

Attachment 4 - Applicant's Proposed Findings

J. H. EDWARDS COMPANY

A REAL PROPERTY CONCERN
Specializing in Water Neutral Development

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1736 Pacific Avenue, Cayucos, DRC2015-00073

Findings to Support Approval of Distance or Separation Modification for Authorization of a Residential Vacation Rental at 1736 Pacific Ave.

- 1) The home is accessed from Pacific Avenue. Pacific Avenue is an 80 ft. right-of-way and is a collector street. The topography is flat and visibility for vehicular and pedestrian traffic is excellent. There are ample travel lanes with a large paved road section to accommodate pedestrian and bicycle traffic. Pacific Avenue and the side streets provide good circulation patterns and there are no dead end streets limiting access and circulation for the neighborhood. Access to HWY 1 is easy.
- 2) The single-family residential neighborhood is not overly dense and the lot patterns and sizes are typical for the community of Cayucos. The subject property exhibits the same characteristics as the neighborhood.
- 3) The traffic anticipated from the use of the residence as a vacation rental is the same level of traffic as an owner or tenant occupied home.
- 4) There are four (4) onsite parking spaces available at the subject residence. The available parking should be adequate for purposes of accommodating vacation rental guests. Given the width of Pacific Avenue there is additional on-street parking that is available for guests and other beach goers.
- 5) The orientation and design of the beachfront subject property is particularly conducive for use of the home as a vacation rental. The majority of windows are oriented towards the ocean and not the neighbors on either side. There is a private interior courtyard that is a well located outdoor use area for bar-b-ques, etc. There is well established vegetative screening; activities in the courtyard should not affect the neighbors.
- 6) Given the subject property is ocean front; many guests will be recreating on the beach and will generate less activity and noise at the residence itself.
- 7) The subject residence has historical and architectural interest in that it was designed and built by George Nagano, a well-known local architect. Other Nagano designs include a law office on Santa Rosa Street in San Luis Obispo and a Buddhist Temple near Avila Beach.

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ACQUISITION MARKETING LAND USE REDEVELOPMENT

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