

ATTACHMENT 5

SLO County Planning Department
Attention: James Caruso
APN: 076-222-018, File Number: DRC2014-00140

SLO COUNTY
PLANNING/BUILDING
DEPT

Hand Delivered October 15, 2015.

2015 OCT 15 AM 10:49

Honorable Planning Commission Members:

We regret that we cannot attend this meeting in person but are out of town attending a wedding.

We have owned our home in Avila at 233 First Street for nearly 15 years. Over that time we have seen Avila evolve from a residential community to a commercial centric community. The town consists of those who "make their living there but don't live there" and those who "live there." The incompatibility of those two groups has escalated exponentially over the last several years and has negatively impacted the livability for the residents.

We have many concerns with respect to the proposal by the Ocean Grill. These relate to their current operations, their non-compliance to the recorded conditions of approval from 2004, and the proposed project, which would violate the use of this property agreed to in 2004.

1. The original use of this property was intended to be a "beach café" where the noise would mirror that of the beach activity. Currently, this restaurant is bustling at night, with guests milling on the sidewalk and smokers blocking the sidewalk. The proposed project use goes well beyond the original intent, adding outside noise well past what is compatible with an adjacent residential neighborhood.
2. The proposed project violates the original hours of approved use. They should be allowed to operate only to 9:30 pm on the patio and should only have only 30 minutes for clean-up so that outside noise is completed by 10 pm to be compatible with adjacent residential neighborhood. Inside closing should not go past 10:30 in season since people are not quiet when returning to their cars parked on adjacent residential streets.
3. The conditions of approval 2004 designated that only wine and beer be served. In this new proposal, they should not be allowed any hard liquor.
4. The conditions of approval 2004 did not allow any amplified music. Amplified music is not compatible with the adjacent residential neighborhood and hotel.
5. The conditions of approval 2004 allowed a 600 square foot expansion. They are now asking for an additional 1800 square feet, three times the size of the previous expansion.
6. Currently while waiting for tables, patrons wait outside on the patio and may consume alcoholic beverages there. Enlarging the patio will actually mean a large increase in "bar" size for those waiting for tables or just coming by for a drink.
7. The conditions of approval 2004 state that they are not allowed to use the rear setback for anything other than parking, service access and landscaping. They have been using this area for storage, HVAC, and garbage and are currently violating this aspect of the conditions of approval.
8. Their original permit allowed for two outdoor "fire places." They circumvented the proper channels of approval for a "pizza oven" with a 15 plus foot tall chimney by seeking and gaining approval for this chimney under the pretense that it is a "substantial conformance" and does not require a MUP.
9. They are not allowed to operate or conduct business that will be "detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood". Their smoke producing pizza oven clearly does this as do the smokers standing outside the nearby residences.
10. When neighbors complained to the county about violations in July, 2013, nothing was corrected.

Besides the definable reasons why they should be denied approval for any of their requests, their violations highlighted in numbers 7, 8 and 9 demonstrate that they are untrustworthy and cannot be counted on to follow conditions of approval.

Respectfully yours,

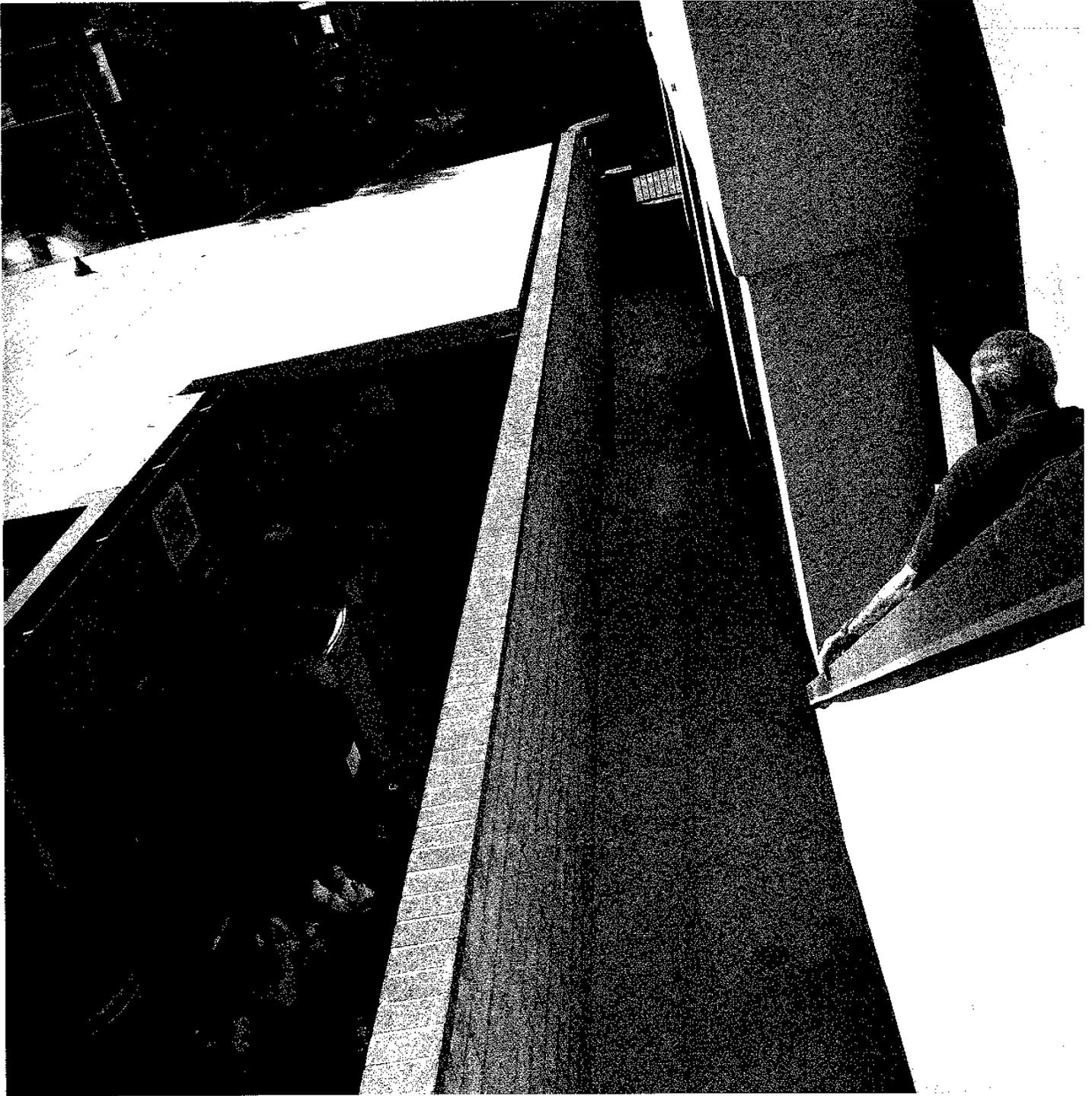
Fred and Anne Vernacchia
233 First Street
Avila Beach



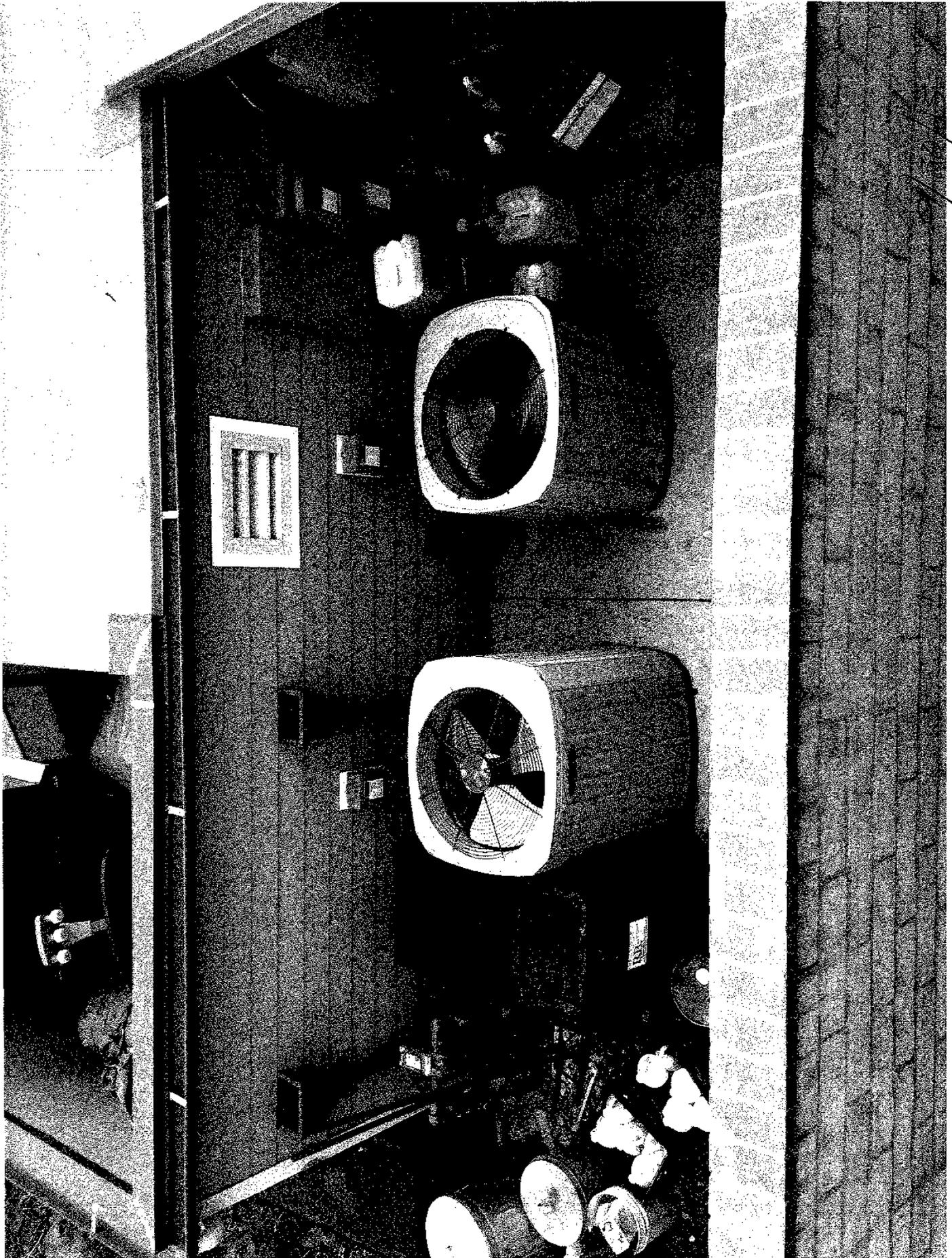
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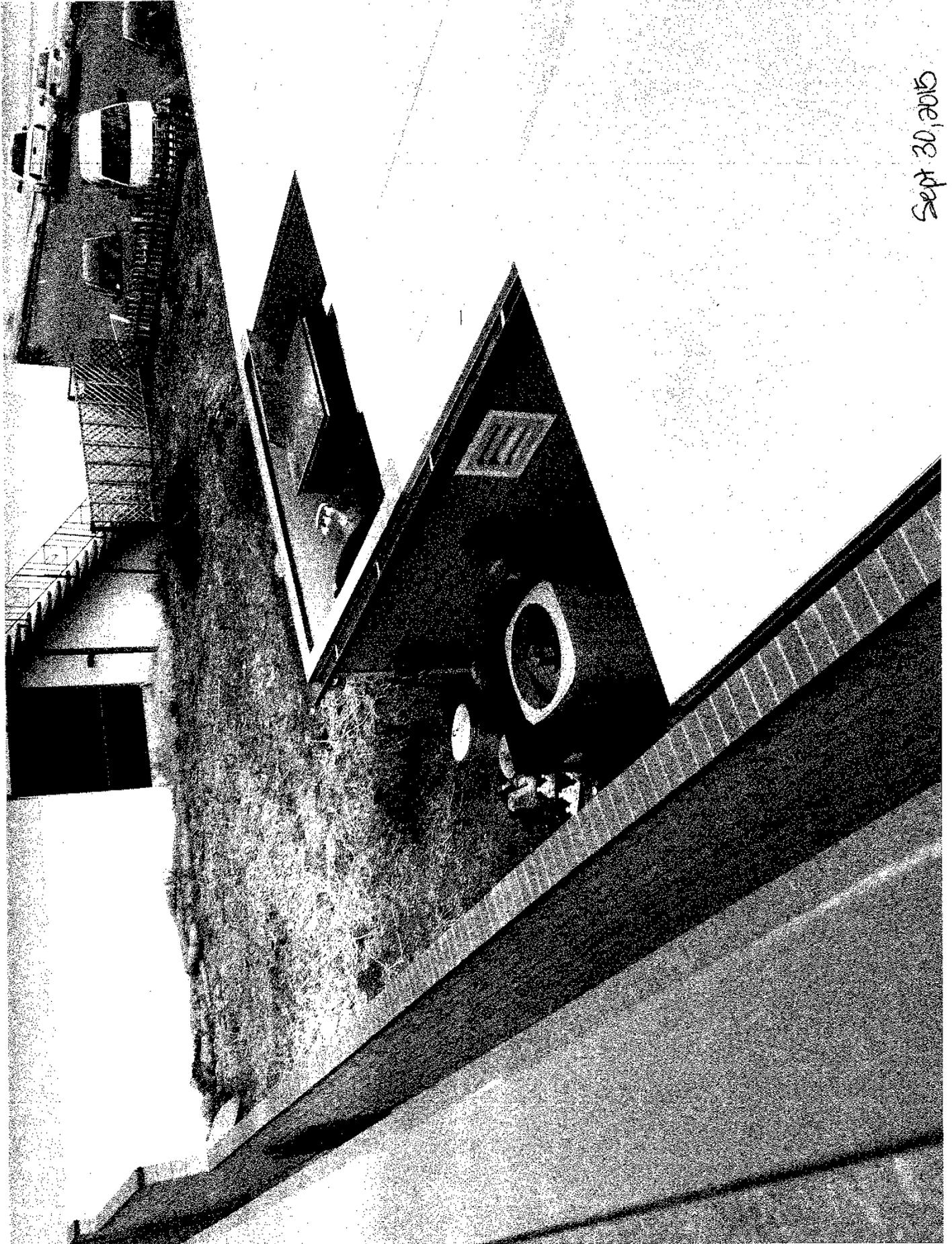


9/30/15



Sept 30, 2015

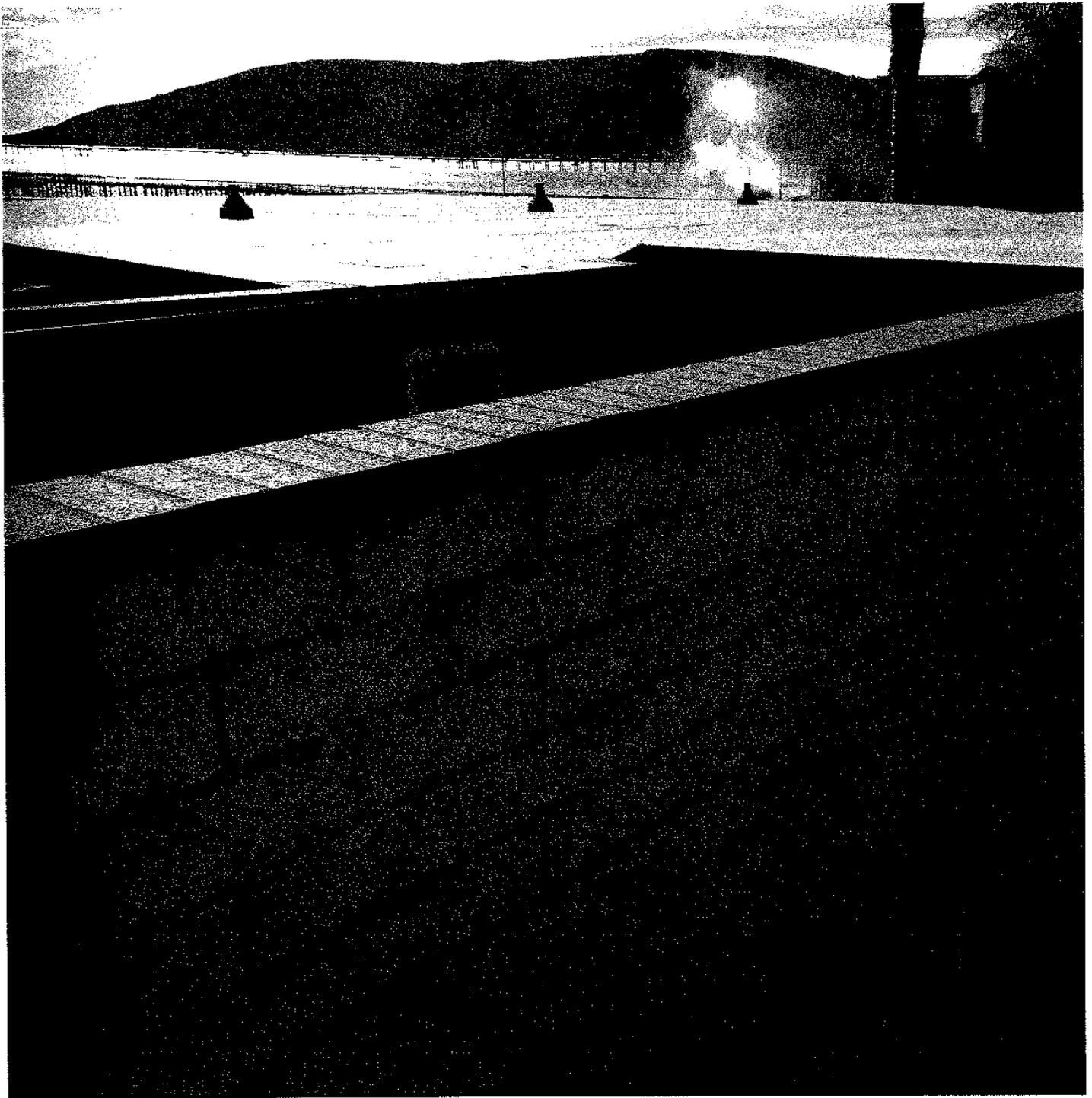




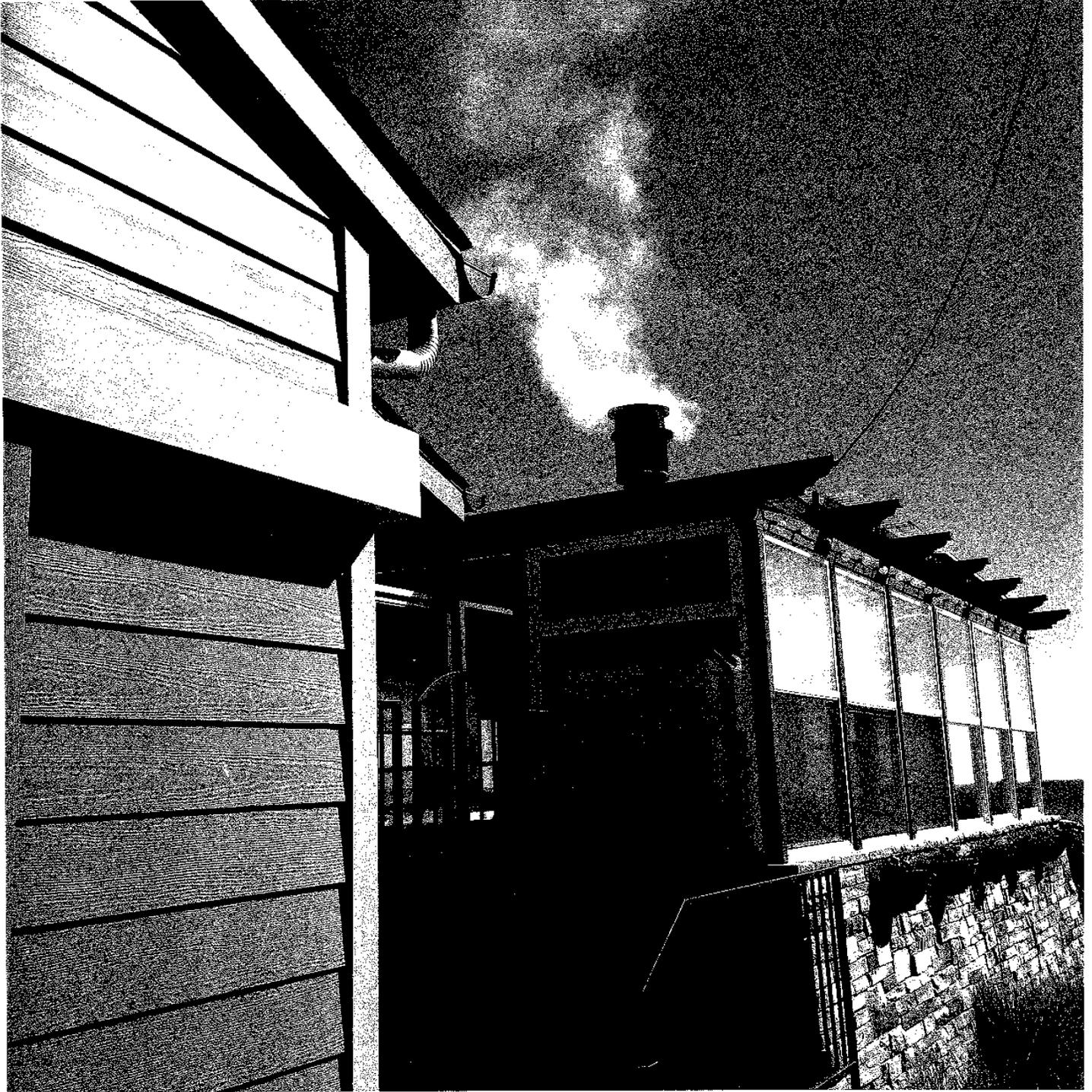
Sept 30, 2015



Sept. 30, 2015



Sept. 30, 2015



Sept. 30, 2015



9/30/15











If you feel the view deck patio extension and addition of a liquor license would be an added benefit to your enjoyment of dining here with us at Ocean Grill Avila Beach please show your support by signing below.

Name	Home address	Signature
Jay Asefi	201468 4th st. Los Osos	
AARON CASTORENA	1120 POPPY LN ^(SLO)	
Joshua Alzati	1581 palm st (SLO)	
Jhuan Althetgun	912 mesa	
Rafael Torres	424 manzanita bu roses	
Bry Alzati	Grove Beach	
VICTORIA G. CURZAN	GROVE BEACH	
Haley S. Dockstover	ARRAYO GRANDE	
WES DOCKSTOVER	ARRAYO GRANDE	
Harry Bennett	P.O. Box 93433 732	
Chef Dawson	San Juan AC	
Jamie Asefi	Los Osos	
J. Armstrong		
	SLO	Tara Hannan

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Name

Home address

Signature

Tim Gull 6745 Calle Sorneth SLO Tim Gull

PAUL HODGES 131 IKEDA WAY A.G. Paul Hodges

Dan Harper 159 Baker Ave Shell Beach Dan Harper

Demise el-Effandi 242 Goddard Lane AG Demise el-Effandi

Tim Gull 6745 Calle Sorneth SLO Tim Gull

Nicole Mynck 1730 Johnson Ave SLO Nicole Mynck

Kim Atala 1630 Fairview St, SLO Kim Atala

BRIAN BUCHHOLTZ 121 EUCALYPTUS RD, NIPOMO Brian Buchholtz

ERIC KUNKEL 1011 Pico St Pismo Beach Eric Kunkel

Jeffrey A. Forrest 260 Ocean Vista Avila Beach Jeffrey A. Forrest

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Name

Home address

Signature

Pam Forrest 260 OCEANVIEW AVILA BEACH [Signature]

Amanda Gill 6145 Calle Stormetta [Signature]
349 2nd ST

Ken Santilippo PO BOX 15 AVILA BEACH K Santilippo

(Teresa) 349 2nd St [Signature]
Jerry J. Santilippo PO Box 15 Avila Beach

Chris Lynn 137 San Rafael St [Signature]
Neerius Avila Beach CA 93424 Chris Neerius

Jim LaMane 311 Saumyach #241 A. I. Beach [Signature]

Elizabeth Newton 11 San Rafael, Avila Beach Elizabeth M Newton

Kary Ballon Rickett 191 San Diego AB Kary Ballon Rickett

Marina Searcy PO BOX 787 Avila Beach 93424 [Signature]

Jane M Brown P.O. Box 597- AB Jane M Brown

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Name

Home address

Signature

Johnnie Talley 795 Via Diego AG Johnnie Talley

Brian Talley 795 Via Diego AG B Talley

Chris Hillman 2171 Shoreline Dr. Shell Beach Chris

Noen Martin 2171 Shoreline Dr. PR. Noen Martin

Dan Hardesty 688 Shamrock P.B. Dan Hardesty

KATHY HARDESTY 688 ^{P.B.} SHAMROCK LN Kathy Hardesty

John Ronca ~~2108~~ 1180 Roanoke St John Ronca

Diana Finman 156 Countryside Ln D Finman

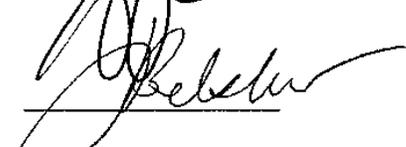
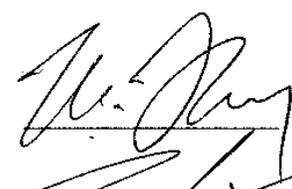
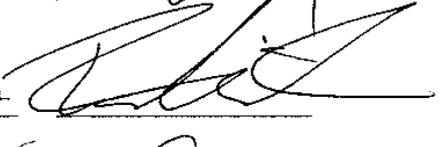
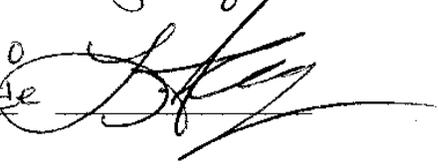
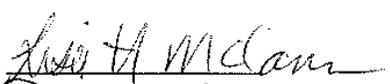
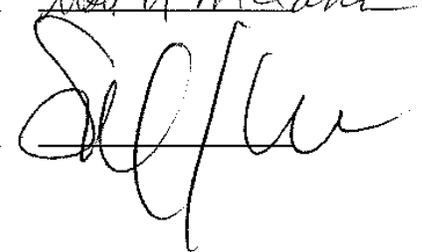
Tracy Ronca 74 San Francisco St. Avila Beach Tracy Ronca

Debbie Mainini

Debbie 5827 Brookhills Debbie

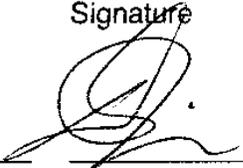
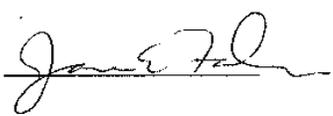
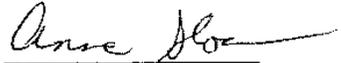
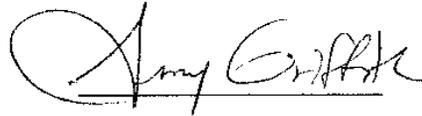
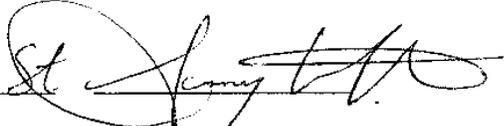
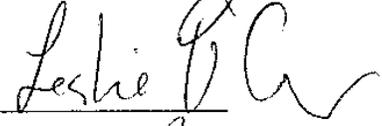
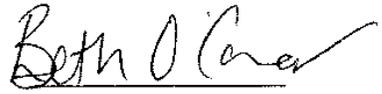
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If you feel the view deck patio extension and addition of a liquor license would be an added benefit to your enjoyment of dining here with us at Ocean Grill Avila Beach please show your support by signing below.

Name	Home address	Signature
Ron MAININI	5927 BROOKLINE SW	
JEFF INMAN 156 Countryline Ln	156 Countryline Ln	
Jody Belsher 2606 El Cerrito SLO	2606 El Cerrito SLO	
Dancy Reid 1303 Sunset SLO	1303 Sunset SLO	
M. Jony 215 Buckhorn A.G	215 Buckhorn A.G	
Randy Miller 135 Ramona Dr. SLOCA	135 Ramona Dr. SLOCA	
Nancy Harper 159 Barker Ave Shell Beach	159 Barker Ave Shell Beach	
Laura Jeffrey 1033 Acorn Dr. Arroyo Grande	1033 Acorn Dr. Arroyo Grande	
Lisa McCann 2420 Leona Ave SLO	2420 Leona Ave SLO	
Sally Krenn 158 Baker Ave PB	158 Baker Ave PB	

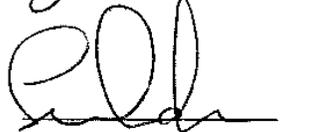
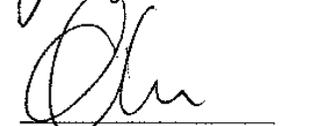
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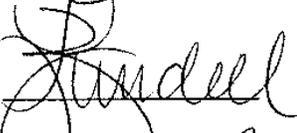
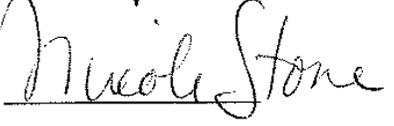
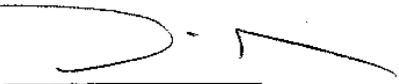
Name	Home address	Signature
David Serra	990 Hidden Springs Slc	
Luke Faber	5957 Birkdale Ln, SLO	
Jane Faber	5957 Birkdale Ln SLO	
Anne Stocum	1610 Cordova Dr SLO	
	4675 Poinsettia St	
Leslie Garcia	990 Hidden Springs	
Leslie Chin	487 Chorro St.	
Diane Frost	904 Goldenrod	
Nick Frost	904 Goldenrod	
Beth O'Connor	487 Chorro St.	

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Name	Home address	Signature
Camille + Tim Anderson	6635 Camino Poletti SLO 93401	J Anderson 
	6635 CAMINO BLECH SLO	
Jim Blech	158 BAKER SHELL BEACH	Jim Blech
GRACE BARCOCK	205 N. CHORRO ST. SLO	
Mary Kay STRATTON	1132 Pappy SLO	Mary Kay Stratton
Gregg Stratton	1132 Pappy SLO	
Chris KNAUER	1190 Bassi Dr, SLO	
Diana Knauer	1190 Bassi Dr. SLO.	Diana Knauer
Jordan Knauer	1190 Bassi Dr. SLO	
Glenn Lorien Norkus	636 Toro St SLO	

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Name	Home address	Signature
RODNEY BARCOCK	1687 Southwood Dr SLO, CA 93401	
Catherine Babcock	1687 Southwood SLO, CA 93401	
Vic Zundel	225 Miramar Ln Shell Beach, CA 93449	
Lalla Zundel	same	
Brian Hicks	555 Chorro St.	
Mary Kaplan	4655 Snapdragon Way	
Dleen Keph	2250 King Ct #50 SLO	
Cody Graybeal	4612 Johnson, SLO	
Nicole Stone	1322 2nd, Los Osos	
DAVE HICKS	660 Camino Bloch SLO CA 93401	

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Name	Home address	Signature
Teresa Hicks	6650 Camino Poletti	THicks
Molly Kiely	1360 Peach St, SLO 93401	MKiely
Paula Hosford	2311 Lawton Ave ^{SLO, CA} 93401	Paul AH
James Jeffrey	1033 Team Drive Long Beach	James Jeffrey
LARRY GOERMAN	841 TART ST PISMO BEACH	Larry Goerman
Nick Pajak	1137 Carmel St ^{SLO, CA} 93401	Nick Pajak



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Name	Home address	Signature
Barry Peterson	923 Peach St, 93401	
Anna Markus	923 Peach St, SLO 93401	
A. Rude	1309 Coasta Brava	
Jennifer Napoli	145 Tally Ho 93420	
Adra Oviist	"	
Lillian S Smith	PO Box 2644 BAKERSFIELD 93303	
JOHN A SMITH	PO BOX 2644 BAKERSFIELD 93303	
Katie Costa	PO BOX 1058 SLO 93406	
MEL TRUBBY	10519 PARKER SQ. R TRK CT 93311	
ERNEST TRUBBY	SLO	
Frank P. Papp	1215 Ventura Angeles Way SLO	
Nicolle Hilton	234 Norwood A.6 93420	
Craig Stephens	PO Box 3068 Shell Beach, CA	



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Name	Home address	Signature
ALBERT ASI	P.O. Box 145 Avila Beach	
Russ Hall	999 Terry Dr, Pismo B	
Pat Hall	999 Terry Dr, Pismo B	
Eileen Berry	6916 Corte Pacifica Pleasanton E. Bay Area	
Jenn Bower	503 Morning Ave L 116 Santa Clara, CA	
Michelle Raiché	926 Sunset Dr. 95050	
Salina Davis	13729 Ben V. RD MP M.P. CA 93021	
Kristin Youngberg	147 Cerro Romaldo, SLO 93105	
Kate Taylor-Keeling	1904 Broad, SLO, 93401	
Betty Shepard	PO Box 2276 Avila Beach.	
Cindy Mattison	P.O. Box 2186 Avila Beach	Cindy Mattison
Angela Plummer	228 Le Point St. Arroyo Grande	
Dina Miller-Adrain	129 Nelson St Ag	



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Name	Home address	Signature
# Denise Allen	1945 Pippin See canyon	Denise Allen
John Allen	" " "	[Signature]
Rick Joseph	1708 CORDOVA DR SLO CA	[Signature]
Kristina Cesca	1708 Cordova Dr. SLO CA 93405	[Signature]
Susan Segal Ward	270 Ocean Oaks Lane Avila Beach SLO CA 93405	[Signature]
Anthony Reynolds	987 San Adnand	[Signature]
Doug James	251 Capistrano Shell Beach	[Signature]
Scott Koburzi	194 SAN LUIS PRADY AVILA	[Signature]
Ken Hunter	159 1st AVILA BEACH 93455	[Signature]
Connie King Lanney	1327 Persia Kingsley	[Signature]
LUSIC NELSON	305 LEONARD 93449	[Signature]
Jean white	121 N. Mason St Arroyo Grande, CA 93420	[Signature]
Christine Day	3555 SEE CANYON RD SLO	[Signature]



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Name	Home address	Signature
Ted Ortega	4346 Beverly Ct Santa CA Manteca 93455	
Beth Ortega	4346 Beverly Ct Santa CA 93455	
LORI GREEN	2041 IDYLLWOOD AB	
Russell A Wilber	1655 Dalidio, SLO	
Pat Sweet	3160 Lupine Canyon Avila	
Ashley Day	3555 See Canyon Rd SLO	
Deborah Harpney	PO Box 1029 P.B. CA 93448	
Jeff Harpney	PO Box 1029 P.B. CA 93448	
Jacque Sterling	6559 Avila Valley DS SLO 93405	
David Sterling	6559 Avila Valley DR	
ERIL HALKMAN	P.O. 333 TVCA 96148	
Tai Manti	575 Price St #211 P.B. NIPOMO	
Tracy J Tracy Tracy J Tracy	1778 WATERVIEW PC	



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Name	Home address	Signature
<u>M. Lee Martin</u>	1570 Apple Orchard Ln SLO	Mae Lee Martin
<u>Perry Baldu</u>	158 Summit, Pismo	Perry Baldu
<u>Barbara Miller</u>	3409 Virgil Circle	Barbara Miller
<u>Don G. Gentry</u>	P.O. Box 2579 Avila Beach	Don Gentry
<u>Susan Tucker</u>	141 So Elm AB	Susan Tucker
<u>Larry Falconecca</u>	2358 Snowberry Ct	LARRY FALCONECCA
<u>MICHAEL ROOPEL</u>	20 LOS VERDES SLO	Michael Roope
<u>Kelley Galer</u>	PO Box 2406 Avila Beach ⁹³⁴²⁴	Kelley Galer
<u>Jim Insom</u>	2629 TWEARE AVE	Jim Insom
<u>JOHN RAUPH</u>	1173 Laurel Ln SLO ⁹³⁴⁰¹	John Rauph
<u>Cindy Duffy</u>	14042 Annandale Ln. Etiwanda 91739	Cindy Duffy
<u>MARIE DUFFY</u>	14042 ANNANMIE LN ETIWANDA, CA 91739	Marie Duffy
<u>Matt Dwyer</u>	1222 Via Alta Orcutt 93455	Matt Dwyer

Low Stephen
291-6692



If you feel the view deck patio extension and addition of a liquor license would be an added benefit to your enjoyment of dining here with us at Ocean Grill Avila Beach please show your support by signing below.

Name	Home address	Signature
Jessa Fitzgerald	SLO	Jessa Fitzgerald
Holly Bequa	Los Osos	Holly Bequa
GABRIEL GARCIA	NIPOMO	Gabriel Garcia
David Bradford	Pismo	David Bradford
Debbie Woods	Avila	Debbie Woods
MARK YOUNG	WESTMINSTER	Mark Young
MARIA A. HERNANDEZ	FRESNO, CA	Maria A. Hernandez
Cyndi Hernandez	FRESNO, CA	Cyndi Hernandez
ROY EVANS	SHREWSBURY, UK	Roy Evans
RENISE McDONOUGH	LIVERPOOL, UK	Renise McDonough
MICHAEL & DELOE BROWN	521 FORTSON BLVD #1	Michael & DeLoe Brown
RODY HERRERA	2199 Oakwood St Pasadena	Rody Herrera
Diana Herrera	Pasadena, CA	Diana Herrera

Don Stephen
291-6692



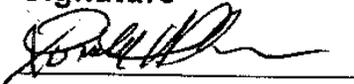
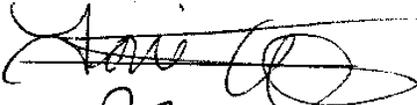
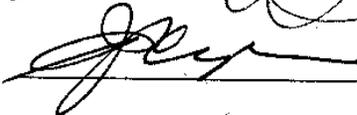
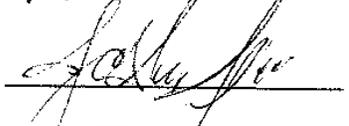
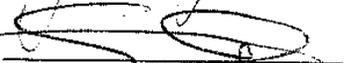
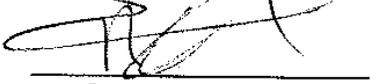
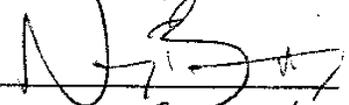
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Name	Home address	Signature
Kristin Melancon	SLO	[Signature]
[Signature]	Groves Beach	[Signature]
Michael Shirone	SM	[Signature]
Marc Newport	MN SLO 223 [Signature]	[Signature]
COLIN A. THORP	2727 Shore Beach Rd.	[Signature]
JULIAN GARCIA	Nipomo	[Signature]
Andrew Patterson	1001 Shell Beach Rd	[Signature]
Jacob Moss	Nipomo, CA	[Signature]
Jason Kansas	Pismo Beach CA	[Signature]
Caleb Cameron	SLO	[Signature]
Jeff Harshbarger	SLO	[Signature]
Allison Barber	Avila	[Signature]
Shelby Cripe	SLO	ShelbyCripe

Jon Stephen
291-6692

 OCEAN GRILL
AVILA BEACH

If you feel the view deck patio extension and addition of a liquor license would be an added benefit to your enjoyment of dining here with us at Ocean Grill Avila Beach please show your support by signing below.

Name	Home address	Signature
ROBERT C PLUMMER	200 SAN LUIS	
Tonia Tuniziatto	1602 Hanson Ln. SLO	
LAW CARPINE	1227 BUCHAN ST	
DANEY STEVEN	313 CHRISTINE DR	
Lupita Sotelo	SAN LUIS OBISPO	
Don Walfre	P.O. BOX 62 SLO	
Joshua Alard	1581 PALM ST.	
CODY PAGE	910 PALM DESERT ST	
Cody Steven	Avila	
Kristin Hight	Grover Beach	
NICK BARR	1846 PEREGRINA DR SLO, 93041	
Dane Curley	515 HATHWAY SLO	
ANDREW EARLY	BUCHAN, SLO	