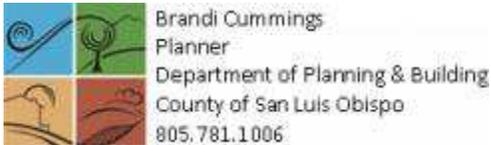


Nicole Retana

From: Brandi Cummings
Sent: Monday, June 06, 2016 4:52 PM
To: Nicole Retana
Subject: Fw: Building Permit - 1325 Pasadena Dr Los Osos DRC2015-0092

Hi Nicole,

More correspondence for Novy next Friday.



From: Ron Stotz <rstotz554mb@att.net>
Sent: Monday, June 6, 2016 11:51 AM
To: Brandi Cummings
Subject: Building Permit - 1325 Pasadena Dr Los Osos DRC2015-0092

1261 1st St.
Los Osos, CA 93402

Brandi Cummings, Project Manager
San Luis Obispo County Department of Planning and Building
976 Osos Street, Room 200
San Luis Obispo, CA 93408

Subject: Land Use permit for 1325 Pasadena Drive, Los Osos
Building Permit County File Number: DRC2015-0092
APN(s): 038-732-016 & 017

Dear Ms. Cummings:

I am concerned with the proposed building of the structure to be erected on the property. My home is located approximately 1 block from the subject property.

Home owners in the area of the project property have responsibly complied with the building restrictions then current for our area. Building restriction regulations have been implemented for a reason, and it is essential for all new construction to meet or exceed those restrictions. It is important that our community and community leaders support existing setback, height, public access and aesthetic restrictions. It is my understanding that the plan may not conform to the existing setback requirements for the area.

Additionally, and equally important, is the water table and salt water intrusion concerns for the Los Osos

Valley Basin that have yet to be solved. Water use must be limited until such time as a solution exists that protects the future of the basin and the existing population. The new construction of a home of this magnitude appears to go against all efforts to decrease water consumption and clearly places further, and unnecessary, demands on our endangered aquifer.

I strongly suggest the Planning Commission hold Dr. Novy to the laws and building restrictions for Los Osos and Tract No. 40 as they currently exist.

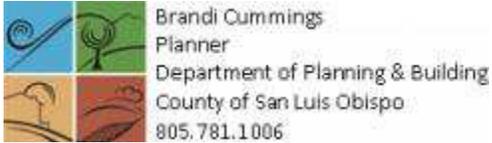
Your sincere consideration of my concerns is appreciated.

Ron Stotz

Nicole Retana

From: Brandi Cummings
Sent: Thursday, June 09, 2016 2:44 PM
To: Nicole Retana
Subject: Fw: DRC2015-00092 appeals letter
Attachments: Appeals & Concerns Letter_6_7_16.pdf

More correspondence.



From: Lisa Denker <lisadenker@sbcglobal.net>
Sent: Thursday, June 9, 2016 9:29 AM
To: Brandi Cummings
Subject: DRC2015-00092 appeals letter

Hello Brandi,

Here's our appeals letter for the June 17th hearing of 1325 Pasadena Drive, Baywood Park CA 93402.

DRC2015-00092
APN's: 0380732-016 & 017

Thank you,
Lisa Denker

Brandi Cummings, Project Manager
County of San Luis Obispo Planning & Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408

June 7, 2016

Subject: Appeals and concerns of the Residential New Build Project at 1325
Pasadena Drive, Baywood Park CA, 93402
County File Number: DRC2015-00092
APN(s): 038-732-016 and 017

Dear Ms. Brandi Cummings,

We live at 1347 Pasadena Drive, Baywood Park on the immediate east side of 1325 Pasadena Drive. We are surprised that the proposed new bay front building project has been forwarded to this point. With the decades long moratorium on new home building due to the sewer project, etc., and now with the California drought and our local ground water level alarmingly low, an additional new residence could strain and overextend our limited water supply.

The property straddles the edge of the state and federal bird sanctuary, impacting not only us neighbors, but impacting the native bay landscape and habitat, and its precious wildlife. This does not appear to be a conscientious well thought-out home design/build that takes sensitive consideration of the community, natural landscape and wildlife, nor adding to the Baywood Park sense of place.

I.) The main issues of our appeal are issues of encroachment on the inter-tidal zone of the bay shoreline, along with the encroachment on the streetscape. Rather than allowing the proposed footprint of the building to swell beyond current setback codes, why not limit its square footage to work with the existing codes? This is not only about one residence - we need a consistent standard for possible future building in our area. Please keep to the setback codes.

a.) The Setback from the street is non-conforming, not in keeping with the local layout/placement of homes and how they relate by being setback off the street at 25' or more - please maintain the 25 foot setback from the road to the building foot-print.

b.) The Setback from the bay is also of concern, because the beachfront shoreline south perimeter of the property is used annually by the migrating Brandt Geese, seasonal guests fattening-up for flight on our bay, plus the many native birds that occupy the shore - please maintain the 75 foot setback from the wetlands.

2.) The property is currently used daily for public access to the bay from Pasadena Drive, and has been as long as we have lived here. The demarcation of a public desire path exists on the west side of the property. It delineates itself from the overgrown Velt grass weeds covering the property [see photos pages 3-4]. It is important to preserve access to the bay for everyone and provide public land-use – can the access path be preserved and included in the building project?

3.) If the construction goes through, we are requesting environmental protection construction fencing for the surrounding perimeter, protecting neighbor properties and for bay side protection for the duration of the project build. The westerly winds are especially strong, and fencing would help discourage blowing construction dust, sand, debris, etc., outwards to the neighboring properties, and the ecologically sensitive bay.

4.) There might be a need for permanent fencing between 1325 and 1347. The physical affects of the proposed building and grounds would dramatically change the current tranquility of our landscape. If the new build imposes its presence to a point of diminishing our sense of privacy and security, then we would like the assurance that fencing could be installed for screening if needed. Without knowing if the project becomes a rental property or a quick turnover real estate venture with uncertainty as to what might be built there in the future, we would like to be assured that we can ask for a fence later if this becomes an issue. Does the developer have fencing plans?

5.) There is no indication of the building being a Green Build. What is being done with the roof and property run-off water? Downspouts are not on the plan drawings. What kind of energy efficient and water conservation systems will be a part of the new build? Is there a ground water re-charge plan, or catchment to be used for landscape gardening?

Sincerely,

Lisa Denker and Stephani Denker
1347 Pasadena Drive
Baywood Park, CA 93402
(805)528-8520

1325 Pasadena Drive, Baywood Park existing DESIRE PATH used by: walkers, birders, paddlers, painters, sailors, fisherman, photographers, vacationers, and Cal Poly botanists.



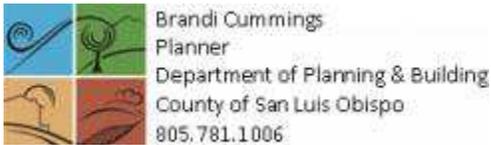


Nicole Retana

From: Brandi Cummings
Sent: Thursday, June 09, 2016 5:04 PM
To: Nicole Retana
Subject: Fw: Locally Unacceptable Land Use for 1325 Pasadena Drive, Building Permit County File Number: DRC2015-0092 APN:038-732-016& 017

Hi Nicole,

One more for NOVY.



From: Joyce Seligson <jmselig@charter.net>
Sent: Wednesday, June 1, 2016 3:29 PM
To: Brandi Cummings
Subject: Fwd: Locally Unacceptable Land Use for 1325 Pasadena Drive, Building Permit County File Number: DRC2015-0092 APN:038-732-016& 017

Begin forwarded message:

From: Joyce Seligson <jmselig@charter.net>
Subject: **Locally Unacceptable Land Use for 1325 Pasadena Drive, Building Permit County File Number: DRC2015-0092 APN:038-732-016& 017**
Date: June 1, 2016 3:04:16 PM PDT
To: bcumminga@co.slo.ca.us

Dear Ms Cummings,

I would like to request a public hearing to review the proposed construction of a 3048 square foot residence at 1325 Pasadena Drive in Los Osos.

My house is located one door away, at 1299 Pasadena Drive, also on the Bay side. I purchased the property in 2006 from Frederick Novy, who is now requesting a Minor Use Permit for 1325 Pasadena Drive. My remodel of an existing structure, involved removal of a deck, fencing, and storage sheds, all done without a permit. Due to the sensitive nature of the property, I was

required to have a MND (Mitigated Negative Declaration) for which I hired the Morro Group. In addition to protecting the Sea Blight, which is all along our bay front, a biologist was to inspect weekly for the Broadband Snail. Eventually, the Coastal Commission appealed the project, and with more revisions, work began and I moved in three years after the purchase.

I only bring this up, as I would assume the 1325 Pasadena Drive project would be held to the same standards. This is a neighborhood of nature lovers, dog walkers, and very little traffic. We are concerned about the location of the garage, and its access to the street. While we have all been diligent about cutting back on our water usage, it is hard to imagine giving the green light to a four bathroom house. A seventy five foot setback, and twenty five feet from the road are what the rest of us have all complied with.

It is sad to think of that lovely open space disappearing, but if it must, then we can only hope it will be done responsibly.

I appreciate your consideration of this letter.

Sincerely,

Joyce Seligson
1299 Pasadena Drive
Los Osos, Ca.
934-2

Nicole Retana

From: Brandi Cummings
Sent: Thursday, June 16, 2016 2:03 PM
To: Nicole Retana; Robert Fitzroy
Subject: Fw: Novy Building Permit (DRC2015-0092)

More correspondence for Novy



From: Jacque Moskowitz
Sent: Thursday, June 16, 2016 2:02 PM
To: Brandi Cummings
Subject: Novy Building Permit (DRC2015-0092)

Subject: Land Use permit for 1325 Pasadena Drive, Los Osos
Building Permit County File Number: DRC2015-0092
APN(s): 038-732-016 & 017

Dear Ms Cummings,

I would like to add my voice to my neighbor's concerns regarding the proposed project at 1325 Pasadena Drive in Los Osos. In Exhibit-A, Finding Section E of the Staff Report, it states that the proposed project will not be inconsistent with the character of the neighborhood. I disagree with this finding. This large house, spanning 2 lots, crouching against the street, and extending into the 75 foot rear setback will be inconsistent with the feel of our neighborhood. Our street is one of the most beautiful in Los Osos because of its openness and bay views. Please maintain the integrity of Pasadena Drive by keeping this new construction within the established setbacks, and consistent with those previously built.

Thank you for your consideration.

Jacque Moskowitz
1372 Pasadena Drive

jacque.moskowitz@gmail.com

Jacque Moskowitz, PHM II
San Luis Obispo Public Health Lab
2191 Johnson Ave.
San Luis Obispo, CA 93401
(805)781-5510