

October 31, 2015

Ms. Megan Martin, MCRP
Planner II
County of San Luis Obispo Planning & Building Department
976 Osos Street, Rm. 300
San Luis Obispo, CA 93408
(805) 781-4163

RE: Parcel: 076-218-013 - Nov 2 Public Hearing

Dear Megan and County of San Luis Obispo Planning Department:

We are the owners of 341 First Street in Avila. After reviewing the proposal, we would like to address the following concerns we have with the proposed project (parcel # 076-218-013) at the hearing.

1. The building doesn't seem to match the existing look of the other buildings on Front Street. Looking at the renderings, the proposed building overpowers the adjacent buildings on Front Street in terms of front elevation, building color, roofline and height.
2. Master bedroom and bathroom windows – concerned with the number and size of windows that will impact our privacy. They are too close to our open kitchen patio.
3. Cantilever second floor master bedrooms – this will protrude further out from the building making the proximity of the bedroom/bathroom windows even closer which will affect our privacy.
4. Rear Setback and Easement – the proposed 14 ft wide easement is narrow given the proximity between our properties and maximum footprint of the proposed development.
5. Garbage - smell of the garbage cans/dumpsters given the close proximity to our kitchen patio
6. Exhaust and noise from cars – going to/from garage given the number of parking spaces and proximity to our unit, especially the kitchen patio where we eat.
7. Solar panels –concerned of their reflectiveness, glare and visibility from our rooftop summer kitchen (as well as other Oceans 17 units)

Sincerely,



Ben and Karen Lee

341 First Street

Avila Beach, CA 93424

650-450-2668



Fw: Tent parcel map C)13-0092

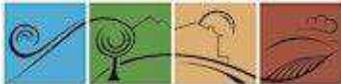
Megan A Martin to: Nicole Retana, Ramona Hedges

11/02/2015 07:36 AM

2nd letter of concern received this morning for my item - Portwood. I'll print out copies (10) can you let me know if you need anything else from me? Thank you!

Sincerely,

Megan Martin, MCRP
Planner II
Planning & Building Department
976 Osos Street, Rm. 300
San Luis Obispo, CA 93408
(805) 781-4163



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----- Forwarded by Megan A Martin/Planning/COSLO on 11/02/2015 07:36 AM -----

From: Rudy Bachmann <RBachmann@specialtyconstruction.com>
To: "mamartin@co.slo.ca.us" <mamartin@co.slo.ca.us>
Date: 10/30/2015 04:42 PM
Subject: FW: Tent parcel map C)13-0092

Hi Megan,

I may not be able to make the hearing on Monday morning but have the following concerns as the property owner of the two parcels, Avila Grocery store parcel and the Ocean's 17 unit, along the westerly property line.

1. The upper deck on the West facing side will impact the privacy of the upstairs units above the grocery. Decks along that block are all on the second floor with the exception for this project being on the third or roof top. My request would be for some form of setback from the westerly edge similar to the frontage or south facing portion of the deck to allow for improved privacy for adjoining units to the west.
2. Note that the structures for the residential condo project to the north and north west have a property line set back. This project has no set back.
3. The tract map application shows activities, gas utility connection and erosion control work, on the westerly adjacent Avila Grocery parcel. There has been no contact to coordinate or request for permission for these activities. You mentioned this would be addressed through the building permit process. Is there a notification or step in the building permit process that would facilitate this coordination?
4. How will disruption and access for construction be addressed for the adjoining neighbors and business?

Item 1 above is a real concern and I hope the Board is able to address it in a constructive manner allowing for greater privacy while not impacting the new project adversely.

Thank you,

Rudy

Rudy C. Bachmann | *President*

Specialty Construction, Inc.

645 Clarion Court, San Luis Obispo, CA, 93401 | 913 De La Vina Street, Santa Barbara, CA, 93103
Office: 805-543-1706 Fax: 805-543-1722 Cell: 805-709-1736
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From: Rudy Bachmann
Sent: Friday, October 30, 2015 9:53 AM
To: 'mamartin@co.slo.ca.us'
Subject: FW: Tent parcel map C)13-0092

Good morning Megan,

I'm communicating in regards to the Portwood map going before the board on Monday November 2. I'm the property owner at on the two parcels immediately adjacent to the west of the propose project . I have several concerns and would appreciate a response today prior to the hearing .

1. Will this project go before the planning commission or is this the only approval required for the project?
2. There is mention, discussion and conditions addressing construction activities and the impact to adjoining parcels
3. The application appears to show construction activities on the adjoining property to the west but the owner has not contacted me nor made any effort to for access .
4. How will disruption and access for construction be addressed for the adjoining neighbors and business?

Please call me on cell at 709-1736

Thank you,

Rudy

Rudy C. Bachmann | *President*

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