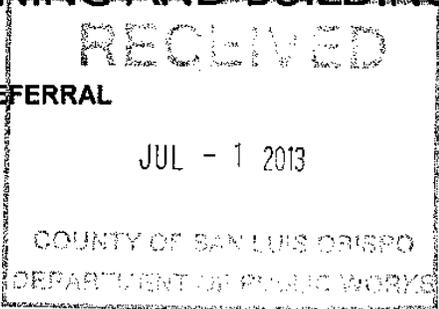




SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING



THIS IS A NEW PROJECT REFERRAL

DATE: 6/20/2013
TO: PW

FROM: Rob Fitzroy, Coastal Team, Development Review

PROJECT DESCRIPTION: DRC2012-00119 CENTRALLY GROWN- MINOR USE PERMIT FOR A PROPOSED MIXED USE PROJECT INCLUDING STRUCTURAL MODIFICATIONS TO EXISTING STRUCTURES. CONVERSION OF EXISTING SINGLE FAMILY RESIDENCE AND COMMERCIAL STORAGE TO MIXED RETAIL USES. ADDITION OF A VACATION RENTAL PERMIT TO AN EXISTING SINGLE FAMILY RESIDENCE. ADDITION OF SECOND STORY RESTROOMS OVER EXISTING SINGLE STORY RESTROOMS. CONVERSION OF THE DAY SPA BUILDING TO RESTAURANT USE AND ADD DECK. EXTERIOR ARCHITECTURAL CHANGES TO EXISTING RETAIL STRUCTURE. APN: 013-381-002.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Road Fees may be due with these changes in use.
To be determined with Building Permit review.
Encroachment Permits required with Building Permits
for any work in the County Right of Way. Diagonal and
Perpendicular parking will require an ordinance to be written.

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600
EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>



CAMBRIA COMMUNITY SERVICES DISTRICT

1316 Tamsen Street, Suite 201 • P.O. Box 65 • Cambria CA 93428
 Telephone (805) 927-6223 • FAX (805) 927-5584

**CONFIRMATION OF WATER & SEWER AVAILABILITY
 FOR REMODEL or TRANSFER OF EXISTING ACTIVE SERVICE.**

Applicant(s):	Centrally Grown (Kirk Consulting as agent)	Date:	01/15/2014
Mailing Address:	1241 Knollwood Dr., PMB 138	Current Service type:	<input type="checkbox"/> Single Family
	Cambria, CA 93428		<input type="checkbox"/> Multi-Family # units
Service Location:	7432 Exotic Gardens Drive		<input checked="" type="checkbox"/> Commercial
APN:	013-381-002		

Project description:	Phase 2 Remodeling per Clinton Iwanicha Architect drawings 1.0, through 11.0, as revised on 10/15/2013; and Omni Design Group drawing A1.1, A1.2, A1.X, and A2.X dated 5/6/2013.
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Sewer and Water Impact Fees*				Approval Conditions	Required if X'd:
Application fee	\$55.00	55.00		All Existing and New water fixtures must meet current CCSD water efficiency standards.	X
Water/Sewer Plan Review	\$110.00	110.00			
Initial Water Inspection	\$99.50			Owner must provide District with a copy of county building permit issued for this project.	X
Final Water Inspection	\$49.75	49.75			
Fire Plan Review	\$350.00	350.00		Building 5 shall use non-potable water for plants in greenhouse area.	X
Fire Sprinkler System Review	\$250.00	250.00			
6	Additional Toilet(s)	@ \$400	2400.00	Applicant must work with Cambria Fire Department to determine water meter size requirement to serve this project (if applicable).	X
4	Additional Kitchen or Lavatory Sink(s)	@ \$400	1600.00	Applicant must call CCSD for pre-work and final fixtures/plumbing inspections. PLEASE CALL 927-6223 FOR INSPECTION.	X
	Additional Tub, Shower or Laundry	@ \$800		Requires PARCEL MERGER to allow water service across lot line.	
	Additional Bar or Utility Sink(s)	@ \$200		Under District regulations, Remodels must not change the existing water service status of the property by creating additional separate dwelling units.	X
Total			\$4814.75	WARNING! A GUEST UNIT MAY NOT BE RENTED AS A SEPARATE DWELLING.	
<input type="checkbox"/> paid					

* The CCSD plan check fees shown are minimums due upon application submittal. The CCSD may require additional plan check fees for actual hourly costs on projects requiring more than 2 hours of plan check time on fixtures/plumbing features and more than 3 hours of plan check time for fire safety-related plan checking.

The undersigned has reviewed the plans provided to the County for a Permit to remodel the above property. County requires written assurance that water and sewer service is available from the Cambria Community Services District.

Said Project is Authorized With Conditions as indicated above:

by: *Robert C. Gresens*
 Robert C. Gresens, District Engineer

CC: Fire Prevention Officer

----- FOR DISTRICT USE -----

Approved Fixtures (post-remodel):		Retrofit Code:	
Toilets			
Kitchen & Lavatory Sinks		Bldg. Permit received:	
Tubs and/or Showers			
Clothes Washer		Final Inspection date:	
Bar or Utility Sinks			

RECEIVED

JAN 29 2013

PLANNING & BUILDING



P.O.Box 533
Cambria, CA 93428
(805) 927-1934
www.northcoastadvisorycouncil.org

January 21, 2014

Airlin Singewald
County of San Luis Obispo Planning Department
976 Osos Street #300
San Luis Obispo, CA 93408

RE: DRC2012-00119 CENTRALLY GROWN, APN 013-381-002

This is an application for a mixed-use project on the 3.1 acre site at 7432 Exotic Garden Drive, Cambria. The property is a complex of buildings set in a garden of primarily exotic plants. The 2-story main building served under previous ownership in the 1960's and 1970's as living quarters and gift shop, Exotic Gardens, then as a restaurant, bar, lounge, and retail, The Hamlet in the 1980s and 1990s and early 2000's. The applicant holds permits for remodel and renovation of this main building with no change of use from restaurant, bar, lounge and retail. Past permitting and use of the accessory structures, including the building #4, the Day Spa building, is unclear. This current application seeks permitting for remodel and/or renovation of several accessory structures, change of use of several accessory structures, change of use of an existing single family residence to a vacation rental, addition of second-story bathrooms to an existing bathroom structure, modification of green roofs on main building to 2 decks for non-food service restaurant patron use, addition of a children's play structure, and modification of on-site parking, including permeable surfaces, and an unpaved "overflow" parking area.

The North Coast Advisory Council met on January 15, 2014 and recommends approval of this project with the attached conditions.

If the applicant intends to legally establish historical uses at this site, efforts to document use and permits of the accessory structures from 1980 should be undertaken.

Respectively,

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke.

Claudia Harmon Worthen
NCAC Chairperson

The NCAC strives to develop a unified, cooperative effort among individuals, organizations and public jurisdictions.

CHW/lh
Attachment

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Conditions of Approval:

- 1) No change-of-use permitting of accessory building #4 to restaurant use, neither as a stand-alone or as a satellite to the permitted restaurant in the main building. Although eating and drinking are a principal use in the recreation zoning, Exotic Gardens Standard #29 confines them to the main structure.
- 2) No eating, drinking, tables or chairs allowed on the west-facing deck modification on main building #1. Not consistent with maintaining restaurant within structure per Exotic Gardens Standard #29.
- 3) The single family residence building #9, no change-of-use permitting as a vacation rental. This is a special use in recreation zoning, but not, per Table O, an allowed or principle use, and is not included in Exotic Gardens Standard #29s list of non-principle permitted uses.
- 5) Allowed water fixtures would be of the highest efficiency standard, and waterless urinals should be encouraged.
- 6) Children's play structure should be permitted, but requiring conformance with any and all county planning standards.
- 7) Temporary events should be permitted only in relation to restaurant use on site and with full analysis of parking and fire code restrictions.
- 8) No parking of employee or patron vehicles along Exotic Gardens Drive. The current road width is approximately 24 feet, which does not offer enough room for vehicle parking on either side of the access road. If a vehicle is parked on either side, the road width is reduced to below the 20 foot minimum standard required by International and California Fire Codes for fire apparatus. This is especially important since Exotic Gardens Drive dead ends at the project with no other ingress or egress.
- 9) Change the 9-foot light standards at the 4 corners of the parking lot center island to 36"-48" down firing bollards. The use of the light standards at these locations will overshadow the ones attached to the lattice boxes in the center of the island and affect the nighttime Hwy 1 view shed. The bollards will provide delineation of the corners of the island for vehicles and pedestrian lighting.

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- 10) Use of an appropriate all-weather base material that will allow for percolation of water runoff for the overflow parking area. This material may need to conform to local fire ordinance for fire vehicle access.
- 11) Provide adequate on-site parking for all employees and patrons during maximum occupancy times. Parking shall not encroach outside the business property onto the access road or Highway One. Project plan provides for "Employee Policy to Prioritize Patron Parking to Reduce or Eliminate On-Site Employee Parking" (page 4). Project needs to implement and maintain this plan.
- 12) It is our hope that Centrally Grown will seriously consider a multi-type EV recharge station due to their excellent location near Highway One, the southern entrance to Big Sur, and their commitment to be environmentally conscientious.