



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

October 2, 2015

Sherri Danoff
PO Box 2382
Avila Beach, CA 93424

Studio Design Group Architects, Inc.
Attn: Tim Ronda
762 Higuera Street
San Luis Obispo, CA 93401

Creekside Lofts
PO Box 12910
San Luis Obispo, CA 93406

**SUBJECT: APPEAL OF CREEKSIDE LOFTS
COUNTY FILE NUMBER: DRG2014-00096
HEARING DATE: SEPTEMBER 18, 2015**

We have received your request on the above referenced matter. In accordance with County Real Property Division Ordinance Section 21.04.020, Land Use Ordinance Section 22.70.050, and the County Coastal Zone Land Use Ordinance 23.01.043, the matter will be scheduled for public hearing before the Board of Supervisors. A copy of the appeal is attached.

The public hearing will be held in the Board of Supervisors' Chambers, County Government Center, San Luis Obispo. As soon as we get a firm hearing date and the public notice goes out you will receive a copy of the notice.

Please feel free to telephone me at 781-5718 if you have any questions.

Sincerely,

Nicole Retana, Secretary
County Planning Department

CC: Megan Martin, Project Manager
Steve McMasters, Supervising Planner
Whitney McDonald, County Counsel

976 OSOS STREET, ROOM 300 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

#905



COASTAL APPEALABLE FORM

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

Please Note: An appeal should be filed by an aggrieved person or the applicant at each stage in the process if they are still unsatisfied by the last action.

PROJECT INFORMATION

Name: Creekside Lofts (Colony Lot 1) File Number: DRG 2014-00096

Type of permit being appealed:

- Plot Plan
- Site Plan
- Minor Use Permit
- Development Plan/Conditional Use Permit
- Variance
- Land Division
- Lot Line Adjustment
- Other: _____

The decision was made by:

- Planning Director (Staff)
- Building Official
- Planning Department Hearing Officer
- Subdivision Review Board
- Planning Commission
- Other: _____

Date the application was acted on: 9/13/15

The decision is appealed to:

- Board of Construction Appeals
- Board of Handicapped Access
- Planning Commission
- Board of Supervisors

BASIS FOR APPEAL

INCOMPATIBLE WITH THE LCP. The development does not conform to the standards set forth in the Certified Local Coastal Program of the county for the following reasons (attach additional sheets if necessary)

Explain: Inadequate side setback & inadequate parking for vacation rental; building massive - 40% larger than other Colony Houses.

INCOMPATIBLE WITH PUBLIC ACCESS POLICIES. The development does not conform to the public access policies of the California Coastal Act - Section 30210 et seq of the Public Resource Code (attach additional sheets if necessary)

Explain: Inadequate onsite parking results in use of street parking needed by general public to access coastal resources

List any conditions that are being appealed and give reasons why you think it should be modified or removed.

Condition Number _____ Reason for appeal (attach additional sheets if necessary)

APPELLANT INFORMATION

Print name: Sherril Danoff

Address: Po Box 2381 Phone Number (daytime): 805, 595, 2268
Avila Beach 93424

I/We are the applicant or an aggrieved person pursuant to the Coastal Zone Land Use Ordinance (CZLUO) and are appealing the project based on either one or both of the grounds specified in this form, as set forth in the CZLUO and State Public Resource Code Section 30603 and have completed this form accurately and declare all statements made here are true.

Signature: Sherril Danoff Date: 10/1/15

2015 OCT 16 11:16 AM
SAN LUIS OBISPO COUNTY
PLANNING & BUILDING

OFFICE USE ONLY
Date Received: 10/2/15
Amount Paid: 0

By: NTB
Receipt No. (if applicable): N/A

ATTACHMENT 2



COASTAL APPEAL FORM

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

Please Note: An appeal should be filed by an aggrieved person or the applicant at each stage in the process if they are still unsatisfied by the last action.

PROJECT INFORMATION Name: Creekside Lofts (Colony Lot D) File Number: DAC 2014-00096

Type of permit being appealed:

- Plot Plan, Site Plan, Minor Use Permit, Development Plan/Conditional Use Permit, Variance, Land Division, Lot Line Adjustment, Other

The decision was made by:

- Planning Director (Staff), Building Official, Planning Department Hearing Officer, Subdivision Review Board, Planning Commission, Other

Date the application was acted on: 9/18/15

The decision is appealed to:

- Board of Construction Appeals, Board of Handicapped Access, Planning Commission, Board of Supervisors

BASIS FOR APPEAL

State the basis of the appeal. Clearly state the reasons for the appeal. In the case of a Construction Code Appeal, note specific code name and sections disputed). (Attach additional sheets if necessary)

Inadequate side setback from First Street & inadequate parking for vacation rental, massive building - 40% larger than other Colony houses

List any conditions that are being appealed and give reasons why you think it should be modified or removed.

Condition Number Reason for appeal (attach additional sheets if necessary)

APPELLANT INFORMATION

Print name: Sherril Danoff
Address: PO Box 2382, Avila Beach 93424
Phone Number (daytime): 805-595-2208

We have completed this form accurately and declare all statements made here are true.

Signature: Sherril Danoff Date: 10/2/15

2015 OCT -2 PM 1:16
COUNTY OF SAN LUIS OBISPO
PLANNING/BUILDING DEPT

OFFICE USE ONLY

Date Received: 10/2/15 By: N/A
Amount Paid: 0 Receipt No. (if applicable): N/A

COASTAL APPEAL FORM
SAN LUIS OBISPO COUNTY PLANNING & BUILDING
SLOPLANNING.ORG

PAGE 3 OF 3
APRIL 23, 2015
PLANNING@CO.SLO.CA.US

*insufficient parking does not enable public access to coastal resources

ATTACHMENT 2

MEMORANDUM

DATE: October 2, 2015
TO: WHITNEY MCDONALD, COUNTY COUNSEL
FROM: NICOLE RETANA, PLANNING and BUILDING DEPARTMENT
RE: **APPEAL OF CREEKSIDE LOFTS, INC.**
COUNTY FILE NUMBER: DRC2012-00096
PLANNING DEPARTMENT HEARINGS – SEPTEMBER 18, 2015

Please find attached copies of associated correspondence which have been forwarded to the Project Manager and Supervisor.