



## Centrally Grown Minor Use Permit Supplemental Development Statement

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**Updated October 2013  
DRC 2012-00119**

The following document will serve as the General Project Description for the Centrally Grown, Inc. Minor Use Permit Application. The document will be divided into the following sections:

- Purpose
- Background
- Historic / Existing Uses
- Project Setting
- Proposed Project
- Parking Modification
- Land Use Context and Permit Requirements
- Environmental Review
- Traffic
- Summary

### **Purpose:**

The property commonly referred to as the 'Hamlet' property was recently purchased by Centrally Grown, Inc. Centrally Grown, Inc.'s mission is to create transformative experiences for individuals and communities, inspired by nature, rooted in history, cultivated by curiosity, and advanced by simplicity. Their core value is: Less is more. Centrally Grown intends to renovate the Hamlet property to create a 'place' where local residents and coastal visitors can stop in, purchase or consume locally grown food and wine, relax outside in the sunshine or coastal fog, and /or stock up on supplies for their voyages north, south, east, or west. In order to transform the Hamlet property back into a local and visitor destination, renovations will be necessary on the site. The premise for the land use permit is to enhance the site and perfect it at as a tourist destination. The land use permit includes the following components:

- Structural modifications to the existing structures to meet current State and County Building Code requirements (Buildings 2-9).



- Conversion of an existing single family residence and commercial storage to mixed retail uses (Buildings 2 & 3).
- Addition of a vacation rental permit to an existing single family residence (Building 9).
- Addition of second story restrooms over existing single story restrooms (Building 7).
- Conversion of the day spa building to overflow and/or stand alone eating and drinking uses (restaurant / wine bar) (Building 4).
- Exterior architectural changes to the existing retail buildings (Building 6).
- Addition of three new outside deck areas (Buildings 1, 2, 4).
- Kids play structure (lower gardens)

### **Background:**

On February 17<sup>th</sup>, 2012, improvements to renovate and restore the Centrally Grown property were approved under a substantial conformance determination. The approved improvements included upgrading the site, parking areas, and the restaurant to meet current American with Disabilities Act accessibility requirements and State and County Building Code requirements. In addition to the site improvements and renovation of the restaurant building, the substantial conformance determination also approved improvements to the remaining buildings on the site and the continuation of the various uses within those buildings.

Centrally Grown began renovating and restoring the restaurant building and the Exotic Gardens site on October of 2012 under the following building permits: PMT 2012-00056, PMT 2012-00555, and PMT 2012-01392. The renovation activities continue as scheduled and while that work is underway, Centrally Grown is ready to embark on its next phase of planning efforts.

This second phase of planning efforts include the following: 1.) Structural modifications to the existing buildings bringing the remaining structures on the site into conformance with the required building permit codes; 2.) Legally establishing historical uses; and 3.) adding a limited amount of additional 'new' visitor serving uses on the site. The combination of these efforts will enable Centrally Grown to bring their vision of returning this property to its former glory as a premiere tourist destination to fruition.

### **Historic and Existing Uses:**

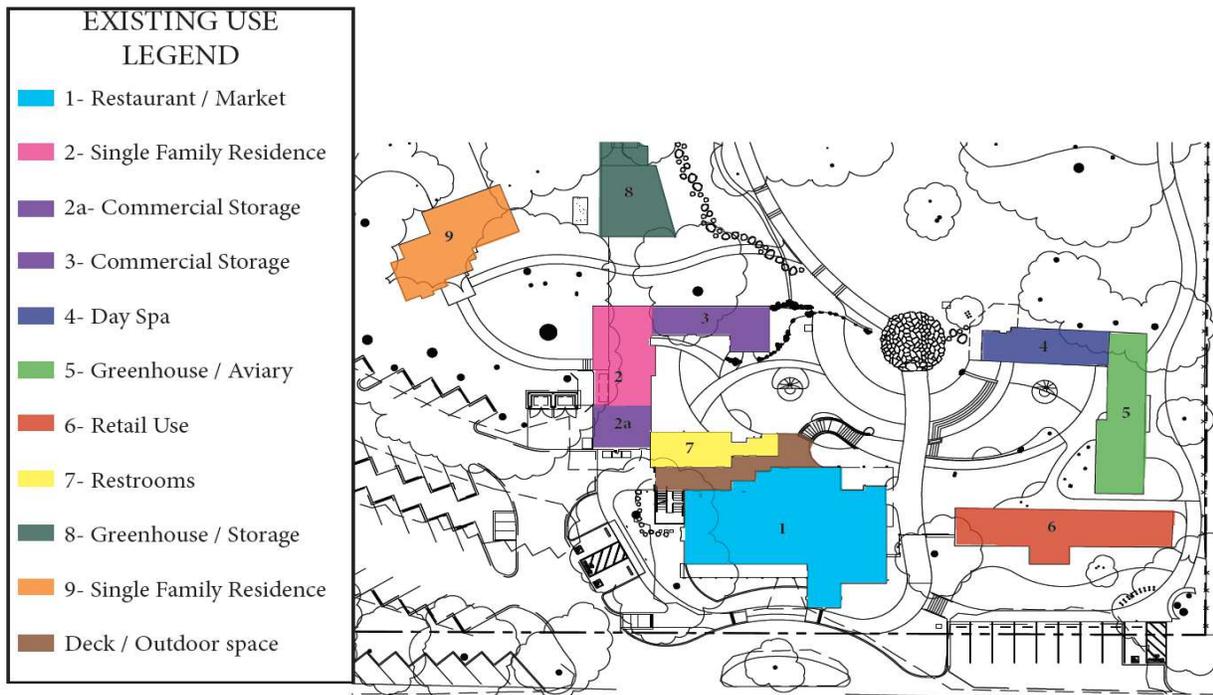
Uses at the Hamlet property have evolved over the years. The initial uses established in 1961 included two single family residences, a commercial gift shop, a commercial nursery, and a demonstration garden. A subsequent use permit was approved in 1980 which allowed a restaurant, cocktail lounge, a retail shop, and other accessory uses. The



Hamlet restaurant was the ‘anchor’ business on the site between 1981 until its closure in early 2012. In addition to the Hamlet restaurant there were a variety of other uses that have occupied the accessory buildings over the last thirty years, most notably the International Wine Center which operated on the property for over 10 years. Recent uses on the site include a restaurant and cocktail lounge (The Hamlet), a day spa (Moonstone Day Spa), a retail art gallery (The Gallery), a retail nursery (The Grow), accessory storage areas, and two single family residences.

The Hamlet property was well known as a destination spot for locals and travelers alike. It was a place to find live entertainment including a popular Sunday Jazz concert series. It also had a long standing history as a wedding / party venue. The weddings took place in the upper and lower gardens and receptions were oftentimes held in the small building adjacent to the lower garden and in the lower floor of the restaurant building. In addition to the music and events, it was a popular stop for a meal for people embarking or returning from a trip along the coast. It was an ideal location for a rest break as the expansive gardens allowed the weary traveler an opportunity to stretch their legs as they strolled through the gardens and the dining room provided spectacular views of the coastline.

The exhibit below identifies the current approved uses on the property





## Project Setting

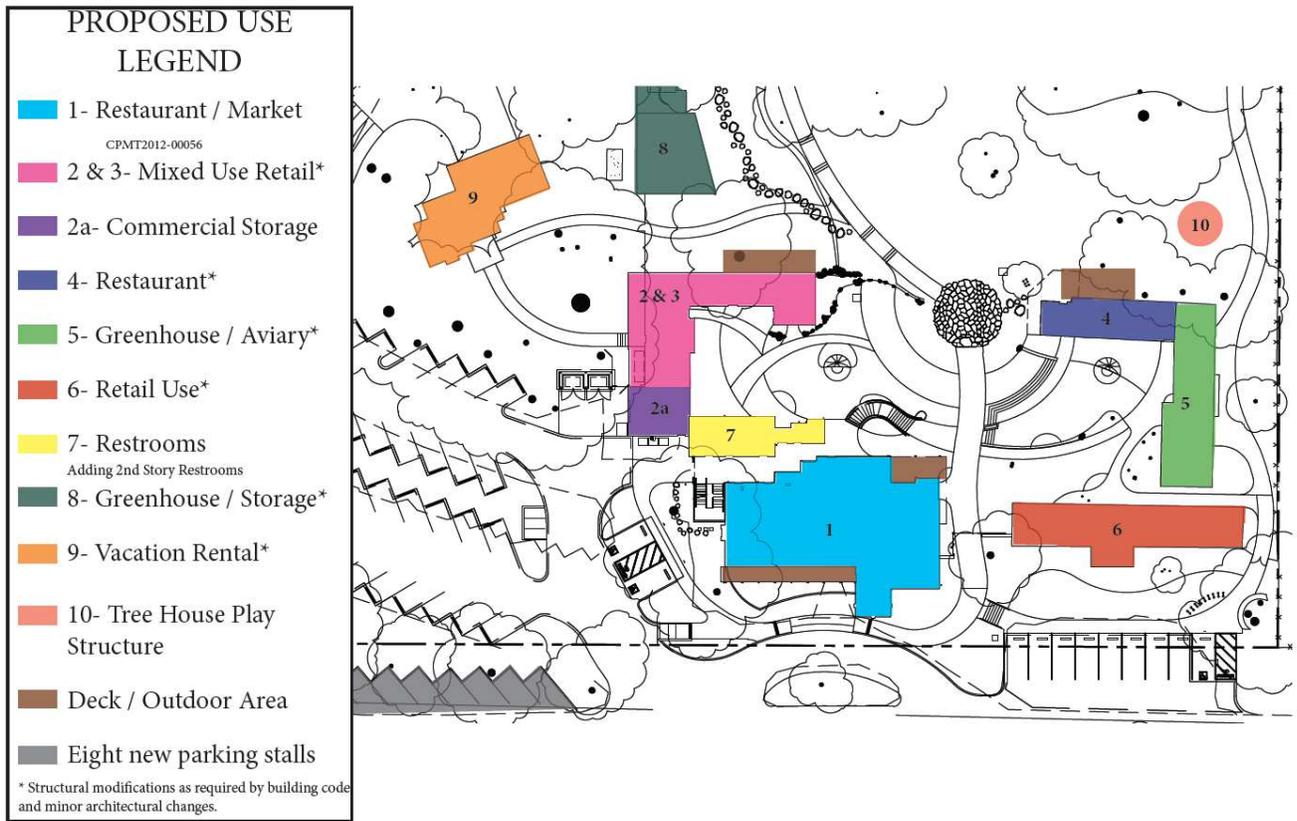
The project site is located at 7432 Exotic Gardens Drive. The property is a 3.1 acre site (APN 013-381-002) located north of the Village of Cambria on the east side of Highway 1. Surrounding uses include a large estate lot, San Simeon Creek Campground, Highway 1, and the Pacific Ocean. The property is currently developed with several commercial buildings, 2 single family residences, parking areas, and ornamental landscaping. Access to the property is from Exotic Gardens Drive, a County maintained road.





**Proposed Use Areas:**

The site plan exhibit below identifies the uses on the property after approval of the Minor Use Permit. Following the site plan exhibit is a building by building narrative outlining any proposed changes to the existing buildings.

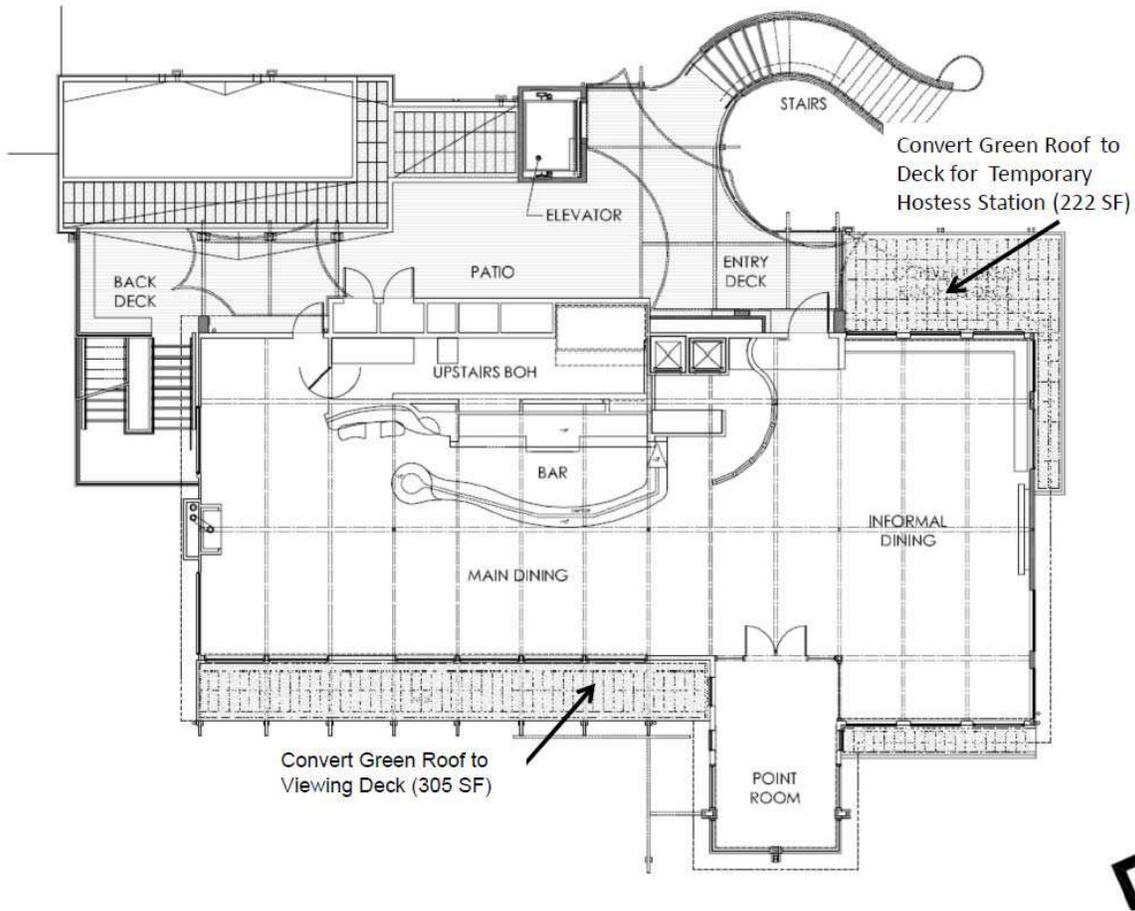
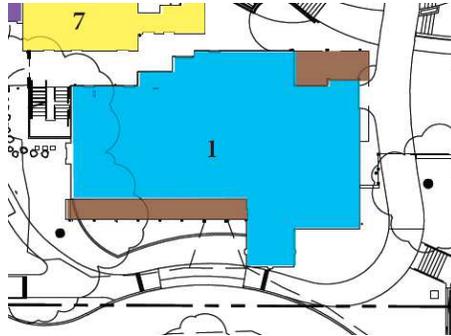


**Building 1:**

- Eating and Drinking with Accessory Retail
- No Change in Use
- Add a 222 SF Rear Deck
- Convert Green Roof to 305 SF Viewing Deck



No changes are proposed to the interior restaurant and market retail spaces. Two existing green roofs located on the second story of the structure will be converted to outdoor deck areas. The deck areas are located on the southeast side and the west side of the building. The westerly deck will be converted to a viewing deck and is not intended for formal seating. The southeasterly deck will be used for patrons waiting to be seated in the restaurant.

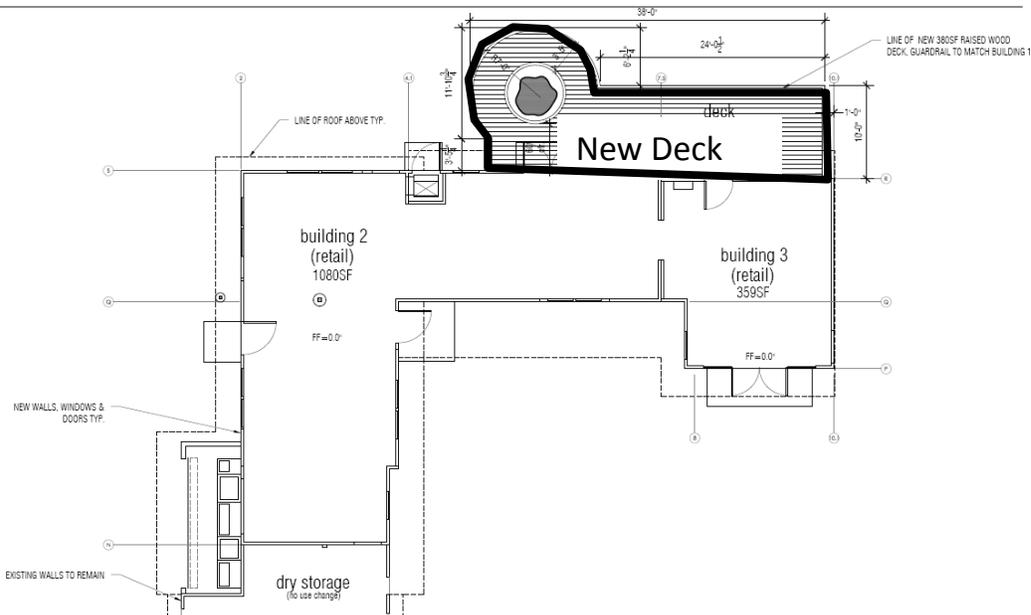




**Buildings 2 and 3:**

- Convert Single Family Residence to Accessory Retail
- Add 380 SF Deck
- Structural Modifications as Required for Building Code Compliance

Buildings 2 and 3 will be converted from a single family residence and commercial storage to a multiuse retail space. Uses envisioned for this space will include general retail, food and beverage retail sales, and/or a small coffee counter. The approximate size of this space is 1,440 square feet. A small deck (380 SF) will be added to this building. The deck area will be utilized as a sitting area to view the lower gardens.



proposed building 2&3 floor plan

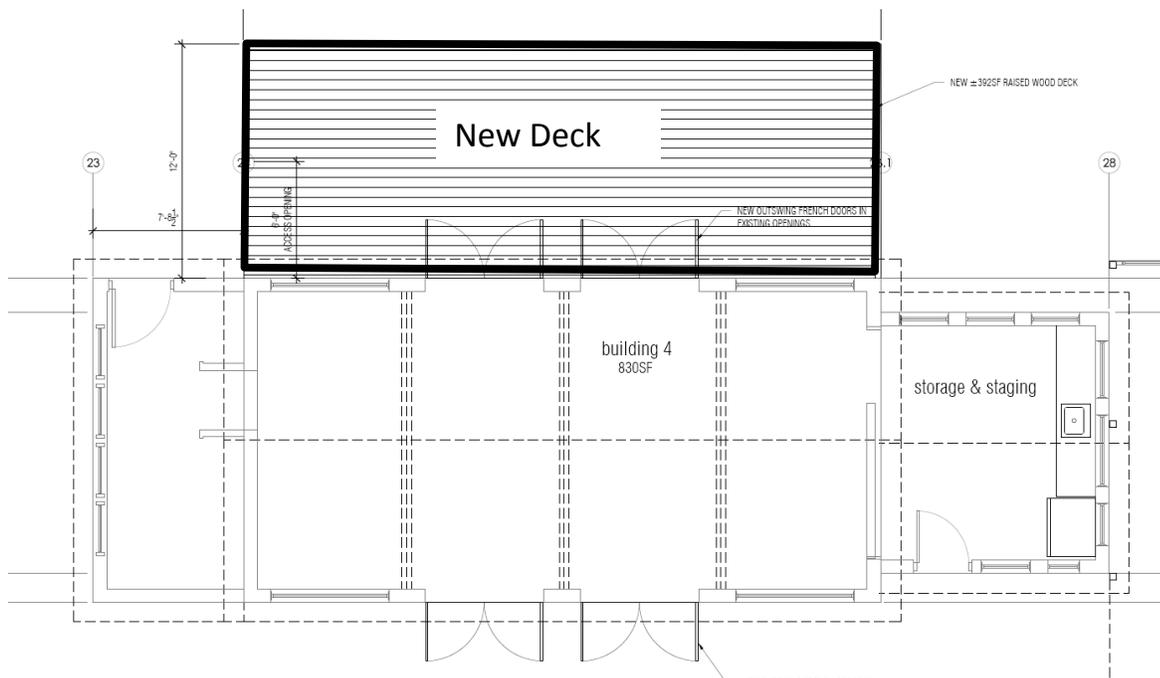
**Building 4:**

- Convert Day Spa to Accessory Restaurant Use
- Add 392 SF Deck
- Structural Modifications as Required for Building Code Compliance



Historically, this building has been used as an overflow area for the restaurant, a wine bar (International Wine Center), and most recently a day spa (Moonstone Day Spa). Unfortunately, the building was never fully permitted through the building department for commercial occupancy.

Our intent is to bring this building up to County Building Codes for the restaurant occupancy and extend the current deck to provide a better vista of the lower gardens. Two sets of windows along the west elevation will be replaced with French doors in order to provide an additional access point directly into an upper courtyard space. An existing food service area at the south end of this building will remain but will be updated to meet current Health Department requirements. The entire structure is intended to remain as an overflow and/or extension of the main restaurant building. This building may be used for banquets, meetings such as Rotary Club, as well as a stand-alone restaurant in summer months when peak demands are high and winter months when it may be more economically feasible to serve customers in a smaller space. It may also be used for wine tasting. The existing building is 830 sf. The new deck totals 392 sf. Building Code upgrades will be required for these buildings for public safety purposes. It is expected that those improvements will require structural modifications.





### **Building 5:**

- Accessory Storage / Aviary
- No Change in Use
- Structural Modifications as Required for Building Code Compliance

Historically, these two accessory structures have been used as a commercial greenhouse and an aviary. Their accessory use function will not change. Building Code upgrades will be required for these buildings for public safety purposes. It is expected that those improvements will require structural modifications.

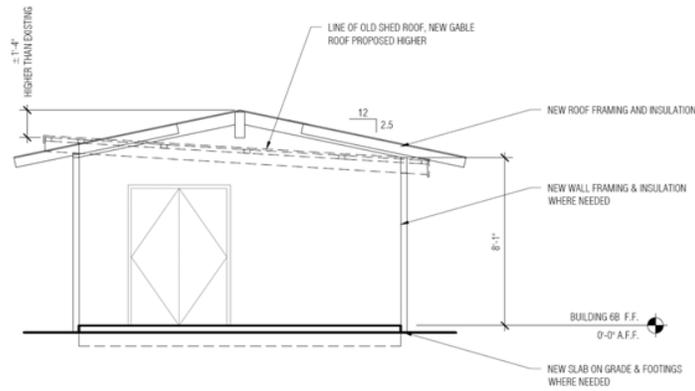
### **Building 6:**

- Retail
- No Change in Use
- Changes to the Exterior Elevations
- Structural Modifications as Required for Building Code Compliance

Building(s) 6 will remain as commercial retail space. The existing retail square footage of the two buildings combined is approximately 1,400 sf. No additional square footage will be added. The exterior elevations will be updated to be consistent with the architectural style of the 'Hamlet' building. The existing windows will be replaced with arched windows, the siding will be updated to redwood siding, and the roof will be replaced with a new rusty Corten steel corrugated roof. The building will remain a low-profile, one-story building. The roofline will change from a shed roof to a gable roof. The height of the roof will increase by 1'-4" at the highest point. Building Code upgrades will be required for these buildings for public safety purposes. It is expected that those improvements will require structural modifications.



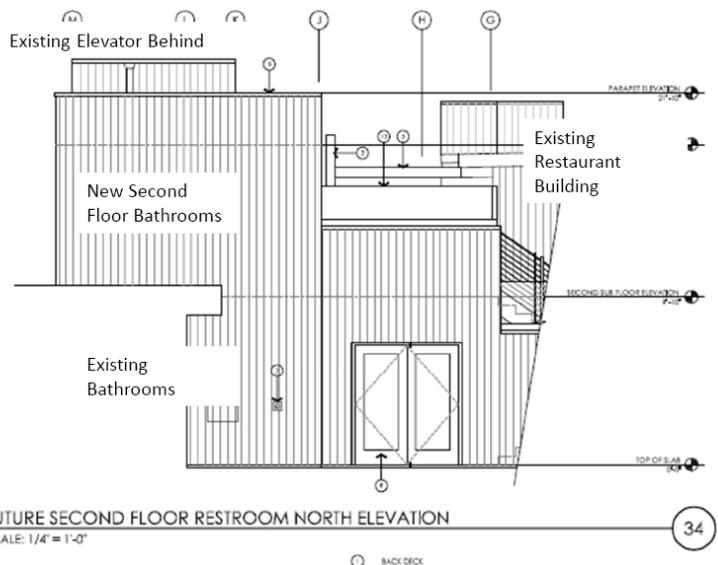
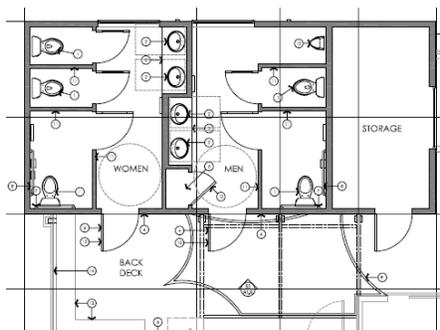
building 6 - conceptual west rendering



**Building 7:**

- Restrooms
- Addition of a Second Story
- New Accessory Bathrooms and Storage

There are currently no restrooms located on the second floor of the restaurant. A second story is proposed to be built over the existing single story structure that houses the existing restrooms. The second story restrooms are being constructed in order to better serve the patrons and provide convenient access for the disabled. The second story addition will be located behind the “Hamlet” building.





**Building 8:**

- Accessory Storage
- No Change in Use
- Structural Modifications as required for Building Code Compliance

Building 8 has been historically used for accessory storage. The storage area is divided into two sections. The east section will continue as storage for data, back-up generator and water filtration. The west section is currently table/chair storage. Building Code upgrades may be required for this building for public safety purposes and it is expected that those improvements will require structural modifications.

**Building 9:**

- Vacation Rental Accessory to the Existing Single Family Residence
- Structural Modifications as Required for Building Code Compliance

The current house on the property will continue to be used as a single family residence. It will also be available to be rented as a Vacation Rental. The rental of the house for transient occupancy will not exceed one individual tenancy within seven consecutive calendar days.

**Upper and Lower Gardens:**

- Accessory Outdoor Use Area
- No Change in Use

There will be no change to the use of the upper or lower gardens. The gardens will continue to be used for passive recreation, entertainment areas accessory to the restaurant use(s), and weddings or other activities what are accessory to the restaurant.

**Kids Play Structure:**

The kids play structure will be located in the lower gardens. It will be elevated off of the ground approximately 30 inches and supported by structural beams or piers. It is expected that this structure will be approximately 200 sf to 250 sf. This structure will include activity areas such as slides and/or bridges.



### **Representative Example of Play Structure**

(Image not of actual play structure to be located on site)

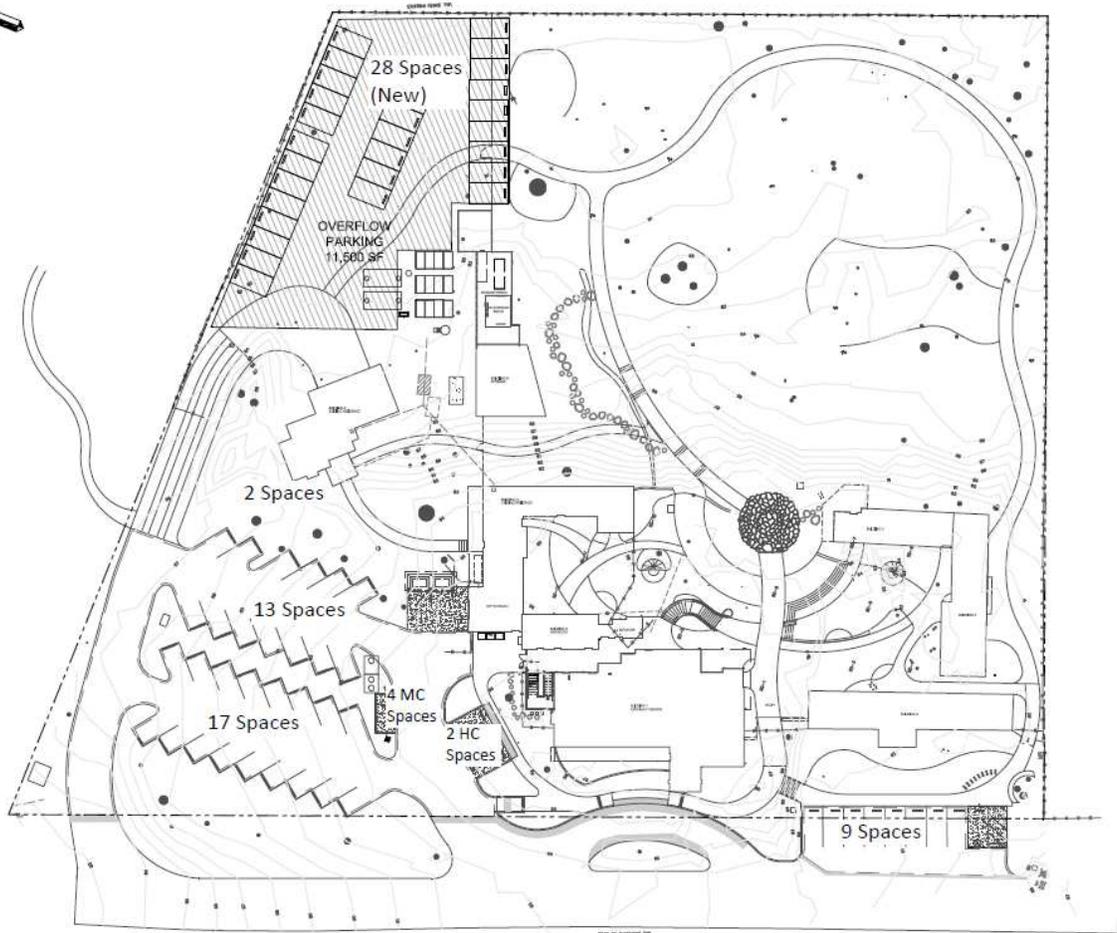
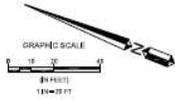
### **Parking:**

67 parking spaces are required for the additional uses proposed in the Minor Use Permit. 75 parking spaces are proposed to be provided; this consists of existing parking areas and a new overflow parking area in the northwest corner of the property. The parking spaces consist of the following:

- 30 permeable paved parking spaces (Existing)
- 28 spaces in lower overflow parking lot – this area will remain decomposed granite and not paved (New)
- 4 motorcycle spaces (New)
- 2 handicap spaces (Existing)
- 2 in the Existing SFR Garage (Existing)
- 9 Parking spaces located partially within the public right-of-way of Exotic Gardens Drive. The spaces existed as onsite parking prior to the County's acquisition of the public right-of-way in 1983. (Existing)



# Parking Exhibit



**Parking Summary**

Existing Improved Parking	39 Spaces
Handicap Accessible Parking	2 Spaces
Overflow Parking (11,500sf/ 400 sf)	28 Spaces
Existing parking for Residence	2 Spaces
Motorcycle	4 Spaces
<b>Total</b>	<b>75 Spaces</b>

Parking Calculations:



Per CZLUO Section 23.09.036(a) a use of land with non-conforming parking may be replaced with a different use and if the new uses are required to have more parking than the existing use, the number of spaces provided shall be the difference between those required for the new use(s) and those required for the existing uses.

The Use Permit approved in 1980 required 47 parking spaces for the property. The uses at that time included the restaurant, a cocktail lounge, a gift shop, a residence, a nursery, numerous greenhouses / storage buildings, and the demonstration gardens. The residential use and greenhouse / accessory storage uses approved in the 1980 Use Permit are proposed to be replaced with retail and restaurant uses, therefore additional parking is required to be provided for those use. The parking calculations have been revised to reflect the parking requirements for these new uses. The revised parking calculations indicate that a total of 67 parking spaces are required, 75 parking spaces are provided. (47 spaces for the existing use + 36 spaces for the replacement (new) uses \* 20% shared use reduction).

centrally grown parking calculation		date: 10.2.13	
parking needed (current code)= 67 spaces			
building & use	building area	req'd parking ratio	parking required
<b>Building 1</b> 47 Spaces Required Per R791101 Restaurant and Storage Areas			47
		total=	47.0 cars
<b>Building 2 &amp; 3</b> gen retail - sales	1439 sf	1/ 300 cars psf	4.8 cars
		total=	5.0 cars
<b>Building 4</b> Eating and Drinking (includes deck)	1221 sf	1/ 360 cars psf	3.4
	1221 sf	1/ 60 cars psf	20.4 cars
		total=	24.0 cars
<b>Building 5</b> (aviary & greenhouse) accessory ( R791101)	1420 sf		0.0 cars
		total=	0.0 cars
<b>Building 6a &amp; 6b</b> gen retail - sales	1400 sf	1/ 300 cars psf	4.7 cars
		total=	5.0 cars
<b>Building 7</b> Restrooms			0.0 cars
		total=	0.0 cars
<b>Building 8</b> (misc storage - utilities) ( R791101)	1692 sf		0.0 cars
		total=	0.0 cars
<b>Building 9</b> (vacation residence) residential		2 spaces	2.0 cars
		total=	2.0 cars
		<b>grand total=</b>	<b>83.0 cars</b>
Parking Deductions			
Shared onsite parking	20% Reduction		16 spaces
	Total Parking Required After Adjments		<b>67.0 spaces</b>
	<b>Total Parking Provided</b>		<b>75 spaces</b>



Alternative Transportation Incentive:

Although the site complies with the required number of parking spaces, Centrally Grown intends to implement incentives to encourage employees to carpool, bike, or utilize other means of transportation, beside a single occupant vehicle trip, to get to work.

During peak tourism seasons and special activities at the site, Centrally Grown will provide an electric shuttle that will be available to pick up patrons from hotels in the Cambria and San Simeon area. The electric shuttle combined with the employee incentives will significantly reduce traffic trips as well as parking needs of the site.

CG / Employee Policy to Prioritize Patron Parking and Reduce or Eliminate On-Site Employee Parking		
Policy	Description	Result
Carpooling	Employees that carpool receive green credits and a portion of the carpool driver's fuel is reimbursed	Reduces carbon footprint and reduces onsite employee parking
Bicycling to Work	Employees receive CG green credits, CG carbon reduction bonus and recognition.	Eliminates carbon footprint and eliminates employee onsite parking
CG Electric Shuttle	Local employees will be able to utilize the CG shuttle that can pick them up at their homes	Eliminates carbon footprint and eliminates employee onsite parking
Off-Site Employee Parking	CG Paid for off-site parking location using CG electric shuttle for pick up.	Used for out of town employees mainly. Small reductions in carbon footprint and eliminates employee onsite parking. Can be used in combination with Carpooling to reduce carbon footprint considerably.



Modification to Parking Improvement / Surfacing Standards:

The lower parking area is designed to accommodate 28 parking spaces using the design standards for overflow parking (1 space for 400 SF and area void of flammable vegetation under 10% slope). The parking area will not be paved or striped as typically required by the CZLUO parking design standards and will instead be a decomposed granite (dg) parking lot.

In order to approve a modification to the parking standards the following findings are required to be made.

- The characteristics of a use, the site, or its immediate vicinity do not necessitate the number of parking spaces, types of design, or improvements required by this chapter
- Reduced parking or an alternative to the parking design standards of this chapter will be adequate to accommodate on the site all parking needs generated by the use, or that additional parking is not necessary because of specific features of the use, site, or site vicinity
- No traffic safety problems will result from the proposed modification of parking standards.

The modification to the design standards from a conventional paved parking lot to a permeable overflow parking area was a reasonable approach to the lower parking area due to the seasonal nature of the site and uses. The required findings for the modification to the parking standards can be made based on the following:

- The property will be a tourist destination and parking areas will be maximized only during the peak tourism travel times. The remaining times of the year, the upper paved/improved parking area will be sufficient to accommodate the daily (off-season) parking demands of the site.
- The lower parking area will mostly be used in the summer time, when the dg surfacing will be consistent with a paved parking area (i.e. easily traversed, no mud, etc).
- Centrally Grown will provide an electric shuttle to transport visitors from area hotels and other destinations to the site during the peak tourism season as well as during



special activities that may occur on the site (weddings, Jazz Concert series, etc). This will reduce the overall number of parking spaces needed for the site and ensure the site can accommodate all parking needs.

- During the peak seasons, valet parking will also be provided and the lower lot will be available for the valet parking. The number of valet parking spaces available will be maximized in a parking area that does not have traditional aisles and wheel stops, therefore the overflow parking lot design will further maximize parking available during the peak summer months.
- The decomposed granite surfacing in the lower parking area is a preferred low impact design alternative to a paved parking lot because it is a permeable surface and will allow rainwater to easily percolate and recharge the groundwater.

### **Water and Sewer:**

The property has a current will serve commitment from the Cambria Community Services District for the existing uses. An updated will serve application is in the process of being submitted to the CCSD for the limited additional uses on the site. The wastewater system on the property was recently upgraded to meet currently plumbing code requirements. The wastewater system was approved by the Regional Water Quality Control Board and the County Building Department. The wastewater system is a sophisticated on-site treatment system which allows the wastewater to be reused for irrigation of a portion of the sites landscaping.

### **Land Use Context and Permit Requirements:**

The proposed project is located in the *Rural* area of the North Coast Area Plan and is within the Recreation Land Use Category. The property has a site specific Planning Area Standard that limits uses on the site to the existing uses unless a Minor Use Permit is approved. The Area Plan Standard requires Minor Use Permit approval for any structural modifications, changes in use within the existing structures, or new accessory structures.

The Area Plan Standard also designates this property as a visitor serving priority area. The existing and proposed uses are visitor serving uses and the owner's vision for the property aligns with the County's Coastal Policies for Recreation and Visitor Serving Facilities. The project will preserve and enhance an existing visitor serving facility. It will replace non-visitor serving uses (SFR and day spa) with visitor serving uses (retail and eating and drinking) and the

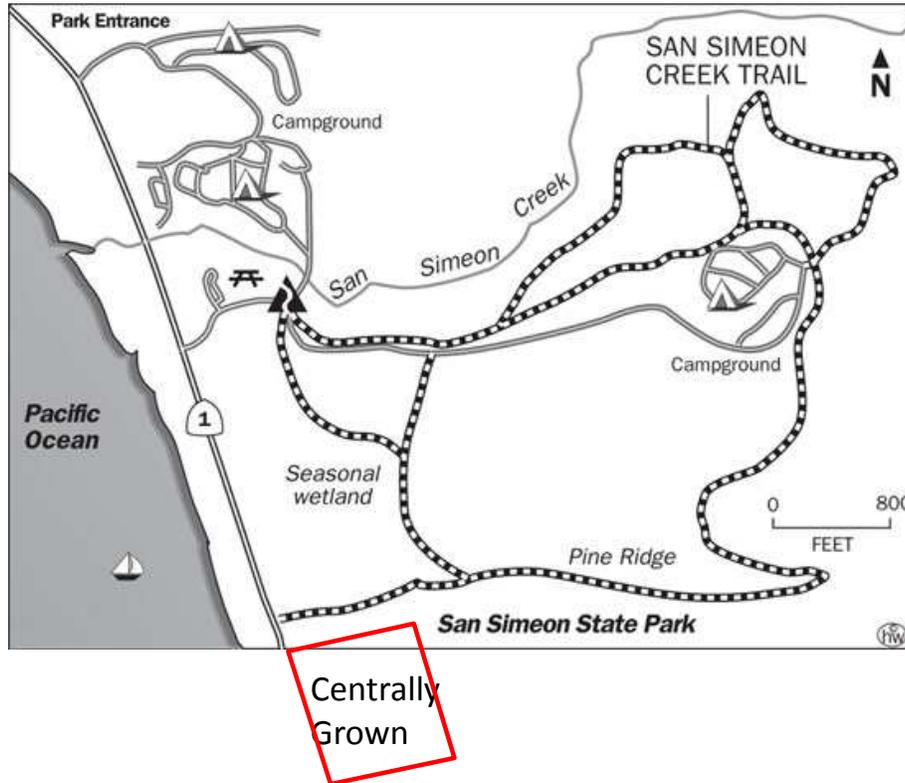


addition of the Vacation Rental permit to the remaining single family dwelling will provide a new opportunity for overnight coastal lodging for groups or families.

The owner's team has been working with State Parks to provide a public access connection between the State Park property (San Simeon Creek Campground) and the Centrally Grown property. The connectivity between the properties will provide an opportunity for services within walking distance to campers at the campground and it will also provide a Coastal Access opportunity for visitors to the Centrally Grown property without having to cross Highway 1.



**State Park Trail Map**



### **Environmental Review:**

The project qualifies for a Class 1 Categorical Exemption (CEQA Guideline Section 15301 – Existing Facilities). The Class 1 Exemption includes activities such as the restoration or rehabilitation of deteriorated or damaged structures and facilities to meet current standards of public health and safety as well as minor additions to existing structures. The activities proposed under this Minor Use Permit clearly fall within the defined exempt activities.

### **Traffic:**

The project site has direct access from Exotic Gardens Drive, a County Maintained Road. Exotic Garden Drive intersects with Highway 1 approximately 650 feet from the Southwest property corner. Traffic is often times a concern for new projects with access from Highway 1. This property is unique in that it has a long standing history of being a tourist destination, the Minor Use Permit will not impact the historic traffic trips. The uses are generally the same as has been on the site for the last 30 years. The only discernable change in use that is a part of the Minor Use Permit is the conversion of one of the existing residences to accessory retail space.



All other components related to the Minor Use Permit are structural modifications to existing structures and the addition of a limited amount of new decking.

As stated under the Parking section of the project description Centrally Grown will implement alternative transportation incentives for employees to encourage employees to carpool or bike to work. They will also provide an electric shuttle that will be available to pick up patrons from hotels in the Cambria and San Simeon area and employees at designated off-site parking areas. The electric shuttle combined with the employee incentives will significantly reduce traffic trips as well as parking needs of the site.

### **Summary – Project Objectives and the Economic Benefit of the Centrally Grown Project:** *A personal note from the Centrally Grown Team*

How will Cambria, our neighboring cities and San Luis Obispo County benefit from the transformation of the Hamlet at Moonstone Gardens into the destination of Centrally Grown?

Cambria is an ideal location for Centrally Grown. The allure of the central coast is endowed with ocean beauty, eclectic shoreline, rolling countryside, strong agriculture and a powerful sense of community. Centrally Grown will look to embody this spirit in their business and provide experiences steeped in local foods, inspired creations from local artists and artisans, styling of local writers and musicians, events that compliment local business to continually attract new patrons and to establish a vibe that will endure a title of “A Must See Destination”.

Improving upon the past, Centrally Grown has taken great care to understand the Cambria community, listening to the local businesses, community groups and townspeople. The results will be impressive. The main building is currently being restored to its 1960’s redwood finish, both floors of the building as well as the upper and lower gardens will now be ADA accessible. The ownership has taken great care in bringing the past into the future by transplanting plants, reusing existing landscape materials such as the pebble-concrete aggregate, Bishop’s peak stone, rock, fencing, posts, bench wood and more.

We take great pride in our restoration efforts and its value to the environment and the community. Additionally, our building and site efforts are equally sustainable as Centrally Grown is tracking Silver LEED status, by using solar, recycling waste water on site for irrigation, providing a local electric shuttle to reduce emissions impact, providing thermal upgrades, an energy management system, recycling 75% of construction waste, using construction materials for regional sources and recycled content and using sustainably harvested wood.



In order to maintain such high standards and practices we have resourced to our expectations by providing more business to many additional trades not common to traditional construction methodologies. Collectively, we estimate when the transformation is complete that over 5 million dollars in improvements will be spent with 98% or more of the dollars utilizing local county contractors for design, general construction, subcontractors and artisan trades, creating a great financial foundation for the county. Although our enormous renovation budget will help fuel the economy throughout the coming year, the daily operations of the spaces will provide long term economic stability bringing approximately 40-60 jobs to county residents while providing daily sales tax projections between \$500.00-\$1000.00 a day as well as a substantial increase in the property tax revenue generated by the property and its improvements.

*How Centrally Grown's internal marketing and public relations efforts impact tourism*

Centrally Grown is a highly marketable brand, business and site. From our farm to fork food that will transform taste buds, to our retail branded items, to our beautiful gardens and return of events like the Jazz concert series and weddings, our efforts will reach out to all of California, surrounding states as well as internationally. We will work with tourism boards to compliment and support increased consumer stops and provide opportunities to place more heads in beds in off-season and shoulder season times to continually support local hotels and businesses. In short, we want to become a stable economic asset for our community, neighboring cities and the county.

We are proud to call this county home. We are confident we will create short term and long term economic growth and continually fuel more business opportunities for Cambria, San Simeon and all of SLO county communities.