking for a quiet, restful place to spend time walking the beach, exploring the area or just relaxing. We local people support each other during good times and bad times. We welcome visitors; many of whom keep returning because of the friendliness of the locals and the natural beauty. I feel the building of the Cobb Hotel will disrupt the tranquility with noise, litter and parking congestion.

I urge you to carefully review the Cobb Hotel Project appeal and consider rejecting your previous approval. Thank you in advance for your time and effort in this request.

If you have never had the opportunity to visit Cayucos, please give yourself a gift and contact one of our moderate priced motels and spend a weekend here.

Judy Ellis
Cayucos Resident

Judygems@yahoo.com

From: [Kalani Jackson](#)
Subject: Cobb Hotel Proposed Project - Cayucos
Date: Thursday, August 5, 2021 10:43:39 AM

From: KALANI JACKSON
Susan.Craig@coastal.ca.gov

Re: CC reference # A-3-slo-21-0039 Cobb Hotel Project, Cayucos

I support Staff's Recommendation to establish Substantial Issue, based on several inconsistencies with the San Luis Obispo LCP and the Public Access Policies of the Coastal Act. Please note:

- There are possible Bluff and Setback issues regarding the setback waivers granted to this project. Are the bluff-top setbacks enough to account for erosion and other impacts associated with coastal hazards, like sea-level rise? The project is located on fill, where erosion could happen at a quicker rate than on other land types.
- The scale of this project would eliminate the breathtaking public view sheds that currently exist from the Highway, public walkways and Cayucos beach, north of the Pier. It is also inconsistent with the character of downtown Cayucos.
- Inadequate Parking: A waiver of over 70% of the parking normally required on a project of this scope (77 down to 21?) was granted. Allowing the Hotel to consume the public parking lot north of the pier as part of their parking requirement would take coastal access away from the public.
- The project does not provide accommodation for low cost Visitor stays, yet it would take the existing public view sheds and existing public parking for private interests.
- Precedent Setting Nature of this Decision: Very importantly, granting so many unprecedented waivers and modifications on a project of this scale and sensitivity (Oceanfront parcel bordered by a creek and the ocean), will set a precedent in motion that will encourage and support these waivers to our LCP on future development. We risk losing these protections for the community and public coastal access.

Commissioners, please support your Staff's finding of Substantial Issue and their recommendation that the Commission assume jurisdiction over the CDP application for the proposed project.

Sincerely

KALANI JACKSON

Cayucos, CA 93430

To: California Coastal Commission

Donne.Brownsey@coastal.ca.gov;
Dayna.Bochco@coastal.ca.gov;
Stephen.Padilla@coastal.ca.gov;
Effie.Turnbull-Sanders@coastal.ca.gov;
Sara.Aminzadeh@coastal.ca.gov;
Caryl.Hart@coastal.ca.gov;
mike.wilson@coastal.ca.gov;
Katie.Rice@coastal.ca.gov;
Linda.Escalante@coastal.ca.gov;
Meagan.Harmon@coastal.ca.gov;
Roberto.Uranga@coastal.ca.gov;
Carole.Groom@coastal.ca.gov;
Mark.Gold@coastal.ca.gov;
Dan.Carl@coastal.ca.gov;
Susan.Craig@coastal.ca.gov;
Kevin.Kahn@coastal.ca.gov;
Forest.Donovan@coastal.ca.gov;
CentralCoast@coastal.ca.gov

Subject: Cobb Hotel Project, Cayucos (APN 064-481-009) - Appeal # A-3-slo-21-0039

We strongly support the staff's substantial issue determination (report: Th17b) and agree with all the staff's recommendation summary points:

San Luis Obispo County approved a CDP for a new three-story, 35-foot tall, 20,114- square-foot, 17-unit hotel on a vacant 1.1-acre blufftop and ocean fronting property in the unincorporated community of Cayucos in San Luis Obispo County. The project is seaward of North Ocean Avenue, and it includes a day spa/health center, restaurant, bar, outdoor swimming pool, blufftop pathway, a 21-space parking area, and related development.

The appeal contends that the County-approved project raises questions of consistency with the San Luis Obispo County Local Coastal Program (LCP) and the public access policies of the Coastal Act because the approved project: (1) has potential creek and bluff setback issues related to coastal hazards (such as exposure to wave action, sea level rise, subsequent bluff erosion, and the potential need for shoreline armoring); (2) does not adequately address public recreational access issues, including in terms of parking and lower-cost overnight accommodations; and (3) raises issues in regards to protecting public views and community character

There is also a dangerous precedent setting nature with this decision. By granting waivers and modifications on a project of this scale and sensitivity (oceanfront parcel bordered by a creek and the ocean), this will set a precedent in motion that will encourage and support these waivers to our LCP on future developments. We risk losing these precious protections for the community and public coastal access.

Lastly, this type of development runs counter to and will degrade the longstanding unique character, charm, and allure of Cayucos and the surrounding community.

Commissioners, please support your staff's finding of Substantial Issue and their recommendation that the Commission assume jurisdiction over the CDP application for the proposed project.

Sincerely,
Kristy & Jeffrey Yuhas

From: [Lauren Wheeler](#)
To: [CentralCoast@Coastal](#); [Donovan, Forest@Coastal](#); [Kahn, Kevin@Coastal](#); [Craig, Susan@Coastal](#); [Carl, Dan@Coastal](#); [Mark.Gold@coastal.ca.gov](#); [Groom, Carole@Coastal](#); [Uranga, Roberto@Coastal](#); [Harmon, Meagan@Coastal](#); [Escalante, Linda@Coastal](#); [Rice, Katie@Coastal](#); [Wilson, Mike@Coastal](#); [Hart, Caryl@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Padilla, Stephen@Coastal](#); [Bochco, Dayna@Coastal](#); [Brownsey, Donne@Coastal](#)
Subject: A plea from a long time Cayucos resident
Date: Friday, August 6, 2021 10:51:44 AM

To: California Coastal Commission

From: Lauren Wheeler

Re: CC reference # A-3-slo-21-0039 Cobb Hotel Project, Cayucos

I support Staff's Recommendation to establish Substantial Issue, based on several inconsistencies with the San Luis Obispo LCP and the Public Access Policies of the Coastal Act. Please note:

There are possible Bluff and Setback issues regarding the setback waivers granted to this project. Are the bluff-top setbacks enough to account for erosion and other impacts associated with coastal hazards, like sea-level rise? The project is located on fill, where erosion could happen at a quicker rate than on other land types.

The scale of this project would eliminate the breathtaking public view sheds that currently exist from the Highway, public walkways and Cayucos beach, north of the Pier. It is also inconsistent with the character of downtown Cayucos.

Inadequate Parking: A waiver of over 70% of the parking normally required on a project of this scope (77 down to 21?) was granted. Allowing the Hotel to consume the public parking lot north of the pier as part of their parking requirement would take coastal access away from the public.

- The project does not provide accommodation for low cost Visitor stays, yet it would take the existing public view sheds and existing public parking for private interests.

Precedent Setting Nature of this Decision: Very importantly, granting so many unprecedented waivers and modifications on a project of this scale and sensitivity (Oceanfront parcel bordered by a creek and the ocean), will set a precedent in motion that will encourage and support these waivers to our LCP on future development. We risk losing these protections for the community and public coastal access.

Commissioners, please support your Staff's finding of Substantial Issue and their recommendation that the Commission assume jurisdiction over the CDP application for the proposed project.

Sincerely,
Lauren Wheeler
CAYUCOS CA 93430

From: [Lori Logan](#)
Subject: CC reference # A-3-slo-21-0039 Cobb Hotel Project, Cayucos
Date: Thursday, August 5, 2021 11:07:45 AM

To: California Coastal Commission

Re: CC reference # A-3-slo-21-0039 Cobb Hotel Project, Cayucos

As a full time resident of Cayucos for 36 years, I have concerns over the proposed Cobb Hotel project in Cayucos.

I support Staff's Recommendation to establish Substantial Issue, based on several inconsistencies with the San Luis Obispo LCP and the Public Access Policies of the Coastal Act. Please note:

There are possible Bluff and Setback issues regarding the setback waivers granted to this project. Are the bluff-top setbacks enough to account for erosion and other impacts associated with coastal hazards, like sea-level rise? The project is located on fill, where erosion could happen at a quicker rate than on other land types.

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Precedent Setting Nature of this Decision: Very importantly, granting so many unprecedented waivers and modifications on a project of this scale and sensitivity (Oceanfront parcel bordered by a creek and the ocean), will set a precedent in motion that will encourage and support these waivers to our LCP on future development. We risk losing these protections for the community and public coastal access.

Commissioners, please support your Staff's finding of Substantial Issue and their recommendation that the Commission assume jurisdiction over the CDP application for the proposed project.

Sincerely,

Lori Logan
lorialogan@yahoo.com
(805)459-9704

August 6, 2021

Members of the Coastal Commission
CentralCoast@coastal.ca.gov

COBB HOTEL PROJECT—Bad Idea
Ocean Avenue, Cayucos, CA

As a part time resident and frequent visitor to Cayucos, I am appalled at the possibility of a project proposed across the street from 350 N Ocean Avenue (Bella Vista by the Sea).

As it was first presented, it would be a small one-story motel which was first approved by the Board. Now, however, it has developed into a multiple story hotel with restaurants, day spa, and very little parking.

As I understand it, the land is substantially land fill; and as experienced a couple of years ago, approximately 3 feet of this property was lost due to erosion. When visiting this property, you can see a fire pit that was originally several feet from the edge of the cliff. It is now on the edge. **Is this property stable enough for any building?**

The lack of parking for this project is a major concern. Seventy+ units, restaurant, spa, staff and 21 parking spots. **Where are customers going to park?** Lucerne is already designated parking for its residents, Bella Vista will not allow parking in or around its property, and the beach parking lot is for folks visiting the beach for the day and not staying in the hotel. Is the hotel going to purchase more land to have as valet parking off site at an additional cost to the hotel customers? We don't want customers trying to illegally park and taking up the limited parking in town.

Additional building on the coastline, I thought, was curtailed so that the remaining undeveloped coast can be preserved for future generations. This project seems so contrary to California's conservation efforts and contrary to the vision and charm that citizens of Cayucos hope to maintain for their community. **Has an Environmental Impact Study been completed? Is it legal to build on the Coast?**

There are so many reasons this project is a bad idea. The land is unstable. The project is too large for the lot. There is not adequate parking. Environmentally it is not in keeping with the charm that Cayucos has successfully maintained.

I hope you seriously consider banning this project from continuing.



Marion Hatland
350 N Ocean Avenue, #33
Cayucos, CA 93430
mhatland@comcast.net
510-364-2313

To: California Coastal Commission

From: Mark Sarrow

Re: CC reference # A-3-slo-21-0039 Cobb Hotel Project, Cayucos

I support Staff's Recommendation to establish Substantial Issue, based on several inconsistencies with the San Luis Obispo LCP and the Public Access Policies of the Coastal Act. Please note:

- There are possible Bluff and Setback issues regarding the setback waivers granted to this project. Are the bluff-top setbacks enough to account for erosion and other impacts associated with coastal hazards, like sea-level rise? The project is located on fill, where erosion could happen at a quicker rate than on other land types.
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- Roger Lyon, a giant among local conservationists, liked to say that Cayucos is one of the last intact California beach towns that retains its individuality. The others have been made over by suburban sprawl so that they are no longer recognizable.

Commissioners, please support your Staff's finding of Substantial Issue and their recommendation that the Commission assume jurisdiction over the CDP application for the proposed project.

Sincerely,

Mark Sarrow

From: CentralCoast@Coastal
To: Donovan.Forest@Coastal
Subject: Fw: Public Comment on August 2021 Agenda Item Thursday 17b - Appeal No. A-3-SLO-21-0039 (Cobb Hotel, Cayucos).
Date: Friday, August 6, 2021 8:57:15 AM

From: Megan Tewell <megan.tewell@gmail.com>
Sent: Thursday, August 5, 2021 3:56 PM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Public Comment on August 2021 Agenda Item Thursday 17b - Appeal No. A-3-SLO-21-0039 (Cobb Hotel, Cayucos).

To Whom it May Concern,

As a long time resident of Cayucos, California, I am writing in support of the appeal against the Cobb Hotel proposal.

I support all of the arguments raised in the appeal and as a resident of Cayucos I am particularly concerned with this project's lack of parking and degradation of coastal views and access for the public. This seems to be a repeated issue with the County of San Luis Obispo where coastal development projects get approved with no parking and no concern for the impact to parking, traffic, water, and degradation of the character of Cayucos.

The lack of parking for the project (21 spaces, where 77 are required) that the county approved is irresponsible. Parking is already at a premium in Cayucos (without the proposed resort). Residents have to use cones or chains to block off their own driveways and protect blockage of their mailboxes. On weekends or during holidays, cars have taken to parking on the entrance and exit ramps and shoulders of highway 1 - which is both dangerous and illegal. There is one public parking lot in Cayucos (~60-70 spots) that services public beach goers and patrons and employees of Cayucos businesses. That lot is conveniently adjacent to the proposed resort and I suppose the resort and the County assume the resort can just use the public lot as overflow. But if the resort takes even half of those spots, the public and neighboring businesses are left with just 30-35 spots. The impact to parking and traffic that causes hurts the residents, the businesses, and the public beach goers.

On the other issue, the owner Jay Cobb says in his interview to the San Luis Obispo Tribune that he wants to "create Paradise" on the "last piece of land in a popular beach town sitting directly on top of the beach," by developing a project that "epitomizes entertainment and fun." Cayucos is not a popular beach town in the way Pismo Beach is popular. It is not a party town. Cayucos is popular because of its quiet, old school and vintage charm, and because its coastal views are relatively undisturbed with much of the bluff areas preserved as public walking trails.

My understanding is that one of the primary objectives of the Coastal Commission is to "protect scenic and visual qualities of coastal areas ...as a resource of public importance." (Cal. Coastal Act 30251), and that "permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural

landforms, to be **visually compatible with the character of surrounding areas**, and, where feasible, to restore and enhance visual quality in visually degraded areas..." (id.) This proposed 3 story resort will not only block the views of the ocean from the surrounding properties (both residential and existing vacation rentals) and the public that hike and walk the surrounding pathways, it blocks the coastal view of the rolling hills from the ocean and beach. The resort is shiny, new, luxury, a "paradise" playground for its owners - but it is not visually compatible with the small town character for which Cayucos is adored.

Thank you for your consideration of my comments.

Best Regards,

Megan Tewell

From: [Morgan Leighton](#)
To: [Harmon, Meagan@Coastal](#); [CentralCoast@Coastal](#)
Cc: [Escalante, Linda@Coastal](#); [Hart, Caryl@Coastal](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Donovan, Forest@Coastal](#)
Subject: Comments on Appeal number A-3-SLO-21-0039
Date: Thursday, August 5, 2021 9:54:50 PM
Attachments: [Comments on Appeal Hearing A-3-SLO-21-0039.docx](#)

Re: Public Hearing of the Coastal Commission
Appeal number A-3-SLO-21-0039
Regarding local government permit number DRC2019-00297

Dear Commissioner Harmon and members of the Coastal Commission,

I am writing to express my concerns regarding the plans of Jay and Lisa Cobb to build a hotel, restaurant, and bar on the bluff on North Ocean Avenue in Cayucos, CA. My biggest concern is the modification of off-street parking standards requested by the applicants to build only 21 parking spaces instead of the required 77. I fear that building such a luxury resort but failing to provide parking for guests at the hotel, restaurant and bar will overwhelm the available public parking and make it even more difficult than it is already for locals and other visitors to access the beautiful public beach and tidepools north of the Cayucos pier.

I am a California native, and my family has strong ties to Cayucos. My great-grandparents built a home on 18th street and Cayucos has always been our family vacation and reunion destination. My mother as well as several of my aunts, uncles and cousins have lived in and around Cayucos for years. I grew up visiting Cayucos and have many fond memories of exploring the tidepools, swimming at the beach by the pier, and enjoying 4th of July festivities there. I look forward to bringing my own children there someday to share it with them!

I know that public parking both north and south of the pier to access the beach already fills up quickly on pleasant days, especially in the summer when tourists visit. While I know that no place can remain the same forever and do not begrudge those who wish to build accommodations for new visitors to enjoy Cayucos, it seems obvious to me that the proposed hotel, restaurant, and bar will attract far more than 21 guests at a time and will spill over into much of the available public parking. I would hate to see Cayucos locals and familiar visitors made to feel unwelcome in their own backyard by thoughtless planning and avoidable congestion.

I urge you to consider the impact on the community that this project will have, and to impose stricter requirements for off-street parking to ensure that the public retains access to the beach and the Cayucos pier.

Sincerely,

Morgan Leighton, MD, MPH
Morganleighton89@gmail.com

To: California Coastal Commission

From: _____

Re: CC reference # A-3-slo-21-0039 Cobb Hotel Project, Cayucos

I support Staff's Recommendation to establish Substantial Issue, based on several inconsistencies with the San Luis Obispo LCP and the Public Access Policies of the Coastal Act. Please note:

- There are possible Bluff and Setback issues regarding the setback waivers granted to this project. Are the bluff-top setbacks enough to account for erosion and other impacts associated with coastal hazards, like sea-level rise? The project is located on fill, where erosion could happen at a quicker rate than on other land types.
- The scale of this project would eliminate the breathtaking public view sheds that currently exist from the Highway, public walkways and Cayucos beach, north of the Pier. It is also inconsistent with the character of downtown Cayucos.
- Inadequate Parking: A waiver of over 70% of the parking normally required on a project of this scope (77 down to 21?) was granted. Allowing the Hotel to consume the public parking lot north of the pier as part of their parking requirement would take coastal access away from the public.
- The project does not provide accommodation for low cost Visitor stays, yet it would take the existing public view sheds and existing public parking for private interests.
- Precedent Setting Nature of this Decision: Very importantly, granting so many unprecedented waivers and modifications on a project of this scale and sensitivity (Ocean-front parcel bordered by a creek and the ocean), will set a precedent in motion that will encourage and support these waivers to our LCP on future development. We risk losing these protections for the community and public coastal access.

Commissioners, please support your Staff's finding of Substantial Issue and their recommendation that the Commission assume jurisdiction over the CDP application for the proposed project.

Sincerely,

From: [Kathryn Madonna](#)
To: Donovan.Forest@Coastal
Subject: Cobb application
Date: Thursday, August 5, 2021 1:46:45 PM

August 1, 2021

I am writing in support of the Coastal Commission taking a closer look at all the parameters involved in the possible approval of the Cobb application for a motel-restaurant-bar-convenience store and more.

My husband was born in Cayucos and has lived his whole life here. His father was a dairyman and rancher who used the Cayucos pier to ship his butter and cream to markets. I joined him here in 1972 and we raised our family in Cayucos. There have been many changes to the town since it began, some good, some not so good. But, for the most part, Cayucos has stayed true to its small town roots while welcoming seasonal visitors, summer hordes and friends who come to enjoy the peaceful atmosphere.

PARKING!!! We have Northern California friends who have rented vacation houses throughout the town since the 1970's so we all appreciate that those rentals are available to bring families here. But parking!! When these two couples, sometimes three come to visit, they come in three cars for one rental. When the husbands come, another three cars show up. And then when kids became teenagers, more cars came along with them. We and other county friends come by often for day visits, dinner parties and just hanging out—more cars.

Our friends rented along Pacific Street, Cayucos Drive and Lucerne as well as other streets, and parking even back in the 1990's was an issue. We tried to be careful to stay out of locals parking areas but sometimes you park where you can.

The other issue raised is the Vets Hall parking—always full. When the Veterans Hall gets funding to finally fix the major building problems, that parking lot will go away. To suggest that lot as an overflow parking area for a self-contained vacation getaway is not for the people of Cayucos. That conceit is only for the owners of the getaway and their paying guests.

My husband also remembers the area near the pier as always being full of water. We remember the high tides with winter storms that flooded Hardie Park—not that near the beach but near a moving watercourse that feeds down into the ocean.

Please reconsider the 21 space parking designation and go back to the 77+ spaces that will be needed when the motel is open. We don't even think 77 spaces is enough considering how really small the parking areas are close to the beach.

Thanks

Paul and Kathy Madonna, Cayucos

From: [Pete Meslin](#)
To: [Donovan, Forest@Coastal](mailto:Donovan.Forest@Coastal)
Subject: Fwd: Th 17B on the 8/12 agenda
Date: Wednesday, August 4, 2021 7:58:46 AM

Date: Tue, Aug 3, 2021 at 9:58 PM
Subject: Fwd: Th 17B on the 8/12 agenda

Dear Mr. Donovan,

I would like to add my voice to those who have / are appealing item Th17B on the Coastal Commission agenda. A brief summary of my objections follows:

1. The variance is too substantial. That is, the property was initially supposed to be (zoned?) for a 10 unit 2 story building. Instead the proposal is for a 17 unit, 3 story, plus additional retail space. This is not in keeping with what has been a small, quaint city. There are only two 3 story buildings in the entirety of Cayucos. On one of them the first floor is a parking garage. On the second building the 3rd story provides a view of the ocean as the building is on the east side of Ocean. I don't see any need for the 3rd floor and we don't want any more in Cayucos.
2. Traffic is already very difficult in the downtown area. To go to the bank this morning I had to park my car in the residential area on D street past the post office. No parking was available on N. Ocean or Ocean Front. This was a Tuesday morning when traffic is believed to be minimal. Any further overflow traffic from the proposed development would have to be absorbed in the Vet Hall which is already impacted during the summer.
3. It is unfair to subject the residents of Cayucos to "externalities" that we would have to bear so that the owner can pursue additional profit. If the 10 units is not enough the owner can pursue the purchase of additional property.

Sincerely,
Pete Meslin
29 Bakersfield Ave.
Cayucos, CA 93430
pete.meslin@gmail.com

From: [Randall Heyn-Lamb](#)
To: [Brownsey, Donne@Coastal](#); [Bochco, Dayna@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mark.Gold@coastal.ca.gov](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Donovan, Forest@Coastal](#); [CentralCoast@Coastal](#)
Subject: Re item Th17b on 8/12 CCC agenda
Date: Tuesday, August 3, 2021 11:03:22 PM

Dear Coastal Commissioners

I am writing as a frequent visitor to the Central Coast; as someone with long time friends living in Cayucos, and as someone concerned about maintaining an increasingly delicate balance between protection and enjoyment of the coastal lands and waters.

As such, I am urging you to accept the recommendation of your staff as contained in their report that a *Substantial Issue* exists on the Cobb hotel property.

As I understand the situation, development of the property by the current raises practical concerns over insufficient on-site parking. Using nearby public parking is not a tenable alternative since this is already heavily used by visitors.

The current plan also blocks one of the more iconic views of Cayucos as one looks south toward the Cayucos Pier and Morro Rock. The development will also likely increase the growing problem of litter, noise and congestion in Cayucos.

I was born and raised in Chicago. The best gift Burnham and the city planners did as the city rebuilt after the Great Fire was to preserve the waterfront for the *people* to enjoy. I urge you to follow their lead in this example.

Perhaps more importantly, I understand that your staff have repoerws significant potential coastal hazards such as soil instability and increased rates of erosion and run off into the neighboring stream. And though it is hard to believe, I am told that no Environmental Impact Report has been susuited! Is this possible? Legal?

Finally, while this may be a factor beyond the Commission's ability to control, I find the hotel plan, with its rumored room rates of over \$1000 a night to be unaffordable and inconsistent with the character of Cayucos, which I have come to appreciate for its family atmosphere.

I hope we can count on you as Commissioners to uphold the findings of your staff.

Sincerely,

Randall Heyn-Lamb

To: CCC Member

Re: Proposed Cobb Hotel, Cayucos (Agenda Item Th17b)

We retired in Cayucos nine years ago because of its small-town quaintness, friendly atmosphere, lack of “big box” stores and large commercial hotels.

We are writing in opposition to the proposed Cobb Hotel Project in Cayucos for the following reasons:

- 1) No longer will Cayucos have the character which attracted us to this seaside village to live out our retirement years
- 2) Parking is already an issue and this hotel will negatively impact the parking, especially downtown
- 3) We are not so sure that this piece of land is not considered Chumash Sacred Ground
- 4) Lack of an EIR (which may answer the question re: Chumash Sacred Ground)
- 5) This location would negatively impact the environment which the CCC is charged with preventing
- 6) There are many motels in Cayucos from which to choose that fit the uniqueness of this village
- 7) Finally, this hotel would block the views for many residents and would increase noise, litter and downtown congestion.

Thank you in advance for hearing our concerns and, as a member of CCC, for continuing to act to benefit all citizens of California.

Sincerely,

Robert and Reba Perkins

390 Saint Mary Ave.

Cayucos, CA 93430

From: CentralCoast@Coastal
To: [Donovan, Forest@Coastal](mailto:Donovan.Forest@Coastal)
Subject: Fw: A-3-SLO-21-0039 Cobb Hotel / DRC2019-00297
Date: Friday, August 6, 2021 11:16:51 AM

From: Robert Timmerman <bktimmerman@gmail.com>
Sent: Friday, August 6, 2021 11:13 AM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: A-3-SLO-21-0039 Cobb Hotel / DRC2019-00297

I am writing this e-mail to voice the concerns of the HOA for the Cayucos Beach Condo's At 349 N. Ocean Ave. Cayucos (immediately to the west of the proposed development).

Our concerns are as follows:

1. The proposed number of parking spaces is inadequate for the number of proposed units and staff.
2. The proposed parking will be located between the building and the street and will be visible along Ocean Ave.
3. Street parking should not be allowed.
4. The proposed building height and its location to the bluff will block the views of the town and the hills for a number of our condo's
5. The proposed building design is not well thought out. The building is too tall and its solid mass will act as a wall from the street preventing views of the ocean and pier.
6. The proposed building facade design is not appropriate for such a prominent location.
7. Noise from the close proximity of the proposed building to the condo's needs to be addressed.
Any noise causing building equipment must be located away from the condo side.
Outdoor parties, events and other uses need to be limited to no later than 10:00pm and every effort be made to reduce ambient noise.
8. Access for service vehicles must be located on the side opposite from the condo's.

Thank you for your time and consideration,
Sincerely,
Robert Timmerman
President of the Homeowners Association
Cayucos Beach Condo's

From: [Stephanie](#)
To: [Bochco, Dayna@Coastal](#); [Padilla, Stephen@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Donovan, Forest@Coastal](#); [CentralCoast@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#)
Subject: URGENT!!! The Cobb hotel is item Th17b on the Coastal Commission agenda August 12, 2021 - Deny this project
Date: Wednesday, August 4, 2021 9:16:48 PM

>> Dear California Coastal Commission,

>> Regarding The Cobb hotel, item Th17b on the Coastal Commission agenda, I have lived in Cayucos for over 12 years and adamantly oppose this project for the following reasons:

- >> - parking issues
- >> - coastal hazards such as erosion
- >> - history of the site and possible instability of soil
- >> - no Environmental Impact Report
- >> - inconsistent with the character of Cayucos
- >> - rental rates of \$1,200 to \$1,500 per night is prohibitive for most people (CCC emphasizes environmental justice and access for everyone)
- >> - blocks/destroys views
- >> - increased noise
- >> - increased litter
- >> - increased congestion
- >> - increased water usage
- >> Overall, this project is way out of scale, an eyesore, blocks viewshed and public access.
- >> We urge you - deny this project.

Respectfully,
Stephanie Allen
Cayucos home owner and full-time resident

From: CentralCoast@Coastal
To: [Donovan, Forest@Coastal](mailto:Donovan.Forest@Coastal)
Subject: Fw: Public Hearing Notice for A-3-SLO-21-0039 (Cobb Hotel)
Date: Wednesday, August 4, 2021 12:13:35 PM
Attachments: [Applicant Correspondence Highlighted Comments .pdf](#)

From: Steve Rarig <banorarig@gmail.com>
Sent: Wednesday, August 4, 2021 10:29 AM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: RE: Public Hearing Notice for A-3-SLO-21-0039 (Cobb Hotel)

Good morning staff. Thanks for this important notice. Previously I had written letters to San Luis Obispo County Planning Commissioners (before their hearing) and to your Coastal Commission back in July opposing this project for a number of reasons. Your staff report is well written and covers the points that establish reason for the Commission to determine that a **Substantial Issue** has been raised.

I have attached highlighted in yellow comments made by the applicant that are in the Correspondence section of your staff report-comments which are either not true, or very misleading to the public. The comment that the applicant makes at bottom of my attachment is highlighted for your reference "Six of our rooms could be considered low cost accommodations based on how they can accommodate six people or more in one room". This comment from applicant is especially disturbing related to parking which is my biggest concern as I live up the street from this property. This project is way underparked period!

Staff, please pass this email on too all Commissioners for the upcoming hearing.

Thanks, Steve Rarig

From: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Sent: Friday, July 30, 2021 2:37 PM
Subject: Public Hearing Notice for A-3-SLO-21-0039 (Cobb Hotel)

Please consider this Important Public Hearing Notice of the upcoming California Coastal Commission Hearing. See attached notice for more details.

From: [Sue McDaniel](#)
To: [Brownsey, Donne@Coastal](#); [Bohco, Dayna@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mark.Gold@coastal.ca.gov](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Donovan, Forest@Coastal](#); [CentralCoast@Coastal](#)
Cc: [bgibson@co.slo.ca.us](#)
Subject: Item Th17b on the Coastal Commission agenda for August 12
Date: Wednesday, August 4, 2021 11:18:43 AM

Reference: Appeal Number A-3-SLO-21-0039

Dear California Coastal Commissioners,

I am writing as a concerned Cayucos resident to add my support to Appeal Number A-3-SLO-21-0039, that there are substantial issues regarding the Cobb hotel proposal.

I wish to voice my opinion that there are many substantial issues regarding the proposed land usage for the Cobb property in Cayucos, and that the Coastal Development Permit (CDP) MUST be repealed.

San Luis Obispo County covers many varying land and community types, of which Cayucos is a unique entity. To allow a development as the one proposed by the Cobbs would set a precedent of inappropriate building in a historic area known for its distinctive town flavor. Cayucos is a quirky and special environment with beautiful views and strong community pride that must be maintained by disallowing building projects that do not support these qualities. As the saying goes, once it's gone, it's gone.

In addition to the aesthetic concerns, there are substantial issues concerning parking, coastal erosion, the lack of an Environmental Impact Study, increased congestion, and others.

Parking in Cayucos is already hard to come by and to think that a 17 unit hotel with all it's employees and visitors will only require 21 parking spaces is ludicrous. What of the ADA requirements that will eliminate a portion of those 21 spaces, what of the delivery vehicles, what of the additional congestion in an already congested area. This is not acceptable.

The area proposed for this development is a sandy runoff area. Need I say more? There will be a serious concern about runoff, ocean rise, and the resulting erosion. We must protect the land and our coastal waters. It is vital that at the very least, an Environmental Impact Study be completed prior to approval of this project.

I sincerely hope that the Commission will determine that the appeal raises a substantial issue, and will take jurisdiction over the underlying coastal development permit (CDP) application. I hope that the Commission will allow for a review of the application at a future Commission meeting, and invite all persons to testify. There are many substantial issues in this proposal that have not been addressed and Cayucos deserves a formal say in its future.

Thank you,
Sue McDaniel

225 Hacienda Dr
Cayucos, CA 93430

From: [Susan Gerdson](#)
To: [Brownsey, Donne@Coastal](#); [Bohco, Dayna@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Carole.Groome@coastal.ca.gov](#); [Mark.Gold@coastal.ca.gov](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Donovan, Forest@Coastal](#); [CentralCoast@Coastal](#)
Subject: CC reference #A-3-slo-21-0039 Cobb Hotel Project, Cayucos
Date: Thursday, August 5, 2021 4:57:24 PM

I support Staff's Recommendation to establish Substantial Issue, based on several inconsistencies with the San Luis Obispo LCP and the Public Access Policies of the Coastal Act. Please note:

There are possible Bluff and Setback issues regarding the setback waivers granted to this project. Are the bluff-top setbacks enough to account for erosion and other impacts associated with coastal hazards, like sea-level rise? The project is located on fill, where erosion could happen at a quicker rate than on other land types.

The scale of this project would eliminate the breathtaking public view sheds that currently exist from the Highway, public walkways and Cayucos beach, north of the Pier. It is also inconsistent with the character of downtown Cayucos.

Inadequate Parking: A waiver of over 70% of the parking normally required on a project of this scope (77 down to 21?) was granted. Allowing the Hotel to consume the public parking lot north of the pier as part of their parking requirement would take coastal access away from the public.

- The project does not provide accommodation for low cost Visitor stays, yet it would take the existing public view sheds and existing public parking for private interests.

Precedent Setting Nature of this Decision: Very importantly, granting so many unprecedented waivers and modifications on a project of this scale and sensitivity (Oceanfront parcel bordered by a creek and the ocean), will set a precedent in motion that will encourage and support these waivers to our LCP on future development. We risk losing these protections for the community and public coastal access.

Commissioners, please support your Staff's finding of Substantial Issue and their recommendation that the Commission assume jurisdiction over the CDP application for the proposed project.

Sincerely,

Susan Gerdson (Cayucos homeowner for the past 40 years)
3250 Shearer Avenue
Cayucos, CA 93430

email: cayucossue@gmail.com

A wide-angle photograph of a coastal town, likely in California, featuring a long wooden pier extending into the ocean. The foreground shows a paved road and a grassy area with a fence. The background includes rolling hills and a clear blue sky with scattered clouds. A large building is visible on the right side of the frame.

be a gazebo, building for amenities, hot tub and bocce ball field. All of these facilities would be located on the grassland terrace with a setback from the coastal bluff edge and no encroachment onto the beach or into Cayucos C.



433 N. Santa Rosa - San Luis Obispo, CA 93405
Phone: (805) 543-4242 Fax: (805) 543-4245
www.calfire.ca.gov

Scott M. Jabert, Unit Chief

FIRE SAFETY PLAN

January 27, 2020

San Luis Obispo County
Department of Planning & Building
County Government Center
San Luis Obispo, CA 93408

Subject: DRC2019-00287 COBB (Arnick)

Melina Smith,

CAL FIRE/San Luis Obispo County Fire Department has reviewed the New Project Referral information and building plans provided for the proposed Conditional Use Permit, for construction of a 3-story 15 room hotel offering active and passive outdoor recreational activities available to the community and hotel guests. This project will be located at an open lot on North Ocean Ave between Lucerne Street and Cayucos Creek, Cayucos, CA.

Special Concerns:

The cumulative effects of commercial development and special event type programs within areas such as this continue to place challenges upon CAL FIRE/County Fire's ability to provide effective and efficient emergency services within rural areas.

The nearest CAL FIRE/County Fire station (#16-Estero Bay) is located at 201 Cayucos Drive, Cayucos, CA. This station has an approximate .2-mile vehicular travel distance and a 2-minute response time. At a minimum, 2 full-time firefighters are on duty at this station throughout the entire year regardless of weather conditions.

This geographic location is within lands classified as Local Responsibility Area.



COASTAL BLUFF EVALUATION

March 14, 2019
SL111157-1

Client:

Jay and Lisa Cobb
2264 Vermont Avenue
Covis, California
93619

Project name:

Parcel 9, North Ocean Avenue
APN: 064-481-009
Cayucos Area
San Luis Obispo County, California

Dear Mr. and Mrs. Cobb:

1.0 INTRODUCTION

This report presents the results of a geologic evaluation of the coastal bluff for the proposed bed and breakfast to be located at Parcel 9 North Ocean Avenue, APN: 064-481-009, Cayucos area, San Luis Obispo County, California. See Figure 1: Area Location Map for the general location of the project area, which was obtained from the computer program Topo USA 8.0 (Delorme, 2009). The purpose of this evaluation is to determine the geologic coastal bluff hazard for the property and determine the rate of bluff erosion or retreat for a 100-year period. Included in this report are recommendations for reducing site erosion and bluff loss.

1.1 Site Description

Parcel 9 North Ocean Avenue is located at 35.449703 degrees north latitude and -120.508094 degrees west longitude at a general elevation of 16 feet above mean sea level. The property is approximately square in shape and located where North Ocean Avenue intersects Lucerne Street to the west of the property. The project property will hereafter be referred to as the "Site." See Figure 1: Area Location Map for the general layout of the project area.

The Site has a slight slope gradient towards the southeast. Surface drainage follows the topography towards the southeast. Annual grasses currently vegetate the Site.

1.2 Project Description

The size and layout of the proposed development at the Site is currently unknown. At the time of the preparation of this report, the proposed bed and breakfast is anticipated to be one or two stories in height and to be constructed using light wood framing. It is anticipated that the proposed bed and breakfast will utilize a slab-on-grade and/or raised wood lower floor system.

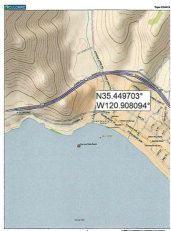


Figure 1: Area Location Map

220 High Street
San Luis Obispo, CA 93401
805.543.8039

1021 Tanna Lane, Suite 105
Santa Maria, CA 93455
805.474.8039

31 S. Milp Street, Suite 108
Santa Barbara, CA 93103
805.545.2202

info@geosolutions.net
stan@geosolutions.net

From: [Tom zkahuna](#)
To: [Brownsey, Donne@Coastal](#); [Bochco, Dayna@Coastal](#); [Padilla, Stephen@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Donovan, Forest@Coastal](#); [CentralCoast@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#)
Subject: The Cobb hotel is item Th17b on the Coastal Commission agenda August 12, 2021
Date: Tuesday, August 3, 2021 8:34:19 PM

Dear California Coastal Commission,

Regarding The Cobb hotel, item Th17b on the Coastal Commission agenda,

We have lived in Cayucos for over 46 years and adamantly oppose this project for the following reasons.

- parking issues
- coastal hazards such as erosion
- history of the site and possible instability of soil
- no Environmental Impact Report
- inconsistent with the character of Cayucos
- rental rates of \$1,200 to \$1,500 per night is prohibitive for most people (CCC emphasizes environmental justice and access for everyone)
- blocks/destroys views
- increased noise
- increased litter
- increased congestion
- increased water usage

Overall, this project is way out of scale, an eyesore, blocks viewshed and public access.
Please deny this project.

--

Thomas & Laurie Craig
35 - 9th Street Cayucos, CA
(805) 995-1806

Hello California Coastal Commission members, I am

- history of the site and possible instability of soil

- In conclusion, this project is out of scale with the existing downtown environment, is poorly thought out, blocks views and public access.
Please deny this project.

Thomas Templeton
1625 Cass Avenue
Cayucos, Ca 93430

From: [Vicki Tamoush](#)
To: [Brownsey, Donne@Coastal](#); [Bochco, Dayna@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mark.Gold@coastal.ca.gov](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Donovan, Forest@Coastal](#); [CentralCoast@Coastal](#)
Subject: Re: Th17b, Appeal A-3-SLO-21-0039
Date: Tuesday, August 3, 2021 9:34:09 PM

To the Coastal Commission and Staff:

I am writing to support the appeal filed by Commissioners Hart and Escalante regarding the hotel complex planned for an area north of the creek in Cayucos. This development is completely out of scale with the town, and I have serious concerns about the stability of the "bluff" which is actually fill from the construction of Highway 101. The fact that an Environmental Impact Report was not required is not consistent with the Commission's longstanding protection of our beautiful coastal communities.

In addition to safety concerns, a complex such as this one will cause a great deal of disruption to the neighboring homes. The residents of Bella Vista Terrace will lose their ocean views, which of course will devalue their properties. For those who appreciate the view from the pier, they will now be looking at a cement-encrusted complex designed for only the most wealthy in a town where overdevelopment like this has been rejected by property owners and business owners repeatedly over the years.

The Commission's commitment to environmental justice includes retaining accessibility to the coast for all. A development aimed at those who can afford \$1,200 to \$1,500 per night is exactly the opposite of that mission.

We know from experience that the parking waiver the developer received will only increase a serious problem in Cayucos. The developer expects 73% of the parking spaces that should have been allotted for a development of this size to be accommodated by the pier parking lot. Where, then, will people park when they come to fish at the pier, or enjoy the beach? Will the developer's hotel clients enjoy dragging their luggage from the pier up the hill to his hotel? Of course, we know that the developer's hotel guests will park in front of our homes, across our driveways, and block access to our businesses. This is what happens now, without the addition of a massive, three-story structure.

Along with the hotel, store, gym, spa, and all the other features of this development, our quiet little town will have to tolerate an increase in noise, congestion, and litter with the addition of a development of this size. A hotel such as this one is better suited to Santa Monica, Santa Barbara, or some other overdeveloped area, but not Cayucos. We live here because we enjoy "the last little beach town" in California. We live here because there are no oversized developments, noise, traffic, congestion, and litter. We live here because it's the kind of town where you can escape all the things this hotel will bring with it.

We're hoping the developer will find some other community to increase his wealth. Cayucos is already rich...in beauty. And we'd like to keep it that way.

Thank you for the opportunity to comment,

Vicki Tamoush

From: [Dan Borradori](#)
To: [Brownsey, Donne@Coastal](#); [Bochco, Dayna@Coastal](#); [Groom, Carole@Coastal](#); [Hart, Caryl@Coastal](#); [CentralCoast@Coastal](#); [Carl, Dan@Coastal](#); [Escalante, Linda@Coastal](#); [Craig, Susan@Coastal](#); [Donovan, Forest@Coastal](#); [Kahn, Kevin@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Rice, Katie@Coastal](#); [Mark.Gold@coastal.ca.gov](#); [Harmon, Meagan@Coastal](#); [Wilson, Mike@Coastal](#); [Uranga, Roberto@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Padilla, Stephen@Coastal](#)
Subject: A-3-SLO-21-0039 Geo-Solutions Response
Date: Friday, August 6, 2021 1:52:45 PM

Commissioners and Commission Staff,

Geo-Solutions, COASTAL BLUFF EVALUATION – RESPONSE TO COMMENTS dated July 8, 2021, under Section 2.0, **Response:**

“The oldest yet still small-scale photograph which could be obtained for the site dated back to 1953 which resulting in a analysis spanning 66 years”

The problem as I’ve pointed out before, **the lot was not filled in 1953, it was beach sand at that time.** I have provided dated photographs to the CCC, 10/1/1964 and 11/23/1964 showing the lot was not filled in 1964. How can Geo-Solutions do a 66 year, 1953 to 2019, Bluff Retreat Study when the lot wasn’t filled in 1953 and no bluff was there?

The hotel proposed for the lot is 3 stories, 35 feet tall. They are basing the height on the top of the fill in the lot. By SLO County Code they must use Natural Grade which is 12-15 feet below the surface of the fill. In the SLO County Planning meeting the County said they could wave that if the fill was installed before 1959. Emi Sugiyama, County Planner, said she thought it was filled in 1958 showing no proof of it being filled. I have provided photographs dated 10/1/1964 and 11/23/1964 showing the lot was not filled, SLO County ignored them.

Dante Borradori
Borradori@att.net
661-706-0605
Sent from my bike

From: [Tybel Cooksey](#)
To: [Groom, Carole@Coastal](#); [Hart, Caryl@Coastal](#); [CentralCoast@Coastal](#); [Carl, Dan@Coastal](#); [Bohco, Dayna@Coastal](#); [Brownsey, Donne@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Donovan, Forest@Coastal](#); [Rice, Katie@Coastal](#); [Kahn, Kevin@Coastal](#); [Escalante, Linda@Coastal](#); [Mark.Gold@coastal.ca.gov](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Padilla, Stephen@Coastal](#); [Craig, Susan@Coastal](#); [Wilson, Mike@Coastal](#)
Subject: (Copied to CCC Staff) RE: Cobb Hotel Project Concerns
Date: Friday, August 6, 2021 1:58:31 PM

----- Forwarded message -----

From: **Barbara** <bkarush@yahoo.com>
Date: Fri, Aug 6, 2021 at 12:34 PM
Subject: Fwd: (Copied to CCC Staff) RE: Cobb Hotel Project Concerns
To: Devin Wallace <devinwalla@gmail.com>, Tybel (Kuma Leo Ben)Dombrowski <tybelc@gmail.com>, <rrcooksey@gmail.com>

Sent from my iPad

Begin forwarded message:

On Aug 6, 2021, at 11:11 AM, Barbara Karush <bkarush@yahoo.com> wrote:

To: California Coastal Commission

From: Tybel Cooksey

Re: CC reference # A-3-slo-21-0039 Cobb Hotel Project, Cayucos

I support Staff's Recommendation to establish Substantial Issue, based on several inconsistencies with the San Luis Obispo LCP and the Public Access Policies of the Coastal Act. Please note:

- There are possible Bluff and Setback issues regarding the setback waivers granted to this project. Are the bluff-top setbacks enough to account for erosion and other impacts associated with coastal hazards, like sea-level rise? The project is located on fill, where erosion could happen at a quicker rate than on other land types.
- The scale of this project would eliminate the breathtaking public view sheds that currently exist from the Highway, public walkways and Cayucos beach, north of the Pier. It is also inconsistent with the character of downtown Cayucos.
- Inadequate Parking: A waiver of over 70% of the parking normally required on a project of this scope (77 down to 21?) was granted. Allowing the Hotel to consume the public parking lot north of the pier as part of their parking requirement would take coastal access away from the public.

- The project does not provide accommodation for low cost Visitor stays, yet it would take the existing public view sheds and existing public parking for private interests.
- Precedent Setting Nature of this Decision: Very importantly, granting so many unprecedented waivers and modifications on a project of this scale and sensitivity (Oceanfront parcel bordered by a creek and the ocean), will set a precedent in motion that will encourage and support these waivers to our LCP on future development. We risk losing these protections for the community and public coastal access.

Commissioners, please support your Staff's finding of Substantial Issue and their recommendation that the Commission assume jurisdiction over the CDP application for the proposed project.

Sincerely,

Tybel Dombrowski

From: [Carol Kramer](#)
To: [Donovan, Forest@Coastal](mailto:Donovan.Forest@Coastal)
Subject: Cobb Hotel hearing
Date: Friday, August 6, 2021 2:50:58 PM

Hello my name is Carol Kramer, a 40 year resident of Cayucos Ca. and member of the Cayucos Advisory Council also a co-chair of the Visitor's Alliance Council. I am writing to you with my concerns about the Cobb Hotel project that is set to go before your Commission on August 12, 2021. All the information concerning this has stated that the Advisory Board voted unanimously to support this project. As I voted in that meeting in March 2020, I did not vote in favor of support and actually asked questions that were not answered adequately.

I have a number of concerns.

1. Most importantly would be the lack of adequate parking for a project of this size and scope. Why are so many spaces waived when other projects in town that are not this overbuilt for the property are required to have more.
2. The lack of a view shed which the Applicant's solution has been to have a Lobby of all glass so citizens and visitors can look thru the Lobby and see the coast
3. The Cobbs have stated they are meeting a need for Quality Hotel accommodations in Cayucos and I'm sure that we already have other hotels in Cayucos that would disagree that there is a lack of Quality rooms available.
4. Inconsistent with the character of our Town...which has unofficially been called the last California Beach Town consistent with a 50's lifestyle that has been embraced by the locals and visitors alike and protected rigorously by the local population
5. Built on a land fill site that was a dump for Borradori Garage and Local construction until the 1960's asking the question of where is the Environmental Impact Report
6. The failure of the Advisory Council to hold a Public Information Meeting that was well advertised before the Council took a vote without Public comment and opinions
7. The coastal hazard of erosion and sea rise based on 50 year reviews and not the full 100 year study
8. The Restaurant and Bar for Hotel Guests only but what guarantee are in place that this will stay in place and not open to the general public, requiring more parking spaces
9. The lack of Public coastal access on the property but relying on adjacent neighboring private property for the public access

These are some of my concerns and I hope that you agree that there is enough questions to deny the project going forward and to revisit the permitting process from San Luis Obispo County Planning Commission file # DRC2019-00297

Thank you for your consideration,
Carol R. Kramer

From: [Carl, Dan@Coastal](mailto:Carl_Dan@Coastal)
To: [Craig, Susan@Coastal](mailto:Craig_Susan@Coastal); [Kahn, Kevin@Coastal](mailto:Kahn_Kevin@Coastal); [Donovan, Forest@Coastal](mailto:Donovan_Forest@Coastal)
Subject: FW: A-3-SLO-21-0039 Geo-Solutions Response
Date: Friday, August 6, 2021 3:24:06 PM

Interesting question/observation about height below. Argues that the fill is not ‘natural grade’ and thus they need to measure height from beach level, which would mean this is way oversized. Does the LCP provide any guidance on this question about measuring heights?

From: Dan Borradori <borradori@att.net>

Date: Friday, August 6, 2021 at 1:52 PM

To: "Brownsey, Donne@Coastal" <donne.brownsey@coastal.ca.gov>, "Bochco, Dayna@Coastal" <dayna.bochco@coastal.ca.gov>, "Groom, Carole@Coastal" <carole.groom@coastal.ca.gov>, "Hart, Caryl@Coastal" <caryl.hart@coastal.ca.gov>, "CentralCoast@Coastal" <CentralCoast@coastal.ca.gov>, "Carl, Dan@Coastal" <Dan.Carl@coastal.ca.gov>, "Escalante, Linda@Coastal" <linda.escalante@coastal.ca.gov>, "Craig, Susan@Coastal" <Susan.Craig@coastal.ca.gov>, "Donovan, Forest@Coastal" <forest.donovan@coastal.ca.gov>, "Kahn, Kevin@Coastal" <Kevin.Kahn@coastal.ca.gov>, "Turnbull-Sanders, Effie@Coastal" <effie.turnbull-sanders@coastal.ca.gov>, "Rice, Katie@Coastal" <katie.rice@coastal.ca.gov>, "Mark.Gold@coastal.ca.gov" <Mark.Gold@coastal.ca.gov>, "Harmon, Meagan@Coastal" <meagan.harmon@coastal.ca.gov>, "Wilson, Mike@Coastal" <mike.wilson@coastal.ca.gov>, "Uranga, Roberto@Coastal" <roberto.uranga@coastal.ca.gov>, "Aminzadeh, Sara@Coastal" <sara.aminzadeh@coastal.ca.gov>, "Padilla, Stephen@Coastal" <Stephen.Padilla@coastal.ca.gov>

Subject: A-3-SLO-21-0039 Geo-Solutions Response

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the lot was not filled, SLO County ignored them.

Dante Borradori
Borradori@att.net
661-706-0605
Sent from my bike

From: [Elizabeth Tolley](#)
To: [Brownsey, Donne@Coastal](#); [Bochco, Dayna@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mark.Gold@coastal.ca.gov](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Donovan, Forest@Coastal](#)
Subject: A-3-SLO-21-0039 (COBB HOTEL, CAYUCOS)
Date: Friday, August 6, 2021 4:30:16 PM
Attachments: [cayucos letter.docx](#)

To: California Coastal Commission

From: Elizabeth Tolley

Re: CC reference # A-3-slo-21-0039 Cobb Hotel Project, Cayucos

Dear Commissioners and Staff,

I support Staff's Recommendation to establish Substantial Issue, based on several inconsistencies with the San Luis Obispo LCP and the Public Access Policies of the Coastal Act.

While I am hopeful you have already decided to support Staff's Recommendation to establish Substantial Issue, I want to express my concerns from what I have experienced from being part of Cayucos as an artist and a resident of San Luis Obispo County since 1975.

As a professional landscape painter, I have had the opportunity to paint in some of the most beautiful and historical locations in the country.

Cayucos is one of the truly unique and beautiful areas I have painted.

From the coastal terrace and spacious beaches to the town itself, Cayucos has to be one of California's jewels.

1. The proposed Hotel does not have adequate parking on their project site.

I appreciate that there are parking spaces next to the sand.

When I paint near the pier I see many people that would not be able to enjoy a day at the beach if there was not parking close to the beach. For those that can't walk down to the beach, the sidewalk affords them mobility and the ability to be at the beach and have all the spectacular views.

It would be a shame to lose public parking in the lot north of the pier.

2. The proposed Hotel does not fit with the scale or character of the downtown Cayucos.

People come to Cayucos to experience beauty and enjoy the beach vibe. Cayucos is a historical town. Please keep the beach access, beautiful views and character of downtown Cayucos intact.

Commissioners, please support your Staff's finding of Substantial Issue and their recommendation that the Commission assume jurisdiction over the CDP application for the proposed project.

Sincerely,

Elizabeth Tolley

2485 Cottontail Creek Road

Cayucos, CA

From: [P&B](#)
To: [Bochco, Dayna@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mark.Gold@coastal.ca.gov](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Donovan, Forest@Coastal](#); [CentralCoast@Coastal](#)
Subject: Cobb Hotel
Date: Friday, August 6, 2021 4:25:34 PM

To: California Coastal Commission

From: Barbara and Paul Funk; Funk Land Enterprises, property owners in Cayucos on Lucerne and Cypress Glen Ct _____

Re: CC reference # A-3-slo-21-0039 Cobb Hotel Project, Cayucos

I support Staff's Recommendation to establish Substantial Issue, based on several inconsistencies with the San Luis Obispo LCP and the Public Access Policies of the Coastal Act. Please note:

- There are possible Bluff and Setback issues regarding the setback waivers granted to this project. Are the bluff-top setbacks enough to account for erosion and other impacts associated with coastal hazards, like sea-level rise? The project is located on fill, where erosion could happen at a quicker rate than on other land types.
- The scale of this project would eliminate the breathtaking public view sheds that currently exist from the Highway, public walkways and Cayucos beach, north of the Pier. It is also inconsistent with the character of downtown Cayucos.
- Inadequate Parking: A waiver of over 70% of the parking normally required on a project of this scope (77 down to 21?) was granted. Allowing the Hotel to consume the public parking lot north of the pier as part of their parking requirement would take coastal access away from the public.
- The project does not provide accommodation for low cost Visitor stays, yet it would take the existing public view sheds and existing public parking for private interests.
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Commissioners, please support your Staff's finding of Substantial Issue and their recommendation that the Commission assume jurisdiction over the CDP application for the proposed project.

Sincerely,

Funk Land Enterprises
Barbara and Paul Funk
Tracy Holton
Ben Holton

Matthew Funk
Christy Funk

CAYUCOS CA 93430



Virus-free. www.avg.com

From: [Julia Schwebel](#)
To: [Escalante, Linda@Coastal](#); [Hart, Caryl@Coastal](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Donovan, Forest@Coastal](#); [CentralCoast@Coastal](#)
Subject: 17 unit hotel in Cayucos
Date: Friday, August 6, 2021 4:45:43 PM

Hi there,

Just wanted to email in and let you know I am in support of the appeal to this build. The idea of building a luxury hotel on an eroding bluff in a small town that is already overrun with tourism, and has continuous problems with drought, is so saddening to see.

Glad I caught word of this.

Is there anything else I can come to to support the appeal, or any other way I can help?

Thank you,
Julia Schwebel

From: [Marty McDaniel](#)
To: [Brownsey, Donne@Coastal](#); [Bochco, Dayna@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mark.Gold@coastal.ca.gov](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Donovan, Forest@Coastal](#); [CentralCoast@Coastal](#); [sail2bluesue@gmail.com](#)
Cc: [bgibson@co.slo.ca.us](#)
Subject: Re: Item Th17b on the Coastal Commission agenda for August 12
Date: Friday, August 6, 2021 4:30:06 PM

Dear California Coastal Commissioners,

I am writing as a concerned Cayucos resident to add my support to Appeal Number A-3-SLO-21-0039, that there are substantial issues regarding the Cobb hotel proposal.

I wish to voice my opinion that there are many substantial issues regarding the proposed land usage for the Cobb property in Cayucos, and that the Coastal Development Permit (CDP) MUST be repealed.

San Luis Obispo County covers many varying land and community types, of which Cayucos is a unique entity. To allow a development as the one proposed by the Cobbs would set a precedent of inappropriate building in a historic area known for its distinctive town flavor. Cayucos is a quirky and special environment with beautiful views and strong community pride that must be maintained by disallowing building projects that do not support these qualities. As the saying goes, once it's gone, it's gone.

In addition to the aesthetic concerns, there are substantial issues concerning parking, coastal erosion, the lack of an Environmental Impact Study, increased congestion, and others with the lack of an EIS the most egregious of these.

Parking in Cayucos is already hard to come by and to think that a 17 unit hotel with all it's employees and visitors will only require 21 parking spaces is ludicrous. What of the ADA requirements that will eliminate a portion of those 21 spaces, what of the delivery vehicles, what of the additional congestion in an already congested area. This is not acceptable.

The area proposed for this development is a sandy runoff area. There will be a serious concern about runoff, ocean rise, and the resulting erosion. We must protect the land and our coastal waters. It is vital that at the very least, an Environmental Impact Study be completed prior to approval of this project.

I sincerely hope that the Commission will determine that the appeal raises a substantial issue and will take jurisdiction over the underlying coastal development permit (CDP) application. I hope that the Commission will allow for a review of the application at a future Commission

meeting and invite all persons to testify. There are many substantial issues in this proposal that have not been addressed and Cayucos deserves a formal say in its future.

Marty McDaniel
225 hacienda Dr.
Cayucos, Ca

From: [Carol Kramer](#)
To: [Donovan, Forest@Coastal](mailto:Donovan.Forest@Coastal)
Subject: Cobb Hotel hearing
Date: Friday, August 6, 2021 2:50:58 PM

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9. The lack of Public coastal access on the property but relying on adjacent neighboring private property for the public access

These are some of my concerns and I hope that you agree that there is enough questions to deny the project going forward and to revisit the permitting process from San Luis Obispo County Planning Commission file # DRC2019-00297

Thank you for your consideration,
Carol R. Kramer

From: [Carl, Dan@Coastal](mailto:Carl_Dan@Coastal)
To: [Craig, Susan@Coastal](mailto:Craig_Susan@Coastal); [Kahn, Kevin@Coastal](mailto:Kahn_Kevin@Coastal); [Donovan, Forest@Coastal](mailto:Donovan_Forest@Coastal)
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Date: Friday, August 6, 2021 at 1:52 PM

To: "Brownsey, Donne@Coastal" <donne.brownsey@coastal.ca.gov>, "Bochco, Dayna@Coastal" <dayna.bochco@coastal.ca.gov>, "Groom, Carole@Coastal" <carole.groom@coastal.ca.gov>, "Hart, Caryl@Coastal" <caryl.hart@coastal.ca.gov>, "CentralCoast@Coastal" <CentralCoast@coastal.ca.gov>, "Carl, Dan@Coastal" <Dan.Carl@coastal.ca.gov>, "Escalante, Linda@Coastal" <linda.escalante@coastal.ca.gov>, "Craig, Susan@Coastal" <Susan.Craig@coastal.ca.gov>, "Donovan, Forest@Coastal" <forest.donovan@coastal.ca.gov>, "Kahn, Kevin@Coastal" <Kevin.Kahn@coastal.ca.gov>, "Turnbull-Sanders, Effie@Coastal" <effie.turnbull-sanders@coastal.ca.gov>, "Rice, Katie@Coastal" <katie.rice@coastal.ca.gov>, "Mark.Gold@coastal.ca.gov" <Mark.Gold@coastal.ca.gov>, "Harmon, Meagan@Coastal" <meagan.harmon@coastal.ca.gov>, "Wilson, Mike@Coastal" <mike.wilson@coastal.ca.gov>, "Uranga, Roberto@Coastal" <roberto.uranga@coastal.ca.gov>, "Aminzadeh, Sara@Coastal" <sara.aminzadeh@coastal.ca.gov>, "Padilla, Stephen@Coastal" <Stephen.Padilla@coastal.ca.gov>

Subject: A-3-SLO-21-0039 Geo-Solutions Response

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“The oldest yet still small-scale photograph which could be obtained for the site dated back to 1953 which resulting in a analysis spanning 66 years”

The problem as I’ve pointed out before, **the lot was not filled in 1953, it was beach sand at that time.** I have provided dated photographs to the CCC, 10/1/1964 and 11/23/1964 showing the lot was not filled in 1964. How can Geo-Solutions do a 66 year, 1953 to 2019, Bluff Retreat Study when the lot wasn’t filled in 1953 and no bluff was there?

The hotel proposed for the lot is 3 stories, 35 feet tall. They are basing the height on the top of the fill in the lot. By SLO County Code they must use Natural Grade which is 12-15 feet below the surface of the fill. In the SLO County Planning meeting the County said they could wave that if the fill was installed before 1959. Emi Sugiyama, County Planner, said she thought it was filled in 1958 showing no proof of it being filled. I have provided photographs dated 10/1/1964 and 11/23/1964 showing

the lot was not filled, SLO County ignored them.

Dante Borradori
Borradori@att.net
661-706-0605
Sent from my bike

From: [Elizabeth Tolley](#)
To: [Brownsey, Donne@Coastal](#); [Bochco, Dayna@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mark.Gold@coastal.ca.gov](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Donovan, Forest@Coastal](#)
Subject: A-3-SLO-21-0039 (COBB HOTEL, CAYUCOS)
Date: Friday, August 6, 2021 4:30:16 PM
Attachments: [cayucos letter.docx](#)

To: California Coastal Commission

From: Elizabeth Tolley

Re: CC reference # A-3-slo-21-0039 Cobb Hotel Project, Cayucos

Dear Commissioners and Staff,

I support Staff's Recommendation to establish Substantial Issue, based on several inconsistencies with the San Luis Obispo LCP and the Public Access Policies of the Coastal Act.

While I am hopeful you have already decided to support Staff's Recommendation to establish Substantial Issue, I want to express my concerns from what I have experienced from being part of Cayucos as an artist and a resident of San Luis Obispo County since 1975.

As a professional landscape painter, I have had the opportunity to paint in some of the most beautiful and historical locations in the country.

Cayucos is one of the truly unique and beautiful areas I have painted.

From the coastal terrace and spacious beaches to the town itself, Cayucos has to be one of California's jewels.

1. The proposed Hotel does not have adequate parking on their project site.

I appreciate that there are parking spaces next to the sand.

When I paint near the pier I see many people that would not be able to enjoy a day at the beach if there was not parking close to the beach. For those that can't walk down to the beach, the sidewalk affords them mobility and the ability to be at the beach and have all the spectacular views.

It would be a shame to lose public parking in the lot north of the pier.

2. The proposed Hotel does not fit with the scale or character of the downtown Cayucos.

People come to Cayucos to experience beauty and enjoy the beach vibe. Cayucos is a historical town. Please keep the beach access, beautiful views and character of downtown Cayucos intact.

Commissioners, please support your Staff's finding of Substantial Issue and their recommendation that the Commission assume jurisdiction over the CDP application for the proposed project.

Sincerely,

Elizabeth Tolley

2485 Cottontail Creek Road

Cayucos, CA

From: [P&B](#)
To: [Bochco, Dayna@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mark.Gold@coastal.ca.gov](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Donovan, Forest@Coastal](#); [CentralCoast@Coastal](#)
Subject: Cobb Hotel
Date: Friday, August 6, 2021 4:25:34 PM

To: California Coastal Commission

From: Barbara and Paul Funk; Funk Land Enterprises, property owners in Cayucos on Lucerne and Cypress Glen Ct _____

Re: CC reference # A-3-slo-21-0039 Cobb Hotel Project, Cayucos

I support Staff's Recommendation to establish Substantial Issue, based on several inconsistencies with the San Luis Obispo LCP and the Public Access Policies of the Coastal Act. Please note:

- There are possible Bluff and Setback issues regarding the setback waivers granted to this project. Are the bluff-top setbacks enough to account for erosion and other impacts associated with coastal hazards, like sea-level rise? The project is located on fill, where erosion could happen at a quicker rate than on other land types.
- The scale of this project would eliminate the breathtaking public view sheds that currently exist from the Highway, public walkways and Cayucos beach, north of the Pier. It is also inconsistent with the character of downtown Cayucos.
- Inadequate Parking: A waiver of over 70% of the parking normally required on a project of this scope (77 down to 21?) was granted. Allowing the Hotel to consume the public parking lot north of the pier as part of their parking requirement would take coastal access away from the public.
- The project does not provide accommodation for low cost Visitor stays, yet it would take the existing public view sheds and existing public parking for private interests.
- Precedent Setting Nature of this Decision: Very importantly, granting so many unprecedented waivers and modifications on a project of this scale and sensitivity (Oceanfront parcel bordered by a creek and the ocean), will set a precedent in motion that will encourage and support these waivers to our LCP on future development. We risk losing these protections for the community and public coastal access.

Commissioners, please support your Staff's finding of Substantial Issue and their recommendation that the Commission assume jurisdiction over the CDP application for the proposed project.

Sincerely,

Funk Land Enterprises
Barbara and Paul Funk
Tracy Holton
Ben Holton

Matthew Funk
Christy Funk

CAYUCOS CA 93430



Virus-free. www.avg.com

From: [Julia Schwebel](#)
To: [Escalante, Linda@Coastal](#); [Hart, Caryl@Coastal](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Donovan, Forest@Coastal](#); [CentralCoast@Coastal](#)
Subject: 17 unit hotel in Cayucos
Date: Friday, August 6, 2021 4:45:43 PM

Hi there,

Just wanted to email in and let you know I am in support of the appeal to this build. The idea of building a luxury hotel on an eroding bluff in a small town that is already overrun with tourism, and has continuous problems with drought, is so saddening to see.

Glad I caught word of this.

Is there anything else I can come to to support the appeal, or any other way I can help?

Thank you,
Julia Schwebel

From: [Marty McDaniel](#)
To: [Brownsey, Donne@Coastal](#); [Bochco, Dayna@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mark.Gold@coastal.ca.gov](#); [Carl, Dan@Coastal](#); [Craig, Susan@Coastal](#); [Kahn, Kevin@Coastal](#); [Donovan, Forest@Coastal](#); [CentralCoast@Coastal](#); [sail2bluesue@gmail.com](#)
Cc: [bgibson@co.slo.ca.us](#)
Subject: Re: Item Th17b on the Coastal Commission agenda for August 12
Date: Friday, August 6, 2021 4:30:06 PM

Dear California Coastal Commissioners,

I am writing as a concerned Cayucos resident to add my support to Appeal Number A-3-SLO-21-0039, that there are substantial issues regarding the Cobb hotel proposal.

I wish to voice my opinion that there are many substantial issues regarding the proposed land usage for the Cobb property in Cayucos, and that the Coastal Development Permit (CDP) MUST be repealed.

San Luis Obispo County covers many varying land and community types, of which Cayucos is a unique entity. To allow a development as the one proposed by the Cobbs would set a precedent of inappropriate building in a historic area known for its distinctive town flavor. Cayucos is a quirky and special environment with beautiful views and strong community pride that must be maintained by disallowing building projects that do not support these qualities. As the saying goes, once it's gone, it's gone.

In addition to the aesthetic concerns, there are substantial issues concerning parking, coastal erosion, the lack of an Environmental Impact Study, increased congestion, and others with the lack of an EIS the most egregious of these.

Parking in Cayucos is already hard to come by and to think that a 17 unit hotel with all it's employees and visitors will only require 21 parking spaces is ludicrous. What of the ADA requirements that will eliminate a portion of those 21 spaces, what of the delivery vehicles, what of the additional congestion in an already congested area. This is not acceptable.

The area proposed for this development is a sandy runoff area. There will be a serious concern about runoff, ocean rise, and the resulting erosion. We must protect the land and our coastal waters. It is vital that at the very least, an Environmental Impact Study be completed prior to approval of this project.

I sincerely hope that the Commission will determine that the appeal raises a substantial issue and will take jurisdiction over the underlying coastal development permit (CDP) application. I hope that the Commission will allow for a review of the application at a future Commission

meeting and invite all persons to testify. There are many substantial issues in this proposal that have not been addressed and Cayucos deserves a formal say in its future.

Marty McDaniel
225 hacienda Dr.
Cayucos, Ca

Toni LeGras, Cayucos CA

Attn: California Coastal Commission

Re: CC reference # A-3-slo-21-0039 Cobb Hotel Proposal, Cayucos

I support Staff's Recommendation to establish Substantial Issue, based on several inconsistencies with the San Luis Obispo LCP, and the Coast Act Policies for Public Access.
My top concerns:

1. **Project is on Fill:** There is strong evidence this site is located on fill that occurred in the mid- 1960's. The Biological Assessment Plan cited as the basis for waiving the Environment Impact Report (EIR) used a 10 unit single story project for its findings, not a 17 Unit project. Requiring an EIR is in the best interest of our community and the wildlife living there.
2. **Inadequate parking requirement.** A waiver allowing a reduction in the parking required on a project of this scope (77 down to 21?) was granted, that is over 70% reduction?. The Hotel would assume public parking space in the North lot, effectively reducing coastal access to the public and causing them to park on residential streets far away from the beach.
3. **Reduced Wetlands Setbacks:** SLO County Planning granted modification to the established Wetlands setback of 100 ft. and agreed to only 25 ft. setback. This point deserves further exploration to ensure the safety of all concerned. What about the impact of sea level rise, since this project will not be allowed a seawall for protection?
4. **Flawed Notification:** The info link on the required notices to the residents was incorrect, it took several weeks for SLO County Planning to respond with correct link information. In addition, the individual Mobile Home owners residing in Bella Vista Park were omitted from the noticing process, although, it is a requirement to provide notice to them.
5. **Precedent Setting Decision:** Granting so many unprecedented waivers and modifications on a project of this scale and sensitivity (Oceanfront parcel bordered by a creek and the ocean), will set a precedent in motion that will encourage/support waivers to the LCP on future developments. We risk losing the very protections outlined in the LCP for the health of the community and public coastal access.

Please consider all these topics, find Substantial Issue and establish jurisdiction over this project.

Thank you for your service,

Toni LeGras

From: [Carl, Dan@Coastal](mailto:Carl.Dan@Coastal)
To: [Donovan, Forest@Coastal](mailto:Donovan.Forest@Coastal)
Subject: FW: Hotel in Cayucos
Date: Friday, August 6, 2021 4:57:28 PM

From: zara zaitz <zarazaitz@gmail.com>
Date: Friday, August 6, 2021 at 4:56 PM
To: "Carl, Dan@Coastal" <Dan.Carl@coastal.ca.gov>
Subject: Hotel in Cayucos

Hello,

My name is Zara Zaitz and I have been living in Cayucos for 22 years and I appreciate the pace and size of this special town. People come here because it stands out, they have to slow down and enjoy the simple, pure beauty of this place. Just during this year the traffic and tourism has changed from weekends to all week long. I don't think Cayucos need to be any busier. I cherish this place. I don't think another hotel is what it needs. And I know many who are from here that feel the same.

Sincerely,
Zara Zaitz

Sent from my iPhone

Laila Fiege-Kollmann
1 North Ocean Avenue
Cayucos, CA. 93430

August 6, 2021

RE: Th17b
Cobb Hotel, Cayucos

Dear Commissioners, Alternate Commissioners, Management and Staff,


I support the CCC's Staff Report in recommending the Commission revisit the Coast Development Permit application for the proposed Cobb Hotel. I attended the Cayucos Land Use Committee meeting (January 2020) when this project was presented. I would like to elaborate on a few concerns:

1. **Parking:** Adequate parking is probably the number one issue in Cayucos. The county approved 21 parking spaces and 9 parking spaces on Ocean Avenue. The plans show that the hotel will include a restaurant, bar, store, rental shop, meeting room and spa - for **hotel guests only**. The property can accommodate meetings, events, and private gatherings, which would bring additional visitors to the property. Employees working for the amenities (restaurant, spa, etc.) outside the scope of hotel room operations also add to the parking issue. I am concerned that the restaurant and bar will become public one. It would be helpful to the community to see the plans revised to accommodate more parking or less amenities.
2. **Traffic:**
 - a. Ocean Avenue curves at the location of the property and safety is a concern as cars will be driving by the property and the street parking. Please note that on busy weekends and holidays cars are already parking on both sides of the street. Guests parking on the street will find themselves in a potentially unsafe situation unless revisions to the street are made.
 - b. Plans are in progress to build houses on the other side of the street, which means there will be an access road and this project may have to address the issue of traffic as well.
 - c. Narrow bridge: There is a 2-lane bridge that separates the project from downtown Cayucos. The sidewalks on both sides are so narrow that two people cannot walk side by side. Will this be addressed with the project?
 - d. Parking for public access: At the presentation it was stated that the hotel would be providing recreational services for the public (bluff walk, shuffleboard, corn hole game sets, ping pong tables, viewing benches, fire pit areas, a stone path and lounge chairs. Does parking availability play a factor here?

3. **Security:** As the public recreational area will be bordering the hotel property, how will security be handled? Will the county oversee that the area is maintained? What happens if the hotel owner/company decides the recreational area becomes too much of a risk in terms of safety or security?
4. **Precedence:** By approving this project, what kind of precedence will be set for other projects? Is there consistency in following the guidelines set by the governing entities?
5. **Coastal Development Permit:** I have been a resident with a family-owned business in Cayucos for over 40 years. Our town needs businesses for economic survival. To thrive we need to empower the unique character of Cayucos while honoring our coastline and coastal communities. It will be helpful for all to know the permit for Cobb Hotel has been thoroughly vetted.

Thank you for your time and dedication to the California Coastal Commission.

Sincerely,



Laila Fiege-Kollmann
waveheart@gmail.com

CALIFORNIA COASTAL COMMISSION

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



Th17b

A-3-SLO-21-0039 (COBB HOTEL, CAYUCOS)

AUGUST 12, 2021 HEARING

CORRESPONDENCE

Correspondence from Applicant

Correspondence from Project Opponents



July 8, 2021
SL11157-4

Client:

Jay and Lisa Cobb
2264 Vermont Avenue
Clovis, California
93619

Project name:

Cobb Boutique Hotel
North Ocean Avenue
APN: 064-481-009
Cayucos Area
San Luis Obispo
County, California

COASTAL BLUFF EVALUATION – RESPONSE TO COMMENTS

1.0 INTRODUCTION

As requested by the client, representatives of GeoSolutions, Inc. conducted geologic evaluation of the coastal bluff for the proposed boutique hotel to be located at North Ocean Avenue, APN: 064-481-009, Cayucos area, San Luis Obispo County, California (GeoSolutions, June 23, 2020). A Cobb Hotel Appeal Contentions review letter provided a review of the referenced report by the California Coastal Commission. Additional information was required as discussed below.

2.0 RESPONSE TO COMMENTS

The following comments were provided in the referenced Cobb Hotel Appeal Contentions:

With respect to coastal hazards, the LCP requires development to be set back from coastal blufftop edges a sufficient distance to be safe from coastal hazards/bluff erosion, including as may be exacerbated by sea level rise, for a minimum of 100 years. Based on evaluation of historic erosion trends, the County estimated that a 38-foot setback from the current blufftop edge would meet this requirement (28 feet to account for erosion, and an additional 10 feet to accommodate any increased erosion due to sea level rise and increased wave action over the 100 year period). There are several potential problems with this approach and the setback applied.

- 1) *First, the setback was derived based on a 50-year period, and not the 100 years required.*

Response: The original setback was performed in accordance with the California Coastal Commission guidelines for Establishing Development Setbacks from Coastal Bluffs (Johnsson, 2002) and the Guidelines for Engineering Geology Report (County of San Luis Obispo, 2010). The bluff retreat rate was determined based on the Guidelines for establishing long-term bluff retreat rates in Table 2 of the referenced Establishing Development Setbacks from Coastal Bluffs. Item 1 on Table 2 states “1) Determine bluff edge positions at as many times possible, but covering a minimum of about 50 years and extending to the present.” The oldest yet still small-scale photograph which could be obtained for the site dated back to 1953 which resulting in an analysis spanning 66 years. Over the analyzed 66 years, a retreat rate of 3.36 inches per year (0.28 feet per year) was determined. Then per the guidelines established in Johnson, 2002, the long-term bluff retreat rate was multiplied by the design life of the development (in this case 100 years) resulting in a long-term bluff retreat setback of 28 feet.

- 2) *Second, the County’s record is also unclear as to how the 10-foot buffer was calculated, and whether it’s sufficient to account for increased erosion and impacts associated with sea level rise over time. This is particularly the case because since, according to the Commission’s Staff Geologist and project materials, the materials comprising the site appear to be terrace deposits, alluvium, or even fill any of which would erode easily and quickly if subjected to more regular wave attack and higher sea levels.*

220 High Street
San Luis Obispo CA 93401
805.543.8539

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Santa Maria, CA 93455
805.614.6333

201 S. Milpas Street, Suite 103
Santa Barbara, CA 93103
805.966.2200

info@geosolutions.net

sbinfo@geosolutions.net

The referenced California Coastal Commission guidelines for Establishing Development Setbacks from Coastal Bluffs (Johnsson, 2002) specifies the total setback is based on 3 parts: a slope stability setback, bluff retreat setback and buffer. Based on our slope stability analysis, minimum slope stability standards (ie factor of safety over 1.5 and 1.1) were achieved, therefore a slope stability setback was not implemented. The 100-year bluff retreat rate was determined for the site resulting in a long-term bluff retreat setback of 28 feet. In my experience, other bluff retreats in Cayucos range from 1 to 2 inches per year particularly where bedrock is exposed in the bluff. The retreat rate at the site was observed to be increased due to the highly erodible soil deposits that comprise the bluff terrace. Therefore, the long-term erosion rate took into consideration that the bluff is highly erodible.

Also as stated in Johnson, 2002,

There is a great deal of uncertainty in many parts of the analysis discussed above. The deterministic approach outlined here does not deal well with such uncertainty. Various methods have been used to build in some margin for error in establishing safe building setbacks.

One approach, commonly used by geologists working in northern California, is to multiply the long-term bluff retreat rate by a factor of safety (used in a different sense than for slope stability), generally ranging from 1.5 to 4.0. More commonly, a simple "buffer" is added to the setback generated by multiplying the long-term bluff retreat rate by the design life of the structure. This buffer, generally on the order of ten feet, serves several functions: 1) it allows for uncertainty in all aspects of the analysis; 2) it allows for any future increase in bluff retreat rate due, for example, to an increase in the rate of sea level rise (Bray and Hooke 1997; Watson 2002); 3) it assures that at the end of the design life of the structure the foundations are not actually being undermined (if that were to be the case the structure would actually be imperiled well before the end of its design life); and 4) it allows access so that remedial measures, such as relocation of the structure, can be taken as erosion approaches the foundations. If a slope stability setback is required (i.e., if the bluff does not meet minimum slope stability standards), that setback can do double duty as this buffer.

Based on the results of the slope stability setback, the slope stability setback is not necessary. The County of San Luis Obispo Guidelines for Engineering Report recommends the long-term retreat rate multiplied by 1.2, which would be a setback distance of 33.6 feet (28 ft x 1.2=33.6 feet). The default 10-foot buffer is the most conservative for the setback distance at this Site. The 10-foot buffer takes into account for future increase in bluff retreat due to sea level rise. It is still recommended that the 38-foot minimum setback be implemented in the proposed design.

3) *Third, the site is bordered by Cayucos Creek, and it does not appear that the project's coastal hazards analysis evaluated the combined effects of coastal and fluvial flooding, including from creek scour.*

Response: Based on the FEMA Flood Map (see Figure 4 in the referenced Coastal Bluff Evaluation), the 100-year flood elevation is 13 feet. An additional slope stability analysis was run along the Cayucos Creek bank to determine the stability of the creek bank if flooded. As a conservative measure, an additional 2 feet was added to the flood elevation to account for the potential for coastal storm surge to occur at the same time as the 100-year flood event. Laboratory values obtained for the Soils Engineering Report (GeoSolutions, 2019) were utilized. A unit weight of 141 psf and friction angle of 32 with 0 cohesion was utilized for the fill and underlying Older Alluvium. These values are conservative and represent a worst case scenario. The resulting slope failures resulted in 0.94 (static) and 0.86 (pseudo-static), which is anticipated due to the erosive nature of the soil under worst case conditions. However, the critical failure plane was observed to be 5 to 15 feet from the creek top of bank. Therefore, the 25 foot fluvial setback is still recommended.

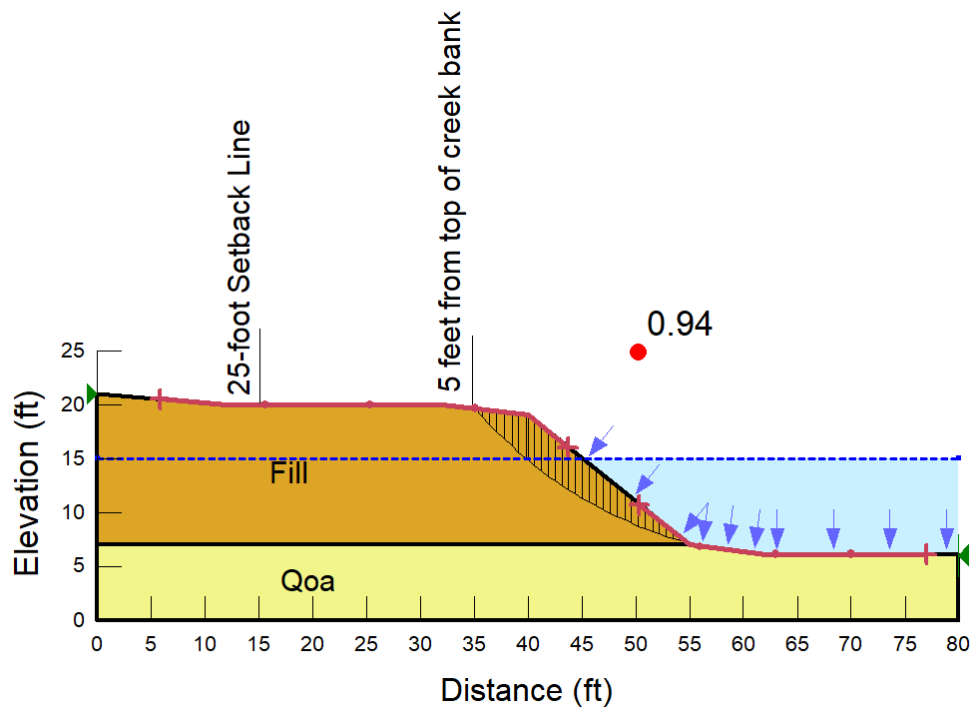


Figure 1: Section 1-1 (static)

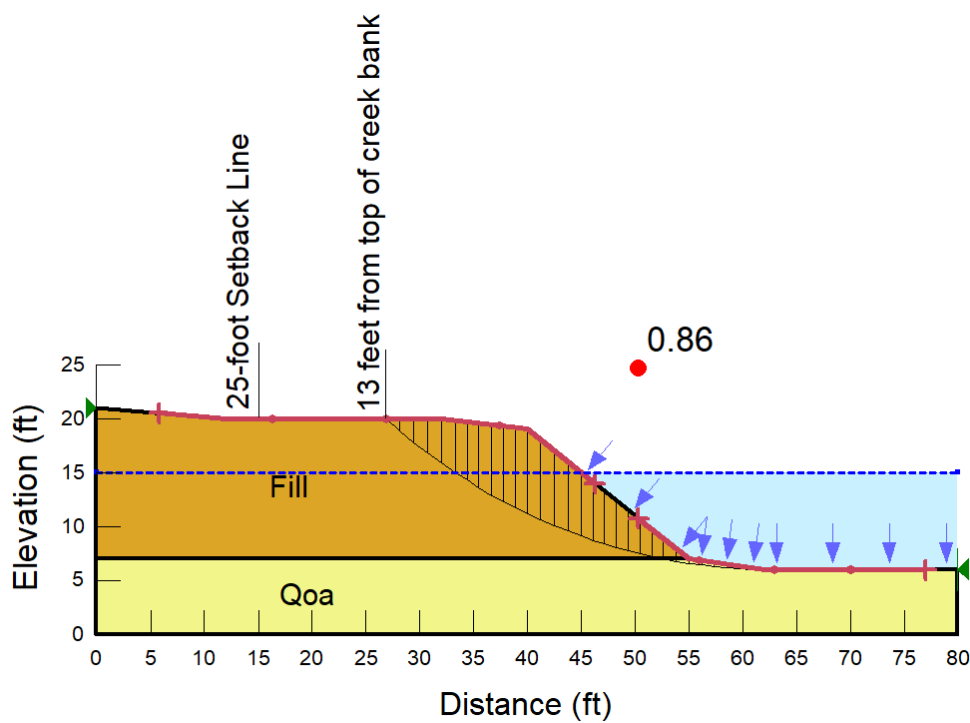


Figure 2: Section 1-1 (pseudo-static)

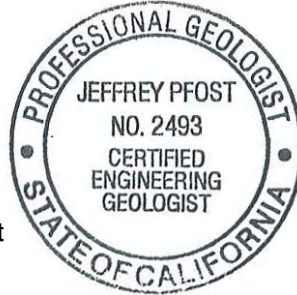
- 4) *Fourth, the setback does not appear to have accounted for factors of safety associated with slope stability, which would only increase the setback needed to meet LCP requirements.*

Response: As stated above, based on our slope stability analysis (see section 8.0 in the referenced Coastal Bluff Evaluation), minimum slope stability standards (ie factor of safety over 1.5 and 1.1) were achieved, therefore a slope stability setback was not implemented above the 10-foot buffer.

Should you have any questions regarding content of this report, please do not hesitate to contact us at (805) 543-8539.

Sincerely,
GeoSolutions, Inc.


Jeffrey Pfof, CEG
Principal Engineering Geologist
SL11157-4 Cobb Hotel CCC Response to Comments.docx



References:

GeoSolutions, Inc., June 23, 2020, Coastal Bluff Evaluation Update, Cobb Boutique Hotel, North Ocean Avenue, APN: 064-481-009, Cayucos Area, San Luis Obispo County, California, Project SL11157-3.

GeoSolutions, Inc., March 14, 2019, Soils Engineering Report, Cobb Boutique Hotel, North Ocean Avenue, APN: 064-481-009, Cayucos Area, San Luis Obispo County, California, Project SL11157-2.

Johnsson, Mark, 2002, Establishing Development Setbacks from Coastal Bluffs, in Magoon, Orville (ed.) Proceedings, California and the World Ocean.

Date: July 18, 2021
To: California Coastal Commission
From: Planning Solutions/Pamela Jardini J.D.
Subject: **Response to Cobb Hotel Appeal Contentions
San Luis Obispo County CDP number 3-SLO-21-0445**

Representatives of Planning Solutions reviewed the Cobb Hotel Appeal Contentions letter and is providing responses to the contentions. Planning Solutions reviewed the San Luis Obispo County's Coastal Zone Land Use Ordinance (CZLUO), Estero Area Plan, and applicable Coastal Act Sections to determine if the proposed project as conditioned is consistent with these documents.

Response to Contentions

The following items were provided in the referenced Cobb Hotel Appeal Contentions. The contentions are italicized in bold and presented in a numerical format. Responses to and a discussion regarding the contentions are presented immediately following the contention.

- 1) The San Luis Obispo County Planning Commission approved a coastal development permit (CDP) for the construction of a three-story, 20,114 sq. ft., hotel with day spa/health center, restaurant, bar, outdoor swimming pool, public blufftop pathway, and related development.***

Response: The project description is incomplete

Discussion: The San Luis Obispo Planning Commission approved a coastal development permit (CDP) for the construction of a three-story, 20,114 sq. ft. boutique hotel with 16 guest units, one manager's unit, and the following amenities for hotel guest use only: a restaurant, bar, gym/spa and outdoor swimming pool. The hotel's site design includes vertical public access to the beach and provides views along a walking/jogging path located the length of the bluff top. A modification to the parking standards is requested to allow a tandem parking space for employee parking on-site per Section 23.04.162h

- 2) In this case, the County did not analyze or require the provision of lower-cost accommodations, nor mitigate for lack of same. The project materials do not identify proposed room rates but do describe the hotel as being "boutique" and fulfilling an unmet need for quality hotel accommodations in Cayucos, suggesting that rooms here will be higher cost and therefore without requisite lower cost mitigation.***

Response: The boutique hotel complies with the Coastal Act 30212 regarding Low-Cost Accommodations since one low-cost housing unit is provided, one room qualifies as low-cost, and outdoor recreational activities are encouraged through the walking/jogging path, vertical beach access and a retail shop.

Discussion: California Coastal Act 30212 states that “Lower cost visitor and recreational facilities shall be protected, encouraged, and where feasible, provided. Developments providing public recreational opportunities are preferred. 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 lands; 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.”

The Coastal Commission approved permits and certified Local Coastal Plan policies that require developers to provide non-overnight, lower cost facilities in new hotel projects. Furthermore, language in the Coastal Act states that “development providing public recreational opportunities are preferred.” Although these facilities do not provide overnight accommodations, they ensure that visitors who cannot or choose not to pay for a hotel room can nonetheless access the facility for activities during the day (City of Pismo Beach, Lower-Cost Visitor Serving Accommodations Technical Memorandum, October 29, 2019) (2200 Lee Court Project, San Diego, 2014)

The Boutique Hotel complies with this Coastal Act section by providing various solutions that the California Coastal Commission has recognized as methods to comply with Section 30212. Historically the Coastal Commission required 25% of the room accommodations to be low cost or to provide alternate means to mitigate this requirement as discussed in a- e below.

a. Low-cost housing provided in the project.

The Cobb Boutique Hotel provides 16 rooms for rent. The manager’s unit provides low-cost housing for a full-time employee.

b. 1 room qualifies as low-cost.

The Cobb Boutique Hotel provides a flex room layout that allows for 6 or more people to occupy one room. The Coastal Commission recognized in a previous approved Development Permit that providing a room where the cost could be shared by 6 or more people meets the requirement of low cost (2200 Lee Court Project, San Diego, 2014).

c. Outdoor public recreational activities

This section of the Coastal Commission Act specifically states that “developments providing public recreational opportunities are preferred.” The Cobb Boutique Hotel provides various passive outdoor recreational activities.

- The site is designed with a walking/jogging path for the public along the coastal bluff.
- Benches are provided along the path for public seating/viewing.
- Connection to the adjacent public stairway descending to the beach per the signed agreement between the condominium development adjacent to the west and subject property’s owner (agreement enclosed).

d. Retail Shop providing outdoor recreational equipment open to the public.

The boutique hotel includes a small shop for its patrons and the public to rent outdoor recreational equipment such asogie boards, surf boards, life vest, water wings, skim boards, umbrellas, etc. Access to the shop is provided along the sidewalk to the rental shop. Public parking for the rental shop is provided off-site at the public parking lot adjacent to this site.

e. Other Low-Cost Accommodations in Cayucos

RV Park

The Bella Vista by the Sea is a Recreational Vehicle Park (RV) that is across the street from the Boutique Hotel site. Its patrons will be able to walk along the bluff path and enjoy the scenic vista. Currently, its patrons are not able to walk along the bluff or sit and enjoy the morning sunrise or evening sunset at the ocean's edge.

Short Term Rentals

The Coastal commission defined Short Term Rentals to include Vacation Rentals by Owner (VRBO) and Air Bed and Breakfasts (Airbnb). The prices on these types of overnight accommodations vary significantly depending on their location, number of bedrooms, or rental of an entire house. The houses for short term rent located on or near the ocean would not qualify as low-cost housing. However, one bedroom or small houses provide a market for lower cost accommodations. Short term rentals exist nearby in Cayucos.

3) *The Coastal Act and LCP also require the maximization of public recreational access, including in the LCP by requiring lateral and vertical access for projects between the sea and the first public road.*

Response: The project exceeds the requirements of the Coastal Act and the LCP. The Boutique Hotel provides lateral and vertical access to the beach and passive outdoor recreational activities. And the project complies with Section 23.04.420 of the Coastal Zone Land Use Ordinance which requires vertical access every quarter mile.

Discussion: The boutique hotel's on-site circulation allows public access to the beach from North Ocean Avenue by providing a path along the bluff. The public may choose to continue along the westerly property line back to North Ocean Avenue making a loop around the property or descend the stairway on the adjacent property to the beach to enjoy the sandy beach, ocean and occasional tidepools located west of the subject site.

- Vertical access to the beach is provided to the public. The stairs on the adjacent property connect to the walking/jogging path on the boutique hotel site. (Agreement between the condominium development adjacent to the west and subject property owner enclosed)
- Lateral access to the beach is provided to the public. The site is designed with a walking/jogging path along the coastal bluff.
- Passive outdoor recreational activities are provided. Benches are staged along the walking/jogging path for public seating/viewing.

- Additionally, public access to the beach is provided on the adjacent parcel to the east; vertical access exists in the form of a public staircase approximately 600 feet from the project site – less than the quarter mile requirement. The lot is zoned Recreation and is developed with a public parking lot.
- The boutique hotel includes a small shop for its patrons and the public to rent outdoor recreational equipment such as a bogie boards, surf boards, life vest, water wings, skim boards, umbrellas, etc.

4) *And while the County's approval does include a lateral blufftop pedestrian path, it is located in the required setback area and it does not include requirements for maintenance or upkeep (rebuilding, relocating inland, etc.)*

Response: Lateral pedestrian path created from pavers is not a structure.

Discussion: The walking/jogging path complies with Section 23.04.186c of the CZLUO which states:

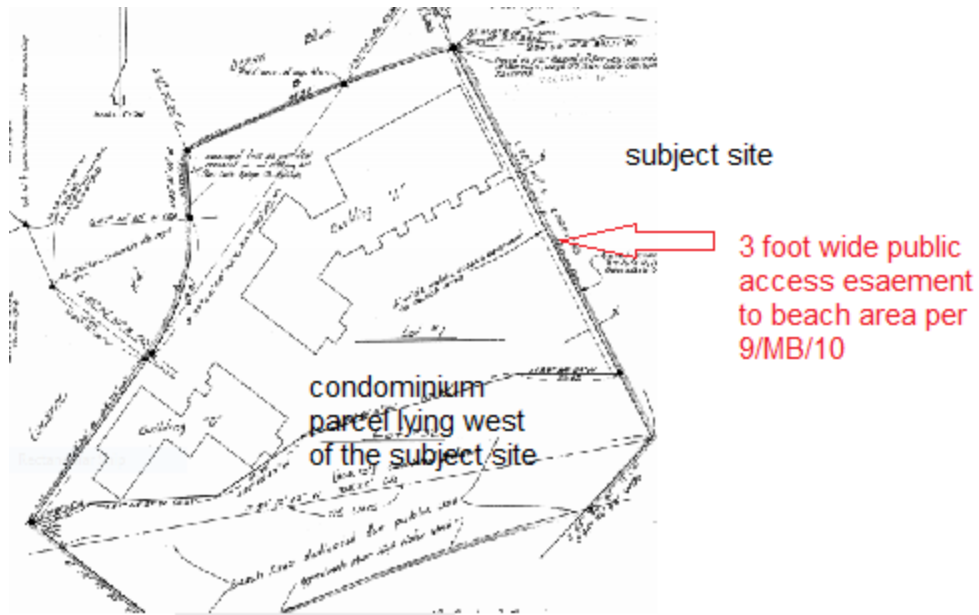
"Bark, timber, decorative rock, boulders, gravel, decomposed granite or other decorative materials, provided that such materials allow for the percolation of water through to the ground."

Pavers will be used for the walking/jogging path material; they allow rain/run-off to percolate into the ground. The pavers are not a structural element but can be moved if necessary if bluff erosion is experienced.

5) *The approval also does not include a public vertical accessway to the ocean, instead relying on a potential future agreement with the neighboring private property for hotel guest to utilize their existing staircase (which does not appear to be open to the public)*

Response: Vertical access to the ocean is provided via the project's connection to the stairway on the adjacent parcel to the west. And vertical access is provided within walking distance on the adjacent parcel to the east.

Discussion: The boutique hotel's on-site circulation allows public access to the beach from North Ocean Avenue by providing a path along the bluff that connects to the stairway on the property to the west (refer to Agreement enclosed). The condominium development on the adjacent property to the west provides a 3-foot-wide public access easement to the beach allowing the subject project to tie into the existing stairway.



Vertical coastal access provided via the stairway (public access easement) and Agreement.



Vertical coastal access to beach is provided on parcel to the east



Depiction of walking/jogging path



Location of path
connecting to
North Ocean
Avenue



Location of path
connecting to
stairway on
adjacent parcel

On-site circulation - connection to stairway and N. Ocean Ave.

6) In addition, there is nothing in the County record analyzing whether any prescriptive rights of access might be associated with the subject site, and how those would be protected if present.

Response: Prescriptive rights do not exist

Discussion: The Court of Appeals decision in *Winterburn v Bennett* (2016) held that a sign declaring that land can only be used by authorized persons can prevent the registration of a prescriptive right.

The subject property has been fenced off from public access and a “private property” sign posted for years. Consent for the public to enter or use the property has never been granted.



Fencing and Private Property sign posted

- 7) ... the project would ordinarily require 77 parking spaces, but the County's approval requires only 21 (and no public beach parking spaces). While the LCP does allow for reductions in parking when certain findings are made, such large reduction in this case raises questions about whether the site is adequately parked off-street or whether hotel guests and employees will need to utilize public on street spaces thus usurping public beach parking opportunities.***

Response: The project's 21 parking spaces complies with the CZLUO requirements for hotels. The County's analysis of required number of parking spaces in the staff report was incorrect; planning staff admitted they did not realize the restaurant and bar were for hotel guest only in the public hearing on April 22, 2021.

Discussion: Restaurant and Bar are subordinate to the primary hotel use. Planning staff's calculation of the required number of parking spaces treated the restaurant and bar area as a typical restaurant/bar open to the public. The restaurant will not offer hotel guest a menu; this is not a sit down and order from a menu restaurant. The kitchen, small dining area, and intimate bar area are for hotel guest only. A continental breakfast will be provided to the hotel guest in the morning. In the afternoon from 4-6 pm, the restaurant will provide "tapas style" appetizers to the hotel guest. The bar will be open to hotel guest for drinks and smoothies.

The CZLUO does not provide a definition for a restaurant. The County's Inland Land Use Ordinance defines a restaurant as:

"Establishments selling proposed foods and drinks for on-site consumption. Also includes drive-in restaurants, lunch counters, and refreshment stands selling prepared goods and drinks for immediate consumption.

Restaurants, delis and lunch counters operated as SUBORDINATE service facilities within other establishments are not included here unless they are operated as leased departments by outside vendors."

Here, the restaurant and bar are clearly subordinate and incidental to the primary use of the site as a hotel. Therefore, parking calculations based on the sq. ft. of the restaurant and bar area as a "typical commercial operation" are incorrect.

8) ...the LCP requires the protection of scenic coastal areas and views to and along the shoreline and requires development to be sited and designed in a manner that respects the character of the surrounding area.

Response: The project's design avoids direct impacts to the surrounding environmentally sensitive areas. In fact, the proposed bio-swale reduces bluff erosion from run-off and filters pollutants from entering the environmentally sensitive areas.

The project enhances existing views and is compatible with the character of the surrounding area as discussed in item number 9 & 10 below.

Discussion: The project is designed to avoid direct impacts to surrounding environmentally sensitive areas. A 25-foot setback from observed wetland habitat was established, as well as a 38-foot setback from the coastal bluff. The project's Biological Resources Assessment prepared by Kevin Merk Associates, LLC in May 2019, noted that "the project would be set back from the edge of coastal bluff and would not impact the bluff, sandy beach, or Cayucos Creek wetland areas."

Northern Coastal Salt Marsh was found between the toe of the bluff and the mouth of the creek. Northern Coastal Salt Marsh is considered a federally protected wetland. The project is setback approximately 40 feet from the Northern Coastal Salt Marsh. The Biological Resources Assessment determined that, with the proposed setback of less than 100-feet, the project would have "no significant impacts on wetlands," and "there would be no indirect effects from the project on this habitat because it is located at the bottom of the bluff and far enough away from any site grading or other construction activities." Recommended mitigation measures from the Biological Resources Assessment are included in the conditions of approval.

A bioswale is incorporated into the design to concentrate and convey stormwater runoff and will aid in removing debris and filtering pollutants. The bioswale is vegetated with native or Mediterranean plant species.

The landscaping plan specified plants will prevent erosion and stabilize the bluff; they will be planted on the creek/ocean side of the bioswale and will also be planted with native or Mediterranean plant species.

The Estero Area Plan sets the Cayucos Creek setback at 25 feet. As stated in the Table 7-2's note, the setback could be adjusted however, the proposed project is conditioned to meet the 25-foot setback.

CAYUCOS URBAN AREA STANDARDS
 Table 7-2: Coastal Stream Setbacks

COASTAL STREAM	SETBACK (FEET) ¹
Cayucos Creek	25
Little Cayucos Creek	20
Old Creek	50
Willow Creek, inland of Ocean Blvd.	20
Willow Creek, seaward of Highway 1, in Tract 1078	50, no residential development within floodplain
1 Required setbacks may be adjusted per Chapter 7, Coastal Zone Land Use Ordinance, except adjacent to Willow Creek, west of Highway 1 in Tract 1078	

9) The boxy design does not include any view corridors or breaks in building volume, thereby blocking essentially all existing public ocean views from North Ocean Avenue.

Response: The hotel is designed in a semi-circular shape and the lobby's glass façade allows views through the lobby to the ocean. The character of the building is compatible with the surrounding area; the local advisory council's suggestions for architectural style and materials were incorporated into the final design.

Discussion: The building bends in a semi-circle mimicking the topography of the site; it will be constructed on the flat terraced portion and its height is lower than the adjacent condominium development to the west. The circular entry provides efficient flow for guest, delivery trucks, and emergency vehicles; two points of entry were required by Cal Fire. The parking area is setback 28 feet from North Ocean Avenue allowing ample area for street trees, tiered landscaping, and a sidewalk.

The hotel's architecture reflects the community's desire for façade articulation, materials, scale, and color. A mix of materials used locally such as stone veneer, fiber cement wood paneling, fiber cement wood shingles, glass railings, and wood trim for eaves, fascia and columns were incorporated into the project's architecture to provide interest and reflect the local community's desires. Pop-outs on the north and south side of the building were added to provide shadow lines and façade articulation.

The project was reviewed by the Cayucos Citizens Advisory Council's Land Use Committee on January 29, 2020; at this meeting, the Council raised concerns regarding the project's architecture and site design. Taking the Council's concerns into account, Cayucos' downtown and residential areas were explored with members from the Council to view local architecture style and materials. The project was redesigned and presented to the Council again. The Council voted unanimously to recommend approval of the project at their March 4, 2020, meeting.



Depiction of hotel's façade articulation with pop-outs and mix of materials

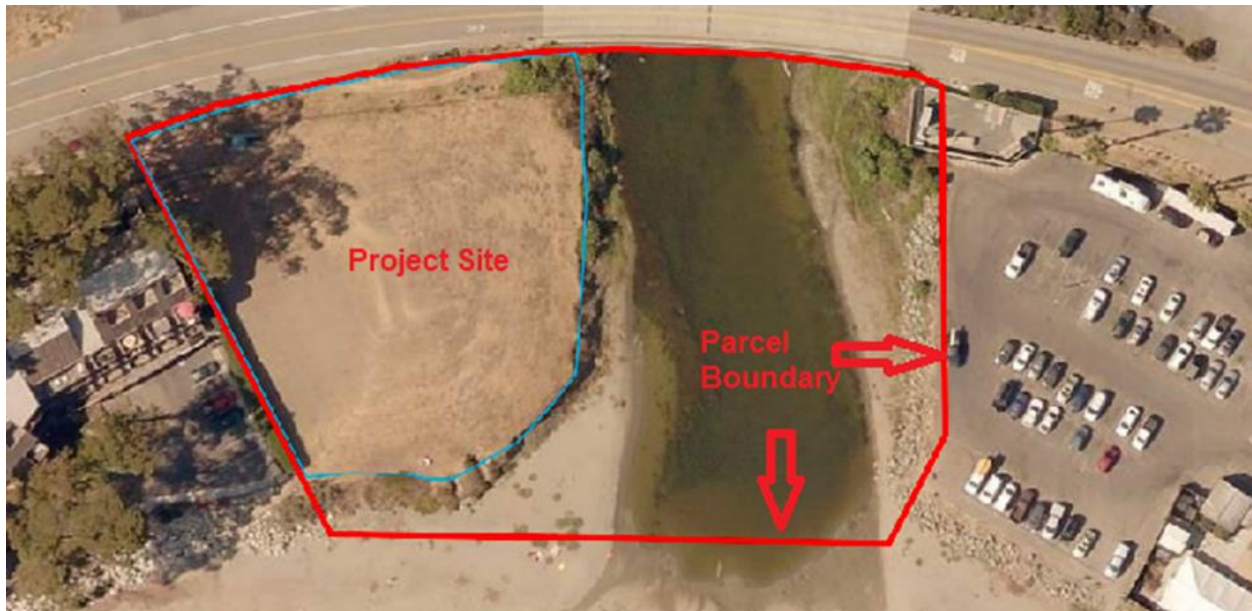


The boutique hotel's entrance is a wall of glass allowing views to the ocean through the lobby.

10) The site is strategically geographically located to provide visually striking views of both the adjacent central shoreline of Cayucos and the Cayucos Pier, as well as the downcoast hills and the shoreline stretching down to Morro Rock and Montana de Oro downcoast in the distance. All of these views will be blocked and otherwise adversely affected by the project and thus the County's approval raises LCP visual resource consistency issues.

Response: The subject property fronts North Ocean Avenue for 380 feet approximately. The easterly 150 feet of the property's frontage along North Ocean Avenue will remain undeveloped. Therefore, approximately 40% of the existing views from North Ocean Avenue are preserved. Additionally, the public's views will be enhanced by their ability to venture on-site and enjoy the views from the bluff-top instead of peering through the existing cyclone fence along North Ocean Avenue.

Discussion: The subject site is 1.82 acres approximately or 79,279 sq ft. The hotel occupies 20,114 sq. ft or 25% of the site. Approximately 40% of the frontage along North Ocean Avenue will remain undeveloped.



Approximately 150 feet of the property frontage along North Ocean Avenue will remain undeveloped.

Cayucos's Central Business District lies 173 feet north and 292 feet east of the project site. Surrounding parcels are developed with condominiums (west), a RV Park (north), a public parking lot with beach access(east), and the Pacific Ocean(south).

The Cayucos Urban Area Standards requires the project to incorporate public access along the bluff top for the public to enjoy the scenic vistas. Additionally, access to the adjacent stairs leading to the beach was secured; this allows the public direct access to the beach to further enjoy ocean views up and downcoast of the project site.

The California Coastal Commission adopted the following statement regarding California Coastal Act Section 30251:

"The primary concern under this section of the Act is the protection of ocean and coastal views from public areas such as highways, roads, beaches, parks, coastal trails and accessways, vista points, coastal streams and waters used for recreational purposes, and other public preserves rather than coastal views from private residences where no public vistas are involved."

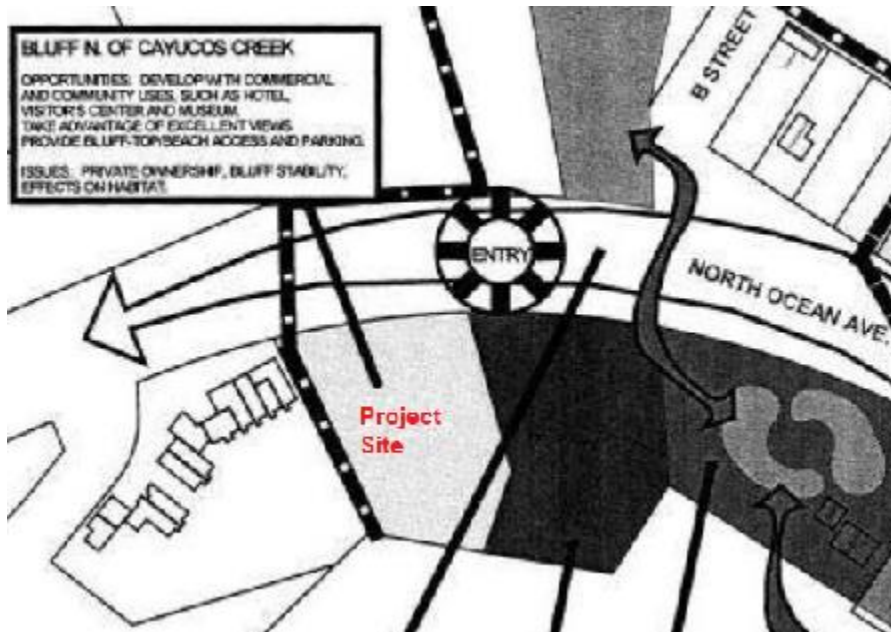
Views from Highway 1, the adjacent beaches, coastal streams, and water used for recreational purposes will not be disrupted by the construction of this hotel. Highway 1's elevation varies between 18m-to 21m above sea level and the proposed project's site is 5m above sea level. There will be no impact to parks, coastal trails and accessways, vista points or other public preserves since none are adjacent to the project site or within 1,000 feet of the project site.

40% of the views from North Ocean Avenue will be preserved. The proposed walking/jogging path allows the public to enjoy the scenic views up front and personal along the bluff instead of from a distance along North Ocean Avenue peering through the cyclone fence.



The project was redesigned to incorporate a garden wall per Brian O'Neil's input. Mr. O'Neil requested physical separation between the private and public areas. An additional benefit of the garden wall is that it assists in the drainage/bioswale design; it aids in directing run-off away from the bluff area.

The Estero Area Plan was certified by the Coastal Commission. Establishment of certain uses on the property is limited through the Estero Area Plan. The policies state that this parcel is intended for development of a visitor-serving use. A hotel is a visitor serving use.



If you have further concerns, please do not hesitate to contact me at 805-801-0453 or at planningsolutions@charter.net

Regards,

Pamela Jardini J.D.
Planning Solutions

Summary of Coastal Commission's concerns and why not substantial issue

*****this is only a summary, please see Pamela Jardini's and Geo Solution's responses to each contention.**

1. Bluff and creek setbacks – See Geo Solutions' response
 - a. Result – not substantial issue and conforms
2. County conditioned the project to prohibit shoreline protection devices, but we have a “deeply” embedded retaining wall.
 - a. This was advised by Brian O'Neill at the coastal commission with the intent to separate public and private access on the property.
 - b. Please see the diagram on the civil engineer plan. It has a 12-inch footer. This is easily removable and not considered “deeply” embedded.
 - c. I took direction and guidance from the coastal commission representative for the area of cayucos. I don't know what more I could have done.
 - d. We will modify as necessary
 - e. Result – not substantial issue and will conform
3. County has approved a large hotel facility on a dynamic blufftop, oceanfront and creek adjacent property subject to numerous coastal hazards risks. County's approval raises questions about whether such risks was adequately accounted for in project sitting and design.
 - a. There are no risks
 - b. Please refer to the completed studies and plans
 - i. Additionally, we have a responsible plan for riparian habitat improvements to protect the bluff edge and bank, provide erosion control, and preserve its natural beauty. We will do this by redirecting how the water currently slopes toward the bluff and washes down the banks. Our core drainage system redirects all the water away from the bluff perimeter and along the perimeter the planned path slopes slightly towards the hotel (away from the bluff edge) and water runoff would then go into a vegetation bioswale catch that redirects all the water to stabilize and eliminate the current floodwaters from running down the bank. This solution will increase the time available for water to infiltrate into the soil recharging groundwater and alluvial aquifers. This protection and restoration could serve as migration routes and stopping points supplying food, cover and water for a variety of animals. Our plan protects the bluff and animals.
 - c. Result – not substantial issue and conforms
4. Public recreational access: LCP requires lateral and vertical access for projects between the sea and the first public road.
 - a. Pedestrian path is located in the setback and does not include requirements for maintenance or upkeep.
 - i. This path was placed into the setback per Brian O'Neill's suggestion. Brian also requested a plan for shifting the path as the bluff erodes, which we have addressed by shifting pavers from the ocean side to the hotel side as erosion occurs, which was approved by Brian O'Neill. The lateral public path and

separation from the path to the hotel was designed per the guidance of Brian O'Neill.

- ii. What type of requirements for maintenance and upkeep are you looking for?
- b. Approval does not include a vertical accessway to the ocean.
 - i. This is not needed as there is vertical access within 600 feet of the site, however we do have an agreement for shared access and a maintenance plan on the existing stairs next door. We followed Brian O'Neill's and Kevin Kahn's guidance for vertical access.
- c. Existing staircase next door is not open to public use. There are no prescriptive rights of access associated with the site and how protected if present.
 - i. See Pamela Jardini's responses to the contentions.
- d. Result – not substantial issue and conforms
- 5. Project would require 77 parking spaces and no public beach parking.
 - a. Project does not require 77 spaces. See Pamela Jardini's responses to the contentions.
 - b. Parking is 1 space per guest room for 16 rooms (16 spaces), 1 space for every 10 rooms (1.6 spaces), and 2 spaces for employees for a total of 19.6 spaces. We have 21 spaces.
 - c. There is a public beach parking lot directly next to the hotel and creek lot.
 - d. The project's 21 parking spaces complies with the CZLUO requirements for hotels.
 - e. The hotel operation does not require any parking spaces outside of the hotel property.
 - f. Result – not substantial issue and conforms
- 6. Lower cost accommodations
 - a. Cayucos already has the lowest cost motels/hotels out of any beach town on the central coast.
 - b. There is also a low-cost RV Park directly across the street with some of the units available to rent.
 - c. There are many vacation rentals in the area, with some being low end low rent options.
 - d. The addition of higher end rooms, would move those travelers who could afford the higher rate out of the lower cost rooms-- leaving more supply of lower cost rooms for people needing a lower cost option.
 - e. Low cost accommodations are a suggestion, but not a requirement..."lower cost rooms are preferred when feasible".
 - i. Given the current cost of coastal property, the size and constraints of this lot, and the current cost of building, the feasibility of low-cost options is limited.
 - f. We are contributing to the accessibility of enjoying the coast by offering recreational activities.
 - i. A scenic walking path along the perimeter of the bluff that loops around the hotel and connects into the sidewalk on Ocean Ave.
 - ii. Beach access
 - iii. A rental shop for the public
 - iv. Sidewalk in front of the hotel to extend the sidewalk from the creek bridge
 - 1. If needed six of our rooms can be considered low-cost accommodations based on how they can accommodate six or more people in one room.
 - 2. Here are a couple in lieu mitigation options that I'm starting that could provide a benefit someplace else for the community.

- a. low-cost tour company similar to the tour companies in Spain, France, and Italy where large groups tour the town and visit all of the most popular sites on bike. This is very popular abroad.
 - b. A non-profit organization called 2 Give Back (2giveback.org), where businesses and individuals will donate money, their time, and their possessions to organizations, communities or people that are in need.
 - c. We are also open to starting an outreach program that could benefit the community.
- g. Result – not substantial issue and conforms
- 7. Public views
 - a. Brian O'Neill has already addressed this and stated because of the orientation of the site being much lower than highway 1 that the building would not obstruct any public views. Given the significant drop in elevation from Highway 1 to the lot, public views would not be disturbed. He also explained other public views would not be a concern. From ocean ave. there are several ocean viewing gaps throughout the town of Cayucos along Ocean Ave. and miles of open views at both ends of the town. Furthermore, 40% of the parcel is not being developed along Ocean Ave. leaving approximately 150 feet of undeveloped area for views straight to the ocean.
 - b. One could actually look through the lobby and directly to the ocean from Ocean Ave.
 - c. Result – not substantial issue and conforms
- 8. Designed in similar character to the surrounding area and view corridors or breaks in the building.
 - a. The Cayucos Advisory Citizens Council along with the help of San Luis Obispo County made changes to our design to conform. They showed us what buildings they liked in Cayucos. The hotel was modeled after those designs. I redesigned the building to match what they liked. The Cayucos Advisory Citizens Council designed this hotel. They unanimously approved it. The design mimics actual building structures within the community.
 - b. There are pop outs, different shapes, different textures and a see-through section from the front of the building directly to the ocean. We plan to add a larger see-through area with more glass at the entry and a less obtrusive covering at the entry. We will also remove the columns at the entry and add details to the front similar to those in the back of the hotel to include glass railing balconies and canopies.
 - c. One could actually look through the lobby and directly to the ocean from Ocean Ave.
 - d. The hotel will be much approximately 10 feet lower in height and significantly smaller in overall size while comparing it to the neighboring condos.
 - e. Result – not substantial issue and conforms

Dear Honorable Coastal Commissioners:

I'm a "born and raised" Cayucos local who opposes the approval of the Cobb Hotel project. I'd like to make four points regarding why I disagree with the approval. My points include 1) erosion, 2) parking, 3) exclusivity and 4) suggestion for the space. I hope these will be thoughtfully considered during the decision-making process regarding a possible appeal.

1) I have spent my entire life playing at the beach and currently frequent the north side of the pier for family gatherings. I've observed significant erosion on the bluff and creek sides of the lot. It has been predicted that climate change will raise the sea level and we will have more extreme weather. The huge storm we had last winter brought significant rainfall that rapidly washed out the creeks, which roared into the ocean. Cayucos Creek is directly off the southeast side of the lot. The southwest side will also be struck by the rising tide, especially during winter storms. The lot does not seem to be sustainable for such a large commercial project.

2) Cayucos already has challenges with parking. This increases yearly with the tourism rate. We are limited with public parking and the visitors typically resort to parking in neighborhoods. The Cobb Hotel will have minimal parking available for guests. Where will employees be parking? Additionally, there isn't a safe walking path from the location of the hotel to downtown Cayucos. The bridge has a narrow space for pedestrians, which is insufficient already. I'm concerned about both hotel guests and hotel employees who will travel from the hotel into the downtown area. The beach, which has a seasonal creek, is not an adequate alternative to this issue.

3) Cayucos is a tight-knit community that holds a unique smalltown feel. We are a tiny California beach town with character. An exclusive resort does not fit into our community values. Over the years we've developed our tiny town and the crowds have grown along with us. Cobb Hotel is an exclusive resort that excludes our local community. Only those who can afford the hefty expense of a room will have access to the hotel amenities (pool, bar, restaurant, gym, etc.). This shifts our focus away from local community to wealthy tourists. Is that really who we want to be? Our town has many attractions, businesses and hospitalities who cheerfully welcome visitors on their vacations. We don't need another hotel. We don't need a resort. And we don't need to accept a proposed artificial "paradise" that threatens the integrity of our real paradise- Cayucos.

4) We need to get with the times. People are seeking entertainment and live music is a popular hit. Many towns/cities in SLO County offer free outdoor live music, especially during the summer months. I suggest we utilize the space to create an outdoor venue to host such events. This would serve both locals and tourists. Attendees would support local businesses too. It's a win-win! During the summer the bluff lot can be made accessible from the beach. Turn it into a community park with benches, grills, lawn, a stage, etc. Let us all enjoy the outdoor space! During on and off seasons, it can be rented for special events as well. This project allows visibility to remain intact while offering a community-oriented spot that honors our special coastal town.

Thank you,

Alisha Enns

Dear Mr. Donovan and Commissioners,

I fully appreciate your role in protecting California's endangered coastline. I hail to you! However, the proposed Hotel in Cayucos goes against the very principals of your commissions purpose.

There are so many problems with this proposed development and I'm sure you are aware of how outraged the local citizens are that this project has been launched through. But I would click to point out one significant social equality issue:

Not only does this proposed hotel not fit into the character of the last inexpensive small California beach town. It creates yet another uber expensive Ocean front Resort for only the wealthy to enjoy our beautiful coastline. Enjoying California's beaches is a right not a privilege.

The hotel proposes to use the parking lot that regular folk use for beach access. Where are these normal hardworking Californian's supposed to park for their family trips to the coast when the parking lot starts filling up with valet from the hotel guests?

Many Thanks,
Ann Kelly
(949) 233-4231



Please reconsider and deny the 17 Unit proposed hotel on Cayucos Oceanfront Bluff. Aside from parking variances, water issues, visual, etc. The project is architecturally appealing for today's new modern style but is "out of place" even more importantly "out of character" for the town of Cayucos.

Hoping preservation of the land, dog friendly, western heritage, conservation, open space, air quality, and last of the old school CA beach towns will continue to be the priority.

Respectfully,

Evlyn R. Berge

970 846 1052

EvieAvie1@gmail.com

Sent from my iPad

Commissioners and Commission Staff,

I have found a major fraudulent calculation about the bluff retreat rate in Geo Solutions Coastal Bluff Evaluation for the hotel project in Cayucos, A-3-slo-21-0039. On page 8, section 7.2 Bluff Retreat Rate, of Geo Solutions report they referred to using reliable aerial photograph evidence as the best way to determine bluff retreat rate, erosion. On page 9, 7.3 Aerial Photograph Analysis, they used two aerial photographs to calculate the retreat rate, 1953 (plate 5, page 23) and 2019 (plate 4, page 22). How can you use 1953 as your baseline when the bluff/fill was not there for another 12 years, 1965? In their own report, page 4, 4.2.1 Fill, they said the lot was filled sometime between 1953 to 1972, probably when the mobile home park was constructed, which was 1958. We know, through photographic evidence, the lot was not filled until after 11/23/1964. Below is a link to that report.

<https://files.ceqanet.opr.ca.gov/267498-1/attachment/EJxrbAKM3GoObjbAECFbmCwi5OqVKKziZ-el73UK5if2ix56j82vgkYPGlQpjhuB-o8gxb7GlujwiAUb0>

Dante Borradori

Sent from my bike

Forest,

I was researching through the Estero Area Plan to reread the section describing what recreation zoning can be used for. I ran across this very interesting section that was written into the Estero Area Plan, blue print for land use in the Estero Bay Area. In the general section for recreation it lists the zone can be used for parks, playgrounds, etc. Secondary use for hotels and motels. But, upon further research I found a section that addressed the specific lot in this project. I have forwarded the page that describes the lot and the limitations on the use of that lot. Also, the page that shows the lot's location. I hope this will help you.

Dear Commissioners, District Directors, Managers and Supervisors, Coastal Planners and Coastal Staff:

I am native of Cayucos and returned here 3 years ago following my retirement and remodeled the family home in which I was raised. I can see the property in question out my window and a three story structure containing 17 rooms along with all the accompanying amenities with only 21 on site parking spaces and 9 diagonal spaces on the street (very dangerous) is way out of character for the town and will significantly adversely impact an already terrible parking situation in the town

I was at the Cayucos Citizens Advisory Council meeting when the project was approved by the entire council. At that time, myself and several other citizens objected based on the lack of parking. At no time was it mentioned that the development would require 77 spaces for a development of that size. I cannot believe a project of this type and scope can have so many spaces waived and the development allowed to go forward in its present form.

My other concerns include:

1. The proposed project will be built on a property largely consisting of fill that was placed there with dirt from the Bella Vista mobile home park development along with fill brought in from other developments. I remember seeing pieces of concrete, concrete blocks, tires, refrigerators, bedsprings, etc. also being brought in. Yes, the land has been vacant for nearly 60 years but fill still is fill. The condo development built in 1970's adjacent to the proposed development has had settlement issues and to my knowledge did not have nearly the fill to that the proposed property.
2. It is my understanding the requirements for an EIR have been waived. The property sits adjacent to Cayucos Creek. How can this be allowed when the property is largely fill and possibly subjected to greater erosion issues.
3. Currently the undeveloped property provides views of the beach and pier with Morro Rock in the distance. The development as currently proposed would essentially eliminate all of these views.

Obviously, people have private property rights but people who live here already have rights as well and in my opinion this project is too large and out of character with the town and will make a current large parking problem much worse. Travel patterns have changed in light of the pandemic and Cayucos is now filled with people all of the time with the weekends and holidays the worst.

My hope is at the very least the project is scaled back, moved further back from the ocean bluff, more onsite parking is required, and that the necessary geological and environmental requirements are met. As it now stands, if approved, as is this appears to just a rush job (move along, nothing to see here or be concerned about). Decisions have consequences and if approved as is, this will have very adverse consequences on the town of Cayucos on many different levels.

Thank you in advance,

Sincerely,

John Curti

July 22, 2021

California Coastal Commission

RE: Hearing to Consider Appeal of 17-Unit Proposed Hotel in Cayucos

Dear Commissioners and Staff,

I am a 28-year Cayucos resident and support the California Coastal Commission's Appeal #A-3-SLO-21-0039 (Cobb Hotel Proposal, Cayucos) based on the following concerns:

- The astounding ease over which our county Planning staff & Commission dismissed the necessity for an environmental impact report for construction of a 3-story, 17-unit hotel, market, gym, spa, bar and "lazy river" proposed on a blufftop parcel comprised of unstable fill next to environmentally sensitive Cayucos Creek;
- Lack of adequate notification to Cayucos residents for input by both the Cayucos Advisory Council and the county Planning Commission;
- The proposed materials, size, design and scope of the structure does not fit the Planning and Area Standards of the Estero Area Plan. It sets a precedent that completely transforms the visual appeal of the uniquely laid-back old beachtown vibe of the town;
- The insufficient parking and Planning Commission's waiving of parking spaces from 77 as the law requires to 21 spaces, assuming the guests and employees can simply use the day-use north pier parking lot spaces. That parking lot is already filled by noon every weekend and in summers and holidays it is also often at capacity, when people are likely vacationing at the hotel. Each year the parking lot has less space available year-round, as more visitors come and even large campers and motorhomes sometimes use it to illegally park overnight. Once construction begins on the red-tagged Vet's Hall, the parking lot will be closed to all for heavy equipment operation - where will the hotel guests and employee overflow park then? To the Planning Commissioners who approved waiving the hotel parking spaces, lack of parking in the downtown is increasing. In the meantime, in essence the public and local taxpayers will subsidize the hotel guests and owners at the cost of losing additional beach access.

I support the Coastal Commission finding this county-approved project raises a "substantial issue" of conformance with the San Luis Obispo County Local Coastal Program.

Sincerely,

Danna Dykstra-Coy

Cayucos

Dear Mr. Donovan and Commissioners,

I am asking that you please vote to take jurisdiction over this project.

I am not a resident of Cayucos, but hope to be some day. This hotel has not one bit of the charm of this lovely town, and even more, seems to be doomed to destroy it.

1. Not sufficient parking.
2. Ruining the views for many of our lower and fixed income residents.
3. Building 3 stories on fill and sand.
4. The environmental impact report was waived by county staff. This seems extremely fishy. How could a hotel on an ocean bluff next to a stream escape this?

I recognize that Cayucos is becoming a popular destination for many including myself. But it is popular because it has grown slowly over time and developed its own unique character thanks to the people who live there. This hotel has no respect for the residents who have made Cayucos special. Ruining views, not providing parking, not caring about the impact this project will have on the environment seems the opposite of what we all love about this town. Worse yet, who will clean it up when the engineering fails because the approval of the plans were based on a one story building?

California has so many protections to keep this kind of project from ruining our land, how did these protections all get overlooked?

Thank you,

Ella Adams

>
>
>>

>> I would like to register an objection to the above-referenced proposal.

>>

>> Cayucos is bursting at the seams as almost every business and new build has been given a parking waiver for years, with the result it is almost impossible to park anywhere. We have vacation rentals of small houses which are rented out to groups of people who arrive in 6 separate trucks and a huge motor home which dangerously clogs the streets and prevents seeing oncoming traffic as they park on corners.

>>

>> Downtown is becoming gridlocked with angry double-parked motorists desperate for a parking place. To even consider reducing parking from 70+ spaces to 20 spaces is madness. If you can't provide for enough guest parking you should not have a large business reliant on the traveling public.

>>

>> Further, I am appalled that an EIR would be waived. According to residents who remember the grading for the trailer park across the street from the proposed site, all the graded earth was moved across the street which raises the question as to whether the lot is just "fill" and is certainly not the foundation for a major build on the already unstable bluffs.

Additionally, we are in the midst of a severe drought and are being asked to ration water. Water for an hotel, spa, water feature and gym will consume hundreds of thousands of gallons just to keep up with laundering towels. That, in itself, should be a deal breaker.

And how much of a drag will these facility be on our power grid. We are in a disastrous fire season and are continually warned about outages. Will this build be required to have its own solar to create independence from the town?

>>

>> The 3-storey design is also out of place for this small town. We need to be more thoughtful about balancing the sustainability of fragile bluffs (which have been eroding in one area of Pacific Avenue, between the numbered streets to a considerable degree) and the resilience of business in a small town which cannot be permitted to grow beyond its own limits.

>>

>> Thank you for your attention.

>>

>> Karen Elliott
>> 50 S. 3rd Street
>> Cayucos, Ca 93430
>>
>>

July 15, 2021
Re: Cobb Hotel
County File Number: DCR2019-00297

Honorable Commissioners:

The San Luis Obispo County Planning Commission's approval of the Cobb Hotel, Cayucos, warrants that the Coastal Commission give consideration to an in-depth review of both the SLO Planning Department and applicant's findings presented to the commission which ultimately gave a 6 – 0 commissioner supportive project vote.

The building height and Average Natural Grade interpretation by country staff, public view corridor blockage, lack of character as suggested in the LCP (Victorian, Western or Nautical), lack of parking spaces (70+% reduction of the required), that the project may only service its guests, vehicle safe access on and off of Ocean Avenue ... and so on.

The site is filled with non-compacted dirt transported by Cal Trans from the slipping hillside grading that took place on Highway One behind Cayucos years back. The fill is placed atop beach sand with the edges of the fill subjected to tidal influx, sea storms, creek washout and rain soaked slippage. Global warming *will* become an added stability issue.

Through the years the Recreation zoned site has been utilized for (amongst other things) weddings, graduations, family celebrations, small gatherings and an occasional vacationing travel trailer or two. The location's uniqueness provides for an incomparable public use potential – this can't be over emphasized.

I suggest that eminent domain be considered for this property in the interest of *all* people. A private development on this site serves no one but its honorees.

Respectfully,

Phil Enns
Cayucos, CA

Begin forwarded message:

From: "steve goodcleanfunusa.com" <steve@goodcleanfunusa.com>

Date: June 22, 2021 at 8:26:24 AM PDT

To: Stuart Selkirk <cayucoscellars@yahoo.com>, borradori@att.net, forest@coastaldonovan.com

Subject: Re: Forest@Coastal Donovan

Dan Borradori, please forward to Commission. Thanks Steve

California Coastal Commission,
C/O Kevin Kahn,

Dir Coastal,

I am writing this letter to the commission addressing my serious concern for the new Hotel Project being proposed in North Cayucos business district. My name is Steve Hennigh and I am a property owner and business owner in this area. I have owned and operated my retail business in the downtown of Cayucos for 46 years and have a very good insight on the business climate of the area being targeted to develop. My biggest concern with this proposed project is parking and height of proposed building.

First and foremost is the parking crisis in downtown Cayucos. It is completely out of control currently and this project would completely exasperate this problem to a new level. Currently all downtown parking is plugged to the maximum. Leaving owners of businesses and employees parking in local residential streets. As well as visitors who are not finding public parking and leaving the area frustrated. The county has done a masterful job of marketing the area and we cannot facilitate the amount of visitor parking as it is. This has been a historic problem for Cayucos for years and the current Advisory Council has turned their heads on the problem. Most of the council is oblivious to the need for parking and has no idea what this is going to do to our downtown parking problem at hand. Allowing this project to go through as planned will drive people away more than bring them in. While allowing one project like this to break ground and can skip over parking requirements is a big disaster to our downtown. It also sets up a president to any other project coming up. Please look at this problem and consider us who have worked hard to get to where we are by following the rules and building codes.

The other issue is the height of this proposed building? It will completely block access and view to this precious little slice of what's left of the beach on the north side of the Cayucos Pier. It is zoned recreational? By allowing a new set of rules allowing a restaurant, bar, and additional shops for their own guests makes no sense. We all know this will not be just for their hotel guests. And the problem for parking gets worse! The ground fill on this site is not original what so ever. And needs to be looked at with what is really original height.

Lastly is one of the biggest problems I have with this project. The community knows nothing about this and is being pushed hard for approval before they do? Please help Cayucos and let us solve the parking problem first before developing more. The Cayucos Advisory Council should be shamed for their support on this project. They have completely failed the community on this issue. Thank you for your consideration on the matter.

Sincerely,

Steve Hennigh

Good Clean Fun Surf and Sport

137 North Ocean Ave.

Cayucos, Ca. 93430

Ladies and Gentlemen,

This project that is slated to be built in CAYUCOS is way off for our little community. The land in question is fill and has apparently been used as a dump and fill...has never been compacted and has been falling in the ocean. I've only been here since 1984-85 but I'm sure others have already brought this up!

The parking issue alone is enough to deny it...he have no parking in CAYUCOS! Some of the other big projects and businesses have also had parking waived...not good in my opinion. It has always been a huge topic in our CCAC meetings over the years that I've been a member...I believe 8 years or so.

Sincerely,

Gil Igleheart

Sent from my iPhone

I support the CCC Appeal # A-3-slo-21-0039 (Cobb Hotel Proposal, Cayucos)

As a lifelong, born-and-raised resident of Cayucos, I'd like to voice my concerns of the recently proposed Cobb Hotel Project in Cayucos. I'm sure you've received many concerns regarding this project, and as someone who takes pride in carrying the torch for the future of our town I must echo the concerns brought up by others.

As children we built bicycle jumps on this lot, and as we grew older we watched our friends and family members have small town weddings and birthdays here. It has always been a community space. For years, I've watched 20ft winter swells and king tides pound away at the face of the lot, exposing tires and rubble. I've watched its slopes erode into the creek during the huge El Nino storms of 1996-1997, as well as other years.

There was always talk amongst the town that this lot would never be developed, as it was obviously fill. We took comfort in that. Perhaps too much so. My jaw dropped when I heard it was potentially moving forward with a development such as the one proposed. Nothing about this project suits the character of Cayucos, but most importantly does not make logical sense given it's scale, location, parking, and alignment with the precedent of other projects.

It's quite simple for a non-resident to explain what "Cayucos needs." Developers seek profits, not to build up what communities truly need. When I was a child we had close to 350 children in our local elementary. Now barely half that much. On Halloween the streets were filled with children, now only dark streets and empty second homes. My generation, whom is in charge of supporting Cayucos through the next 50 years, is unable purchase a home - I was one of the lucky few. People see Cayucos as a place to make profits on real estate, grow their portfolio, and exploit our resources, not a place to become part of a fantastic community of amazing people. Our community is eroding in the same way this oceanfront lot is, due to outside forces and money that often outside our control and grasp.

Meanwhile, tourism traffic in the summer and fall is outpacing infrastructure. Trashcans overflow daily with garbage, and seagulls spread it everywhere. Parking is under so much pressure it's incredible. Locals ride bikes or avoid downtown altogether. Vandalism, increased crime and theft, filthier beaches, and general disrespect flow out of downtown and into the neighborhoods. My own home is constantly under pressure from visitors due to its proximity to downtown.

I cannot see how the Cobb Hotel project in any way will work given the current state of affairs in Cayucos. It will create unnecessary pressure on parking, the community, and within my lifetime I expect this project to end up in the ocean.

I feel that very few actual Cayucos residents would support this project!

Aaron Jackson

Winemaker
Aaron Wines
(805) 369-2037 winery
(805) 909-0184 mobile
aaronwines.com

Dear Mr. Donovan,

As a homeowner in Cayucos, I strongly urge you to please recommend to all members of the Coastal Commision that they vote to take over the jurisdiction of the project to put a hotel on the bluff next to Cayucos Creek, opposite of the veterans hall and skate park.

I have serious concerns about the impact that this project will have on our community and on the environment. This bluff consists of landfill that was dumped there in the 60's and is not stable enough to support the structure as it is currently planned (17 rooms and many other common areas).

I urge you to take a look at the soils report performed by GeoSolutions (I have used them twice for our property on Pacific Ave) and please note that the referenced structure was only 10 rooms at that time. The actual project has almost doubled in size compared to what was used for the soils report - this is highly suspect.

Please note the attached picture that I took on Jan 28, 2021 from the Ocean Ave bridge over Cayucos Creek. This weather is not uncommon and is just the kind of thing that could make this project turn into a man made disaster.



Please do not rubber stamp this project. It deserves a very close look. There are many other aspects about the way in which this "bait and switch" project is attempting to be ram rodded through that I would be happy to share with you.

Please respond to my email and I will happily elaborate.

Best regards,
John Cameron

Hello Katie,

RE: SLO County approved project: DRC2019-00297 AMICK / COBB, Project Summary / Referral*,
Conditional Use Permit, Cayucos
APN(s): 064-481-009

I am interested in knowing more about the upcoming Appeal hearing at CCC on the above project.

Our local newspaper "The TRibune" indicated it will be addressed in August, however there does not appear to be any information posted in Future Meetings and no August Agenda has been published yet. Will there be an opportunity to hear/receive public comment?

Many in our community are concerned that current regulations calculate they should provide 77 parking spaces (it's a 20,000 sf 3 story structure with a spa, gym and a bar . . .) yet, SLO County approved a waiver requiring only 21 spaces . . . SLO County also waived the need for an EIR. Another big concern is that this could set precedent for waiving parking and EIRs on future large Oceanfront projects.

This particular Oceanfront lot sits right next to a stream, where lots of wildlife lives. I also believe it was created with landfill when originally developing the Mobile Home Park across the street.

Any information you can share would be greatly appreciated.

best regards,

Toni LeGras
Cayucos

July 15, 2021

California Coastal Commissioners & Staff

Re: Proposed Three Story Hotel, Ocean Ave, Cayucos, CA (Cobb Project)

Dear Commissioners,

I am apposed to the proposed three -story hotel that was recently approved by the SLO County Planning Commission. I have been a resident in Cayucos since 1975 and live on Lucerne Road just up the street from the proposed hotel.

My main concerns are:

1. On-Site Parking spaces are inadequate and project is underparked.
2. This project at three-stories does not fit in to the surrounding neighborhood. A comparable hotel at foot of the cayucos pier named On The Beach is two-stories with underground parking. The neighboring property to this proposed hotel named Cayucos Beach Condos, Building B is two-story from Lucerne Rd. with the third floor set below street level and underground parking with a view to the ocean between building A & B.
3. Mass architecture design with no view through project to the ocean.

Thanks for the opportunity to submit this letter in opposition to this project as currently designed,

Regards, Steve Rarig



641 Lucerne Rd., Cayucos, CA 93430

July 19, 2021

Mary K Danks
505 Lucerne Road
Cayucos, CA 93430
901-338-2906

Re: Questions and concerns regarding the proposed Boutique Hotel on Ocean Avenue in Cayucos

Commissioners:

I have heard that The Coastal Commission pays close attention to questions submitted by local residents. I am trusting that that is true, as I have several concerns regarding the Boutique Hotel referenced above.

Concern 1: Parking

Is already a problem. I take daily walks downtown Cayucos. It is good exercise. And there is usually no place to park. Since the article in The Tribune came out, I have taken special notice of available parking. The parking lot by the Veterans' Hall has been at 100% capacity every day. The same is true for on street parking. The reduction of the requisite 77 parking places associated with the proposed building to 21 seems unreasonable. How many employees will be present at any given time? Will there be remote parking for these individuals and for guests and a shuttle bus to/from that remote parking? What was the basis for assuming that 21 parking places—a pretty drastic reduction from 77—would be adequate for this project?

Concern 2: Economic impact

A 3-story building would eliminate the ocean view now enjoyed by residents of the Bella Vista RV Park. Several of our friends drive their RVs to Cayucos specifically to stay in that RV Park because of the wonderful view. That incentive to come to Cayucos would no longer exist.

Concern 3: Availability of hotels, motels, and rentals

Cayucos has several lovely places to stay. It also has several more moderately priced places. It also has multiple luxury accommodations that can be rented through rental agencies. The description of the Boutique Hotel does not sound like it adds anything that isn't already here.

Concern 4: Goodwill

A 3-story building that blocks the ocean view of residents of the RV Park would affect not one or two families, but many families. This Park is one of the few places in which a person who is not a millionaire (or close) can live in Cayucos. My family will be affected in a limited way by the proposed hotel, but it would be a shame to head toward making Cayucos an enclave for millionaires when the not-so-wealthy as well as the wealthy benefit from the joy of the ocean.

Concern 5: Lack of information

The first information made available to the public (of which I am aware) was the recent article in The Tribune. The proposal had already come to a vote. It would seem reasonable to have had a placard similar to the one posted for the proposed Pocket Neighborhood on Ash Avenue to make relevant information available to local residents. The cryptic approach appears rather secretive and underhanded.

Alternative: A single story grill or restaurant with outdoor seating facing the water, available to the public

Because the location of the proposed building will significantly impact the character of the town, it would seem reasonable to propose a facility of benefit to and accessible to all.

Thank you for reading this letter.

Sincerely,

Mary K. Danks

As a native Californian, I'm writing to request that you review the permitting process for the Cayucos Boutique Hotel. I hope that the Coastal Commission will exercise the judgement which the San Luis Obispo county planning department evidently lacked when it approved a project that is clearly unsuited for the site.

Most troubling to me is the waiver of an Environmental Impact Report. While I often chafe at the seeming over-regulation in California, waiving an EIR on a project that will both impact and be impacted by the environment seems foolish at best.

There are many other issues, which I am sure you will be made aware of as you look into the matter. I urge you to take jurisdiction over this project.

Kind regards,
Cordelia Manis

Hello Dan.

I honor the appeal a couple of commissioners recently made to stop the building of a 3-story boutique hotel just north of our pier in Cayucos. A boutique hotel does not belong here for many reasons!

As you know, homes in Cayucos are limited to two and one-half stories, yet this hotel will be three stories and will include 17 units. The law requires a structure of this size to provide 77 parking spaces, but the developer has received preliminary approval for only 21 spaces. Their plan is that the remaining tourists' cars will park in the lot north of the pier. Of course, this denies Cayucos homeowners and day-users to vie for parking spaces elsewhere. I think we all know from experience that this means even more cars parked in front of our homes. One can imagine the increase in congestion, noise, and littering from such a large development so out of scale with this beautiful town.

Thank you. -Jan Meslin, 29 Bakersfield Ave, Cayucos

Dear Mr Donavan,

As a home owner in Cayucos I would like to highlight some very concerning decisions being made in Cayucos that have a major impact on the town and our beautiful coastline. I strongly urge you to review the hotel going in Cayucos on the bluff next to Cayucos Creek.

My concerns is that the empty lot, that is a landfill from the 60's, is not stable enough to support the structure currently planned (17 room and common area). The lot can only hold 10 rooms thoughtfully and ask you to challenge any soils report that suggests differently.

Also adjoining the creek is a major outlet for the Cayucos area as well as farm land in the canyon. The yearly storms create major deterioration of the surrounding areas like the embankment of the empty lot.

Lastly, how is the town going to be able to manage 17 to 25 additional cars on that lot with the 17 rooms?

Please understand that we believe that new businesses coming into our town is not always a bad thing. While we like to keep the character and integrity of our small town we welcome thoughtful additions that add to the character and environmental integrity that is at the core of us Cayucians.

I appreciate you reviewing this development again.

Sincerely,

Mike Kelly

Dear leaders and employees of the Coastal Commission,

I am reaching out as a concerned resident of Cayucos to voice my concern about the proposed Cobb Hotel project. This type of huge money making construction in downtown Cayucos is a total misrepresentation of the feeling of our community. Several planning and coastal required elements have been ignored, overlooked or misrepresented for whatever the reason, based on my knowledge. The community deserves far, far better than what's happened thus far. Thank you for doing your best to ensure the planning requirements are met and the interest of the local community are heard and prioritized

Respectfully,

--
Maxwell Muscarella, MSEE

Connected Energy LLC
Microgrid and Renewable Energy Systems
(805) 616-9048



Dear Mr. Donovan and Commissioners

As a concerned resident of Cayucos, I'm writing to request that you review the permitting process for this development. My concerns are numerous but the most serious as they relate to the responsibilities of the Coastal Commission are:

1. The Environmental Impact Report requirement was waived by county staff. I'm concerned because it seems like if any does require an EIR, a major development on the coast and adjacent to a coastal stream should.
2. This project seems to me to be a violation of Policy 19 of the San Luis Obispo County Coastal Plan. This property primarily consists of fill from the Highway 1 extension project in the 1960's(?) making the ground extremely unstable. Any construction on this site will inevitably end in erosion into the adjacent creek. Not to mention the safety issues involved in erection of a 3 story structure on unstable ground.
3. The Soils report attached to the county planning documents noted that the site consisted of fill and sand, and recommended the building be supported by deep foundations, as the fill extended up to 12 feet below the surface. In addition this report was written assuming a project of 1 or two stories - not the 3 stories approved by the county staff. (As a side note - just a few hundred yards north of this site, there is a partial cliff collapse caused by a homeowner doing just such (albeit unauthorized) boring into the bedrock as the soils report seems to indicate should be required.)
4. With increased global warming, we can expect larger storms and a rising ocean. In spite of this, it is my understanding that this project was planned using a 50 year standard of sea levels instead of a 100 year standard. Yet just this last winter a large storm had the creek and the ocean lapping at the feet of this very unstable bluff. ([See link](#)) What happens when a big storm arrives during a king tide? Are they planning to build the seawall that appears in their artist's rendering?

I'm assuming you have all the relevant documents; but please let me know if I am referencing anything you don't have.

Thanks for your consideration in taking another look at this project. The town of Cayucos generally feels this was rammed through the county planning department with little regard for the site ecosystem or the ecosystem of this very small, mostly rural town.

Mary Rehrig
602 and 573 Pacific Avenue

Dear California Coastal Commission,

I am writing regarding the proposal Cobb Hotel project. I was at the Caycuos Citizens Advisory Council meeting when this project was approved, but it seems like the project that was proposed then is not the same design as the one that was approved by the county. This seems like a bait and switch situation to me.

Regardless, 21 parking spaces is not nearly enough, and there is no excuse for not requiring an environment impact report on this project. If it is true that no environmental impact report is being done, please do what you can to require that one is completed before this project moves forward. Our birds, turtles, frogs and other sensitive species need to be protected!

Thank you for your time and for continuing to protect our beautiful California coast for everyone.

Sincerely,

Eileen Roach
Cayucos Resident

Dear Mr. Donovan,

My name is Jan Romanazzi. I have lived in Cayucos fifty plus years and I am writing to you to voice my opposition to the Cobb Development Project DRC 2019-00297.

Along with many other property owners, I have witnessed and coped with significant change in Cayucos over the last twenty- five years. These changes, largely the result of overbuilding and growing tourism, have negatively impacted this small community's existing infrastructure and coastal environment.

Cayucos doesn't need an exclusive boutique hotel built upon pristine coastal land. This lovely site is far better suited for a park that can be appreciated and enjoyed by families living in and visiting Cayucos.

Please help us in our opposition to the Cobb Development Plan DRC 2019-00297. We do not want to become the next Avila Beach.

Most Sincerely,

Jan Romanazzi

195 I Street

Cayucos, Ca 93430

(805) 440-0188

Dear Commissioners and staff:

I oppose the captioned proposed hotel. It is out of character with the small beach community that Cayucos has always been and still is, long after other such towns have been transformed into suburban sprawl. In addition, parking is inadequate and approval will send the wrong message to other developers waiting to see if they have a chance to do more of the same.

Yours truly

Mark Sarrow

Templeton, CA

Dear Members of The California Coastal commission:

It has come recently to my attention that there is a seventeen room hotel proposed for the lot at 0 North Ocean Avenue in Cayucos, CA. In my recollection this lot was part of the beach up until 1965 when it was filled in with excess rock and soil from the Highway 1 Bypass Project 1964-1965, around Cayucos.

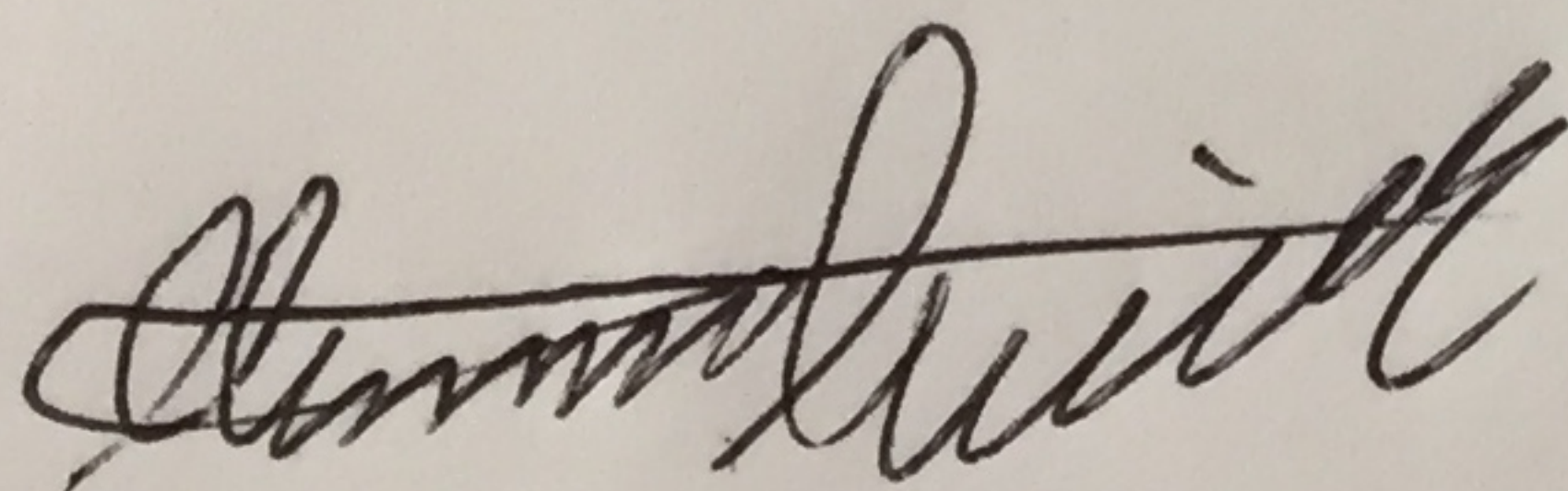
This is illustrated by aerial and ground level photographs taken from the 1940's to present day.

As per the Biological Resources Assessment, by Kevin Merk Associates LLC, dated May3, 2019: cropley clay, which is natural grade on this lot under the serpentine fill is overlaine with beach sand that extends out along the beach. The IBC states that building height limits shall be based on natural grade, not fill grade.

In addition, parking in Cayucos is severely impacted year around. Where will the 54 vehicle needed parking spaces requested be? This project is requesting a waiver for parking! The applicant maintains they can use the public lot across the creek, that lot already services the downtown area, including Veterans Hall, skate park, restaurants, the Pier, etc. This lot is always full year round.

I urge the Coastal Commission to apply the brakes on this project until these issues can be properly explored. I feel that County Planning, through inexperience and lack of transparency, has let all of this advance without proper oversight.

Sincerely,



Stuart Selkirk
June 21, 2021

Dear Mr. Donovan and Commissioners

As a concerned, long-time visitor of Cayucos, I'm writing to request that you review the permitting process for this development. My concerns are numerous but the most serious as they relate to the responsibilities of the Coastal Commission are:

1. The Environmental Impact Report requirement was waived by county staff. I'm concerned because it seems as though if anything does require an EIR, a major development on the coast and adjacent to a coastal stream should.
2. This project would seem to be a violation of Policy 19 of the San Luis Obispo County Coastal Plan. This property primarily consists of fill from the Highway 1 extension project in the 1960's(?) making the ground extremely unstable. Any construction on this site will inevitably end in erosion into the adjacent creek. Not to mention the safety issues involved in erection of a three story structure on unstable ground.
3. The soils report attached to the county planning documents noted that the site consisted of fill and sand, and recommended the building be supported by deep foundations, as the fill extended up to 12 feet below the surface. In addition this report was written assuming a project of one or two stories - not the three stories approved by the county staff. (As a side note - just a few hundred yards north of this site, there is a partial cliff collapse caused by a homeowner doing just such (albeit unauthorized) boring into the bedrock as the soils report seems to indicate should be required.)
4. With increased global warming, we can expect larger storms and a rising ocean. In spite of this, it is my understanding that this project was planned using a 50 year standard of sea levels instead of a 100 year standard. Yet just this last winter a large storm had the creek and the ocean lapping at the feet of this very unstable bluff. ([See link](#)) What happens when a big storm arrives during a king tide? Are they planning to build the seawall that appears in their artist's rendering?

I'm assuming you have all the relevant documents; but please let me know if I am referencing anything you don't have.

Thanks for your consideration in taking another look at this project. The town of Cayucos generally feels this was rammed through the county planning department with little regard for the site ecosystem or the ecosystem of this very small, mostly rural town.

Sarah Sivesind
925-451-1000

Dear Commissioners,

As a life-long Cayucos local, I am surprised to hear the Cobb Hotel project is under consideration. We all know Cayucos as a special beach town that illuminates a small town community feel. If we build a gigantic hotel in the heart of Cayucos and name it "The Cobb Hotel" what will that do to the feng shui of the town? A three story building hovering over the north side of the pier will be an eyesore. The design, the name, the parking plan, the "hotel guests only" attitude is unfair to the people. This project does not belong here! If we allow multi-million dollar developers to step into our small town and change it from a beach town to a beach resort, not only will the community face a loss- so will the rest of the vacationers who are in search of a small beach town get away. We must preserve the uniqueness of Cayucos! We must turn away developers whose intentions are not in alignment with what is best for the beautiful land we call home.

Bless Cayucos and the people who come here to enjoy it with us!

All the best,

Summer Enns

Born and raised in Cayucos since 1993

Dear Commissioners and Staff,

I support the CCC Appeal based on the following concerns:

Insufficient parking

Inappropriate Scale

Lack of geological testing of the imported fill on the parcel

Bluff retreat based erosion on aerial photos taken 1953 when bluff was established after 1964

Lack of notification to town

Inconsistent project description in documents

Precedent setting for large scale projects of this type throughout Cayucos

Vet's Hall parking lot can't handle new projects and day visitors

Project does not support the community

Cayucos heard about this project via the newspaper in July.

Please review what materials we have been able to collect in the last week.

The project has been best described as a "moving target."

Sitting next door to this project is an anomaly, approving a 3 story building and complex will be precedent setting.

I fully understand that this is considered building infill but the inconsistent scale and lack of sufficient parking makes this a burden to our community.

Additionally, I would call for a full EIR to determine the geological stability of this parcel.

All these years Cayucos has worked to not become Southern California. I believe this will start the unravel of our "last little beach town".

It is not hard to imagine the small motels or parcels with like zoning conforming to this new norm.

Attached file of photos of the parcel , videos of storm action on the bluff and the property description that has no consistency

Thanks for anything you can do,

Susan Lyon

1886 cottontail creek Rd

Cayucos, Ca 93430

Dear Commissioners and Staff,
I support the CCC Appeal based on some of the following concerns:
Insufficient parking
Inappropriate Scale
Lack of geological testing of the imported fill on the parcel
Bluff retreat report not based on post 1964 fill
Lack of notification to town

Inconsistent project description in documents
Precedent setting for large scale projects of this type throughout Cayucos
Vet's Hall parking lot can't handle new project parking and day visitors
Project does not support the community

Cayucos heard about this project via the newspaper in July 7, 2021

Please review what materials we have been able to collect in the last week.

This project has been best described as a "moving target."
Within their own report there are inconsistencies.
From a 1 story 10 room hotel with 26 parking spaces to a 1-2 story hotel to a 2-3 3 story 15 room hotel to the present monstrosity, **3 story 17 room hotel, restaurant, market lazy river and 21 parking spaces.**

Sitting next door to this project is the 1970's condo complex which is an anomaly in Cayucos.
The Cobb project of a 3 story building with associated complex and would be Precedent setting if approved.

I do support infill with all factors being weighed.
The inconsistent scale and lack of sufficient parking makes this a burden to our community.
Additionally there is real concern without a full EIR we do not know the geological stability of this parcel.
Please watch the video taken this past storm year.

All these years Cayucos has worked to not become Southern California. The town of Cayucos has done a unique job of protecting our resources for all to enjoy.
Esero Bluffs and surrounding lands is no accident believe me I spent 15 years making that happen. My husband and I offered to help them get a small project with open space.
But they wanted all or nothing. As it turned out the property owners were compensated and the town started their greenbelt.

If we allow this project to go forward as a 3 story hotel complex with insufficient parking we will have started the unraveling of our "last little beach town".
It is not hard to imagine the small motels or parcels with like zoning conforming to this new norm.

Attached file of photos of the parcel , videos of storm action on the bluff and the property description that has no consistency

Thank you for your service and for protecting California,
Susan Lyon
1886 Cottontail Creek Rd
Cayucos, Ca 93430
805/995-1787

Commissioners:

I am writing regarding the proposed hotel to be built on the bluff north of the pier in Cayucos, California. I was shocked to learn that this project has received preliminary approval and am glad that Ms. Escalante and Dr. Hart filed the appeal to help us protect the environment in this small beach town. The last thing Cayucos needs is a monstrosity such as the proposed hotel which brings all the things people come to Cayucos to get away from: congestion, loud parties, lack of parking, littering... But worst of all, there is the danger of building on this small parcel of land which is comprised of fill. The bluff exists because of a previous mudslide when Bella Vista Terrace was built. The bluff is not solid land and there has been a serious erosion problem there for decades. PLEASE DEMAND THAT AN ENVIRONMENTAL IMPACT REPORT BE REQUIRED. Help us save our town from a horrible land failure incident such as the one in Florida.

Thank you,

Vicki Tamoush
Cayucos, California

Dear Commissioners and Staff,

I tried to customize this email, so at least give it a quick read =)

My wife and I are in our 30s. Yes, we are in our 30s and live in Cayucos- we exist! We are not part of generations and generations that have lived here, rather we found this jewel of a town a few years ago and relocated. She teaches at the school and now rides her bike as a commute vs the hour in traffic each way she used to endure. We've watched what development can do to towns, watched as the DNA of a town can change from a new build. I proposed to my wife on that bluff- we had our wedding ceremony on that bluff- and we expect to have family picnics on that bluff. That vacant bluff is just as much part of this town as Schooners, or Cass House, or the gas station that serves the best breakfast burritos . I'm part of the Lions club and recently learned that our Vet Hall has been condemned once again (ouch), which will certainly impact the Downtown area during that construction. Please do everything you can to stop development on that bluff. We accidentally bought a house this last year, and have even more reason now to be protective of this town and all that does and doesn't happen in it.

I support the CCC Appeal # A-3-slo-21-0039 (Cobb Hotel Proposal, Cayucos) based on the following concerns:

Insufficient parking absolutely

Inappropriate Scale

Lack of geological testing of the imported fill on the parcel. Our wedding was hosted there and we had to keep vehicles away from the edge of bluff.

Bluff retreat report not based on post-1964 fill

Lack of notification to town. Information moves slow in this area and we have news fatigue from the last year.

Inconsistent project description in documents. Classic developer.

Precedent-setting for large scale projects of this type throughout Cayucos

Vet's Hall parking lot can't handle new project parking and day visitors. If it's condemned, I would imagine that's an issue lol

Project does not support the community. No brainer here. Is the developer a local Lions club member? Have they spent one weekend a month picking up trash along Ocean? Probably not, because I would seen them picking up trash with me.

Cayucos heard about this project via the newspaper in July 7, 2021

Within the developer's own report there are inconsistencies. It has gone from a 1 story, 10 room hotel with 26 parking spaces to a 1 to 2 story hotel to a 2 to 3 story, 15 room hotel to the present monstrosity which is a 3 story, 17 room hotel, restaurant, market, gym, spa, bar, "lazy river" and 21 parking spaces rather than 77 as the law requires. The inconsistent scale and lack of sufficient parking makes this a burden to our community. Additionally, there is real concern that without a full Environmental Impact Report, we do not know the geological stability of this parcel.

*Rory Todd
562-895-4457*

Dear Mr. Donovan and Commissioners

As a concerned resident of Cayucos, I'm writing to request that you review the permitting process for this development. My concerns are numerous but the most serious as they relate to the responsibilities of the Coastal Commission are:

1. The Environmental Impact Report requirement was waived by county staff. I'm concerned because it seems like if any does require an EIR, a major development on the coast and adjacent to a coastal stream should.
2. This project seems to me to be a violation of Policy 19 of the San Luis Obispo County Coastal Plan. This property primarily consists of fill from the Highway 1 extension project in the 1960's making the ground extremely unstable. Any construction on this site will inevitably end in erosion into the adjacent creek. Not to mention the safety issues involved in erection of a 3 story structure on unstable ground.
3. The Soils report attached to the county planning documents noted that the site consisted of fill and sand, and recommended the building be supported by deep foundations, as the fill extended up to 12 feet below the surface. In addition this report was written assuming a project of 1 or two stories - not the 3 stories approved by the county staff. (As a side note - just a few hundred yards north of this site, there is a partial cliff collapse caused by a homeowner doing just such (albeit unauthorized) boring into the bedrock as the soils report seems to indicate should be required.)
4. With increased global warming, we can expect larger storms and a rising ocean. In spite of this, it is my understanding that this project was planned using a 50 year standard of sea levels instead of a 100 year standard. Yet just this last winter a large storm had the creek and the ocean lapping at the feet of this very unstable bluff. ([See link](#)) What happens when a big storm arrives during a king tide? Are they planning to build the seawall that appears in their artist's rendering?

I'm assuming you have all the relevant documents; but please let me know if I am referencing anything you don't have.

Thanks for your consideration in taking another look at this project. The town of Cayucos generally feels this was rammed through the county planning department with little regard for the site ecosystem or the ecosystem of this very small, mostly rural town.

--
Victoria Cameron
vgrcameron@gmail.com
650-279-9820

I support the CCC Appeal # A-3-slo-21-0039 (Cobb Hotel Proposal, Cayucos)

As a lifelong, born-and-raised resident of Cayucos, I'd like to voice my concerns of the recently proposed Cobb Hotel Project in Cayucos. I'm sure you've received many concerns regarding this project, and as someone who takes pride in carrying the torch for the future of our town I must echo the concerns brought up by others.

As children we built bicycle jumps on this lot, and as we grew older we watched our friends and family members have small town weddings and birthdays here. It has always been a community space. For years, I've watched 20ft winter swells and king tides pound away at the face of the lot, exposing tires and rubble. I've watched its slopes erode into the creek during the huge El Nino storms of 1996-1997, as well as other years.

There was always talk amongst the town that this lot would never be developed, as it was obviously fill. We took comfort in that. Perhaps too much so. My jaw dropped when I heard it was potentially moving forward with a development such as the one proposed. Nothing about this project suits the character of Cayucos, but most importantly does not make logical sense given it's scale, location, parking, and alignment with the precedent of other projects.

It's quite simple for a non-resident to explain what "Cayucos needs." Developers seek profits, not to build up what communities truly need. When I was a child we had close to 350 children in our local elementary. Now barely half that much. On Halloween the streets were filled with children, now only dark streets and empty second homes. My generation, whom is in charge of supporting Cayucos through the next 50 years, is unable purchase a home - I was one of the lucky few. People see Cayucos as a place to make profits on real estate, grow their portfolio, and exploit our resources, not a place to become part of a fantastic community of amazing people. Our community is eroding in the same way this oceanfront lot is, due to outside forces and money that often outside our control and grasp.

Meanwhile, tourism traffic in the summer and fall is outpacing infrastructure. Trashcans overflow daily with garbage, and seagulls spread it everywhere. Parking is under so much pressure it's incredible. Locals ride bikes or avoid downtown altogether. Vandalism, increased crime and theft, filthier beaches, and general disrespect flow out of downtown and into the neighborhoods. My own home is constantly under pressure from visitors due to its proximity to downtown.

I cannot see how the Cobb Hotel project in any way will work given the current state of affairs in Cayucos. It will create unnecessary pressure on parking, the community, and within my lifetime I expect this project to end up in the ocean.

I feel that very few actual Cayucos residents would support this project!

Aaron Jackson

Winemaker
Aaron Wines
(805) 369-2037 winery
(805) 909-0184 mobile
aaronwines.com

Greetings Commissioners, etc.

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Aaron Jackson

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aaronwines.com

To the California Coastal Commission

From C'Anna Bergman-Hill, Castro Valley, CA

I am writing regarding the Cobb Hotel project in the town of Cayucos.

I am very concerned about the effect of this project on the well-being of Cayucos.

I am a native Californian. The highlight of my childhood was to go to the central coast for vacations, enjoying the natural world from San Simeon down to Santa Barbara. Although I now live in the Bay Area and spend time up and down the California coast, **Cayucos remains special to me.** I took my sons to Cayucos every summer when they were boys. And now we take our grandsons there to see the beauty of the sea, learn of the birds and sea mammals, and to see the light changing on the surface of the water. **We love the casual small-town atmosphere of Cayucos.**

I am very familiar with the vacant lot that is the proposed site of a three-story hotel and I was dismayed to recently learn of this plan and surprised to hear that it has gained approval. **I believe building a three-story hotel so close to the shore is a very poor idea that stands to benefit only a very few (the owner and a few guests) and will be a detriment to many for generations to come.** Cayucos has always been a laid-back, old fashioned beach town and that is its unique appeal to residents and tourists alike. While it can be overrun by visitors on holidays such as July 4th, the rest of the time it is a place where **We** can come to the beach and relax and experience the sand and waves, whales and pelicans, fish from the pier, and

walk on the beach.

OCEAN VIEW: This hotel would take away the ocean view and accessibility of people who live across Ocean Avenue and of anyone coming into town. **It would create a visual barrier to the ocean.**

TRAFFIC: The road is a busy one with limited visibility as cars come around the curve in the road. We have frequently walked along that street and across the bridge and the cars come around the bend far too fast for our comfort as pedestrians (many of them children or elderly) and it is also not safe for cyclists. It is especially dangerous on busy holiday weekends and a new building with attendant vehicles at this critical location would only make things worse.

PARKING: The limited amount of off-street parking in the plan (twenty-one) for this hotel is not adequate for the hotel, would impact already crowded street parking for neighbors and their guests, and certainly would take away from parking for people who are headed for the beach.

ENVIRONMENTAL IMPACT: Despite the notes in the proposal saying that there would be no environmental impact, it is hard to believe that this new building and the attendant bustle of business would not negatively affect the wildlife in the creek where we see ducks and herons and egrets and turtles.

ALTERNATE IDEA: I would suggest that a much better use of this vacant lot would be for it to be turned into a park or plaza for the city of Cayucos providing a place for beach access, for community events and concerts, weddings, and picnics. That would be a real contribution to the city, and would keep this spot open to the water. It would not make any one landowner richer, as this Cobb project is intended to do, but it would be for the greater good of the community, residents and tourists alike, and that in the end will be better for the economic health of the community.

Bottom line, I shudder to think of the town of Cayucos becoming another Pismo Beach where wall to wall beachfront hotels overwhelm the eye and block the coastline view and access, where huge houses and condos cover the hillsides. Pismo is the beach town where I spent my childhood falling in love with the natural beauty of the sea. I never go there anymore. I can't stand to see what has been allowed to happen to that town, or more importantly to that beach. I would hate to feel that Cayucos would no longer be one of my homes-away-from-home.

Please take another look at this hotel proposal and do what you can do to stop it.

Forest,

I know it's the last day, but here's something I found. The Geo Solutions Soils Report for the hotel in Cayucos is based on a structure described in 1.2 Project Description, a one to two story in height constructed using light wood construction. Link to that document below.

<https://files.ceqanet.opr.ca.gov/267498-1/attachment/EJxrbAKM3GoObjbAECFbmCwi5OqVKKziZ-el73UK5if2ix56j82vgkYPGIQpjhuB-o8gxb7GlujwiAUb0>

Dan Borradori

Sent from my bike

Dear Commissioners and Staff,

I am a 28-year Cayucos resident and support the California Coastal Commission's Appeal #A-3-SLO-21-0039 (Cobb Hotel Proposal, Cayucos) based on the following concerns:

- The astounding ease over which our county Planning staff & Commission dismissed the necessity for an environmental impact report for construction of a 3-story, 17-unit hotel, market, gym, spa, bar and "lazy river" proposed on a blufftop parcel comprised of unstable fill next to environmentally sensitive Cayucos Creek;
- Lack of adequate notification to Cayucos residents for input by both the Cayucos Advisory Council and the county Planning Commission;
- The proposed materials, size, design and scope of the structure does not fit the Planning and Area Standards of the Estero Area Plan. It sets a precedent that completely transforms the visual appeal of the uniquely laid-back old beachtown vibe of the town;
- The insufficient parking and Planning Commission's waiving of parking spaces from 77 as the law requires to 21 spaces, assuming the guests and employees can simply use the day-use north pier parking lot spaces. That parking lot is already filled by noon every weekend and in summers and holidays it is also often at capacity, when people are likely vacationing at the hotel. Each year the parking lot has less space available year-round, as more visitors come and even large campers and motorhomes sometimes use it to illegally park overnight. Once construction begins on the red-tagged Vet's Hall, the parking lot will be closed to all for heavy equipment operation - where will the hotel guests and employee overflow park then? To the Planning Commissioners who approved waiving the hotel parking spaces, lack of parking in the downtown is increasing. In the meantime, in essence the public and local taxpayers will subsidize the hotel guests and owners at the cost of losing additional beach access.

I support the Coastal Commission finding this county-approved project raises a "substantial issue" of conformance with the San Luis Obispo County Local Coastal Program.

Sincerely,

Danna Dykstra-Coy
Cayucos

On Behalf Of: Donald Ray Nikkel

Comments: I am concerned about the Cobb Hotel project in Cayucos for several reasons:

1. When traveling into Cayucos from the north entrance the hotel will block an important view of the pier and beach. The community already has hotels, restaurants, and homes crowding along the beach front that prevent viewing and a feeling of the open space of the ocean and sand.
2. This lot might be more appropriately used as a parking to the already crowded small beach front. The central coast continues to grow in popularity as people park throughout the town and north along the highway. To have a few parking spaces, picnic tables, and a small open space would keep Cayucos from looking like several other beach areas inundated by development.
3. Even a parking area has challenges with safe access to the highway through town. The lot is on a curved part of the road, near a narrow bridge which I and my grandkids walk to access the public beach. It is a challenge for autos to watch for cars and walkers that frequent the area. Some cars drive from the north, into town and others are coming from the large condominium complex north of the lot.
4. From what I have seen of the plans, there is no allowance for visual space around the upper stories of the structure. It is my understanding the “wedding cake” style of building is required in other areas of the town, at least for residential development. Yet this plan is a rectangular block – very unsightly.
5. Cayucos has a very small central highway that needs no additional traffic as is particularly evident in the summers. Perhaps development to the east of the main street would be better but even then there would need to be traffic signals so pedestrians and traffic could flow safely.

Thank you for your serious consideration of this unsafe and unsightly proposed development. Do not permit the building up and crowding of what is left of the character of Cayucos

Sincerely yours

Thank you for taking a serious look at the parking issues with the proposed Cobb Hotel project in Cayucos.

PARKING: Parking is a tremendous problem in Cayucos, especially during special events and holidays which requirements take into consideration. There is no reason to waive the stipulation for 76 spaces.

VISUAL IMPACT: Additionally, the project should make the coast of Cayucos better, not the same or worse. Already hotels, restaurants and house hug the small town coastline. The community needs some visual space that is provided by the bridge and the area of the proposed hotel. Rather than a large, unsightly rectangular building, the property could use a building with less visual impact.

TRAFFIC: The proposal for a bike path, visual space to travel out of the parking lot and pedestrian access are much too confusing. To say that there is a bike lane seems odd since the distance is minimal in front of the proposed hotel and immediately connects to a narrow bridge with little room for pedestrians and cars, much less bicycles. Cars travel in both direction across the narrow bridge making both bicycle and pedestrian use unsafe. The entire access is on the inside of a curved road with a hill making traffic additionally dangerous. The project is too large for the small access area.

PUBLIC ACCESS: The proposed hotel takes up too much space and does not adequately accommodate public access to the beach. It is typical that Cayucos is crowded with cars up the hill to the north of town and people need a beach access with plenty of

space to safely enjoy the community. It is not appropriate to wall-off the beautiful area with access to and view of the pier, the tide-pools, small creek, sandy beach and the swimming areas. The San Luis Obispo planning staff statement of public amenities seems to confuse the access to ONLY hotel guests to the larger public parking throughout the small town of Cayucos: "A new **public** access path, as well as **public** recreation amenities, including outdoor game and lounge areas, have been included in the project design." Further stated: "The project is located on a vacant lot and requires the dedication and or construction of public coastal access in the form of lateral access, vertical access, and a scenic vista pathway along the bluff at the time of any new development.

ENVIRONMENTAL IMPACT: It seems to be a misrepresentation to suggest that the "would not impact the bluff, sandy beach, or Cayucos Creek wetland areas." Of course it would.

Your serious consideration of the dangers created by this project, is appreciated. Let's improve the California coastline, especially in small communities that have difficulty speaking against the local powerful forces.

Public comments submitted to the Coastal Commission are public records that may be disclosed to members of the public or posted on the Coastal Commission's website. Do not include information, including personal contact information, in comments submitted to the Coastal Commission that you do not wish to be made public. Any written materials, including email, that are sent to commissioners regarding matters pending before the Commission must also be sent to Commission staff at the same time.

>>> I would like to register an objection to the above-referenced proposal.

>>>

>>> Cayucos is bursting at the seams as almost every business and new build has been given a parking waiver for years, with the result it is almost impossible to park anywhere. We have vacation rentals of small houses which are rented out to groups of people who arrive in 6 separate trucks and a huge motor home which dangerously clogs the streets and prevents seeing oncoming traffic as they park on corners.

>>>

>>> Downtown is becoming gridlocked with angry double-parked motorists desperate for a parking place. To even consider reducing parking from 70+ spaces to 20 spaces is madness. If you can't provide for enough guest parking you should not have a large business reliant on the traveling public.

>>>

>>> Further, I am appalled that an EIR would be waived. According to residents who remember the grading for the trailer park across the street from the proposed site, all the graded earth was moved across the street which raises the question as to whether the lot is just "fill" and is certainly not the foundation for a major build on the already unstable bluffs.

Additionally, we are in the midst of a severe drought and are being asked to ration water. Water for an hotel, spa, water feature and gym will consume hundreds of thousands of gallons just to keep up with laundering towels. That, in itself, should be a deal breaker.

And how much of a drag will these facility be on our power grid. We are in a disastrous fire season and are continually warned about outages. Will this build be required to have its own solar to create independence from the town?

>>>

>>> The 3-storey design is also out of place for this small town. We need to be more thoughtful about balancing the sustainability of fragile bluffs (which have been eroding in one area of Pacific Avenue, between the numbered streets to a considerable degree) and the resilience of business in a small town which cannot be permitted to grow beyond its own limits.

>>>

>>> Thank you for your attention.

>>>

>>> Karen Elliott

>>> 50 S. 3rd Street

>>> Cayucos, Ca 93430

Dear Commissioners and staff:

I oppose the captioned proposed hotel. It is out of character with the small beach community that Cayucos has always been and still is, long after other such towns have been transformed into suburban sprawl. In addition, parking is inadequate and approval will send the wrong message to other developers waiting to see if they have a chance to do more of the same.

Yours truly

Mark Sarrow

Templeton, CA

Dear leaders and employees of the Coastal Commission,

I am reaching out as a concerned resident of Cayucos to voice my concern about the proposed Cobb Hotel project. This type of huge money making construction in downtown Cayucos is a total misrepresentation of the feeling of our community. Several planning and coastal required elements have been ignored, overlooked or misrepresented for whatever the reason, based on my knowledge. The community deserves far, far better than what's happened thus far. Thank you for doing your best to ensure the planning requirements are met and the interest of the local community are heard and prioritized

Respectfully,

--

Maxwell Muscarella, MSEE

Connected Energy LLC

Microgrid and Renewable Energy Systems

(805) 616-9048

Dear Commissioners and Staff,

I tried to customize this email, so at least give it a quick read =)

My wife and I are in our 30s. Yes, we are in our 30s and live in Cayucos- we exist! We are not part of generations and generations that have lived here, rather we found this jewel of a town a few years ago and relocated. She teaches at the school and now rides her bike as a commute vs the hour in traffic each way she used to endure. We've watched what development can do to towns, watched as the DNA of a town can change from a new build. I proposed to my wife on that bluff- we had our wedding ceremony on that bluff- and we expect to have family picnics on that bluff. That vacant bluff is just as much part of this town as Schooners, or Cass House, or the gas station that serves the best breakfast burritos . I'm part of the Lions club and recently learned that our Vet Hall has been condemned once again (ouch), which will certainly impact the Downtown area during that construction. Please do everything you can to stop development on that bluff. We accidentally bought a house this last year, and have even more reason now to be protective of this town and all that does and doesn't happen in it.

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Cayucos heard about this project via the newspaper in July 7, 2021

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Dear Mr. Donovan,

As a homeowner in Cayucos, I strongly urge you to please recommend to all members of the Coastal Commision that they vote to take over the jurisdiction of the project to put a hotel on the bluff next to Cayucos Creek, opposite of the veterans hall and skate park.

I have serious concerns about the impact that this project will have on our community and on the environment. This bluff consists of landfill that was dumped there in the 60's and is not stable enough to support the structure as it is currently planned (17 rooms and many other common areas).

I urge you to take a look at the soils report performed by GeoSolutions (I have used them twice for our property on Pacific Ave) and please note that the referenced structure was only 10 rooms at that time. The actual project has almost doubled in size compared to what was used for the soils report - this is highly suspect.

Please do not rubber stamp this project. It deserves a very close look. There are many other aspects about the way in which this "bait and switch" project is attempting to be ram rodded through that I would be happy to share with you.

Sincerely,

Will Rehrig

Dear California Coastal Commission,

We oppose the proposed Cayucos Cobb Hotel parking plan. The current plan has too few parking spaces that will impact our downtown neighborhood. We already have too many visitors parking in downtown because of the limits on foreign travel during the pandemic. We need more public parking in Cayucos & affordable housing not less.

Thanks,

John Paul Drayer & Larry Le Gras
174 G St. Cayucos, CA 93430
562 331-5028

Sent from my iPhone