



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

April 22, 2016

Thomas Pickering
2769 Crockett Circle
Los Osos, CA 93402

Beach-N-Bay Getaways
Attn: Nick Juren
785 Quintana Rd.
Morro Bay, CA 93442

Bruce & Linda Grummer
919 NW 17th Street
Oklahoma City, OK 73106

Re: **BRUCE & LINDA GRUMMER**
County File Number: DRC2015-00085

We have received a request for hearing on the above referenced project. The hearing will be held on, **May 6, 2016 at 9:00 a.m.** in the Board of Supervisors Chambers, County Government Center, 1055 Monterey Street Room D170 San Luis Obispo, California. At the hearing all interested persons may express their views for or against, or to change the proposed project. A copy of the hearing request(s) is enclosed.

If you have any questions please contact, **Project Manager, Cody Scheel** in the San Luis Obispo County Department of Planning and Building, County Government Center, San Luis Obispo, California 93408 or (805) 781-5157.

Sincerely,

A handwritten signature in cursive script that reads "Nicole Retana".

NICOLE RETANA, SECRETARY
PLANNING DEPARTMENT HEARINGS

cc: Cody Scheel, Project Manager/File

RECEIVED 4/20/16

APR 22 2016

Dear Project Manager,

I would like to request a Public Hearing on the Minor Use Permit to not allow a residential vacation rental at 2765 Crockett Circle at the bequest of my parents Thomas and Elizabeth Pickering.

My Father and Mother who reside at 2769 Crockett Circle (next door to the proposed vacation rental), are both elderly and cannot attend a public hearing for health issues. My Mother has stage 4 skin cancer and cannot be in a public forum. She also has sight problems which make walking difficult for her. My Father has hearing problems in a crowded space and he has difficulty moving long distances, because of his heart.

Both of my parents do not want a vacation rental next to them. The house at 2765 Crockett circle is very large and it is likely to have 10 or more people renting at one time. This leads to the issue of parking. The driveway there is very narrow and the off street parking at the most without the use of the garage is 2 with the garage 4, and that is with a lot of maneuvering. With more than one car parked outside 2765 Crockett's garage, any other car is going to have to back down a very long and narrow driveway. If they miss, they will topple into my parents' house or yard. My parents' bedroom is approximately 11 feet away from this parking problem. And in between my parents' house and 2765 is smooth concrete. The accoustics are really bad, sound bounces around and bombards my parents' 40 year old house. No dual pane windows.

More than likely there could be 6 or more cars at one time. This being said, there is not a lot of parking out in front of that house, nor in front of my parents' house. It is a quiet neighborhood. I don't want to spend my time trying to keep people from parking in front of the mail box.

Also, I know the noise level in which accompanies large groups on vacation is going to be another big disturbance for my parents. In the past the former owner's son had parties while his parents were out. The noise bounced between the two houses and off the concrete driveway seperating the two houses. It disturbed my parents, because their house is forty years old and was not made to be sound proof.

I have managed smaller vacation rental units and I have had on many occasions stopped the partying and the noise. The current owners of 2765 live in Oklahoma. Even with management, it will be very stressful on my parents and really stressful for me. I try to manage their affairs. Also, it is more than likely if this goes as a vacation rental the possibility of misuse is high. If it is rented to 10 then it is very likely that 10 could add up to 15 in the middle of the night. I have seen it happen over and over.

My parents are retired school teachers who should have the right to live in their house of 40 years unmolested.

Behind and above my parents' house was a vacation rental. On many occasions I would let the people know to, "shut up". At the time none of us understood the concept of "Vacation Rental". It means a glut of people who don't belong in the neighborhood they don't care about. With the need to conserve water I know this will lead to the misuse of this resource. I know how people get when they have paid for something: entitled. The parking, the noise and the over use of water is a big concern to the neighborhood.

Unfortunately the timing for this is horrible. I'm going to be gone this Saturday till the 13th of May. I have a friend taking care of my parents, but she cannot represent my parents on this matter.

I am trying to find someone to help them with this, but it may not be possible. My Brother is gone and may be able to help them, but I don't know. There is no way for me to contact him.

There are several active vacation rentals in the housing development know as Cabrillo Estates in which this proposed property and my parents' house is part of. One is approximately 1 block away from my parents on Travis. When these vacation houses are full the area knows it, in a negative way.

So please, let this letter represent my parents' view on this situation if I can't find someone to represent them at the hearing. It is as if my parents are being penalized for being elderly and sick. They can't represent themselves.

It is not good for the neighborhood.

Thomas and Elizabeth's telephone number is: 528-2159. My Dad is not comfortable using the phone, but my Mother can certainly talk to anyone who calls.

Thank you for your consideration,

Nancy T. Pickering

This letter was approved by:

Elizabeth L. Pickering

Thomas E. Pickering