



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**PLANNING COMMISSION**

Promoting the wise use of land  
Helping build great communities

MEETING DATE July 14, 2016	CONTACT/PHONE Brandi Cummings, Project Manager 805-781-1006 bcummings@co.slo.ca.us	APPLICANT White Water Properties	FILE NO. DRC2015-00118
SUBJECT A request by <b>WHITE WATER PROPERTIES, LLC</b> for a Development Plan/Coastal Development Permit (DRC2015-00118) to allow the remodel of the White Water Inn and Windrush Motel. Alterations to the White Water Inn includes the remodel of the existing lobby and onsite residence into (1) motel unit and a new lobby. Alterations to the Windrush Motel include the remodel of the onsite residence, (2) motel units, and existing art gallery into (5) motel units with private patios. No additional square-footage is proposed for the White Water Inn; 360 square-feet of room addition and 1,577 square-feet of pervious patio/deck area are proposed for the Windrush Motel. The project will result in the permanent disturbance of approximately 2,000 square-feet of a 41,600 square-foot site. The project is located in the Recreation land use category at 6820 and 6790 Moonstone Beach Drive, approximately 0.5 miles southeast of the Moonstone Beach Drive and Highway 1 intersection, in the community of Cambria. The site is located in the North Coast Area Plan.			
RECOMMENDED ACTION 1. Approve the Categorical Exemption issued for this project on May 23, 2016. 2. Approve Development Plan DRC2015-00118 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 1 Categorical Exemption was issued for this project on May 23, 2016.			
LAND USE CATEGORY Recreation	COMBINING DESIGNATION Archaeological Study Area, Geologic Study Area, Coastal Appealable Zone, Coastal Special Community, Local Coastal Plan Area, Visitor Serving Area	ASSESSOR PARCEL NUMBER 022-371-003, 022-371-004	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: North Coast Area Plan – Moonstone Beach			
LAND USE ORDINANCE STANDARDS: Transient Lodging – Hotel/Motels, Setbacks, Parking, Signs			
EXISTING USES: Motels			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Recreation / Vacant <i>East:</i> Highway 1 <i>South:</i> Recreation / Motels-Hotels <i>West:</i> Recreation / Moonstone Beach			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: North Coast Advisory Council, Public Works, Building Division, Cambria Fire, Cambria Community Services District, California Coastal Commission	
TOPOGRAPHY: Nearly level	VEGETATION: Ornamental, Cypress trees
PROPOSED SERVICES: Water supply: Cambria Community Services District Sewage Disposal: Cambria Community Services District Fire Protection: Cambria Fire	ACCEPTANCE DATE: May 12, 2016

### PROJECT HISTORY

The White Water Inn was established in 1983 on the site currently occupied by the Windrush Motel. The original motel consists of two motel units, a residence, and an art gallery. In 1989 a detached addition to the White Water Inn was constructed on the site next door and consisted of seventeen motel units and a manager's unit. Eventually this addition became known as the White Water Inn, and the original motel became the Windrush.

### PROJECT DESCRIPTION

The applicant is proposing to remodel portions of the White Water Inn and Windrush Motel. The existing White Water Inn lobby and residence will be remodeled into a new motel unit and new lobby, which will serve both the White Water Inn and Windrush Motel. The existing Windrush Motel residence, art gallery, and two motel units will be remodeled into five new motel units with private patios. The Windrush motel remodel will result in the addition of 360 square-feet of floor area to expand the motel units, and will add 1,577 square-feet of private patios/decks.

A development plan is required for all hotels and motels in the Recreation land use category. This project is appealable to the California Coastal Commission because it is located between the sea and first public road, is within 300 feet of the inland extend of the beach, is located in a Visitor Serving designation, and is located in a Special Communities designation.

### PROJECT ANALYSIS

#### *Ordinance Compliance:*

<u>Standard</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Minimum Site Area	n/a	41,600 square-feet
Density	No limit, must satisfy height, setback, parking without modifications	White Water Inn: 18 units and lobby Windrush Motel: 5 units

Setbacks	Front: 10 feet Side: 5 feet Rear: 10 feet	White Water Inn: Front: 10 feet Side: 5 feet Rear: 10 feet Windrush Motel: Front: 10 feet* Side: 35 feet (right) 14 feet (left) Rear: 57 feet
Height	15 feet	14.33 feet
Parking ( <i>where applicable</i> )	2 spaces, plus 1 space per unit, plus one space per ten units  White Water Inn (18 units): 21 spaces  Windrush (5 units): 7 spaces	White Water: 21 spaces Windrush: 7 spaces
Signs	40 square-feet each  5 feet in height	White Water Inn: existing Windrush Motel: existing

\* *The proposed private deck for Unit #3 extends into the front setback. Title 23 does not allow decks to project into the front setback, and this project has been conditioned to revise the plans at time of construction permit to remove the deck from the required front setback.*

**Fencing and Screening**

*Three-foot tall fencing is proposed around the private patios for units 1, 2, 4, and 5. This fencing is meets the requirements of Section 23.04.190.c and is allowed within the side setback.*

**PLANNING AREA STANDARDS:**

Monterey Pine Forest Terrestrial Habitat (SRA) (TH). The purpose of these standards is to minimize tree removal and avoid impacts to the sensitive Monterey pine forest habitat. All development within Monterey pine forest (TH) shall include the following minimum standards:

- A. **Establishment of a ‘project limit area.’** A project limit area shall be established in a manner that avoids Monterey pine forest impacts to the maximum extent feasible, is located on the least sensitive portion of the site, and safeguards the biological continuance of the habitat. The project limit area shall include all areas of the site where vegetation will need to be trimmed or removed for fire safety purposes.
- B. **New Development siting.** Applications for new development within the Monterey pine forest shall demonstrate that no native vegetation outside the “project limit area” shall be removed, except for trees identified as hazardous by a qualified professional.
- C. **Plan Requirements.** All site, construction and grading plans submitted to the County shall identify by species and diameter all Monterey pine trees that are six inches or more in diameter 4.5 feet above ground and oak trees four inches or more in diameter 4.5 feet above ground identified by species and diameter. The plans shall indicate which trees are to be retained and which trees are proposed for removal.

- D. **Notice of pending tree removal application.** Where Plot Plan approval is required for a tree removal permit, a notice shall be posted by the property owner or representative near the front property line on the subject site. The notice shall be maintained in good condition by the property owner until permit issuance.
- E. **Construction Practices.** Construction practices to protect Monterey pines, oak trees and significant understory vegetation shall be implemented.
- F. **Replacement of Vegetation.** Any Monterey pine trees that are six inches or more in diameter 4.5 feet above the ground shall be replaced at a 4:1 ratio for each tree removed, and at a 2:1 ratio for each tree impacted but not removed. Any oak trees that are four inches in diameter 4.5 feet above ground shall be replaced at a 6:1 ratio for each tree removed, and at a ratio of 3:1 ratio for each tree impacted but not removed. All open areas of the site disturbed by project construction are to be seeded with native, drought and fire resistant species that are compatible with the habitat value of the surrounding forest.
- G. **Understory Vegetation Removal.** No understory vegetation shall be removed until a permit has been issued or unless an immediate hazardous condition exists. Understory vegetation removal to create, improve, or maintain adequate defensible space and Fire Hazard Fuel Reduction shall be the minimum necessary

*Staff comments: The project does not propose to remove any trees or vegetation. The site is surrounded by 13 cypress trees, and the proposed deck and room addition are located in developed portions of the site and construction will not impact trees. The proposed project complies with this standard.*

#### **Communitywide Standards:**

Cambria Community Services District Review. Prior to application acceptance, land use and building permit applications shall include a written verification of water and sewer service from the Cambria Community Services District. A water and sewer service condition compliance letter from the Cambria Community Services District shall be provided to the Department of Planning and Building prior to final building inspection.

*Staff comments: The applicant submitted a Confirmation of Water & Sewer Availability from the Cambria Community Services District, dated March 10, 2016.*

Cambria Fire Department Review. All new development shall comply with applicable state and local Cambria fire codes. Prior to application acceptance, land use and building permit applications shall include a fire plan review from the Cambria Fire Department.

*Staff comments: The applicant submitted a Fire Plan Review from the Cambria Fire Department dated January 15, 2016.*

Exterior Lighting. Use only the minimum amount necessary to achieve essential illumination. All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries source. Particular care is to be taken to assure that the direct illumination does not fall onto or across any public or private street or road. Motion sensing light fixtures shall be fully shielded and properly adjusted, according to the manufacturer's instructions, to turn off when detected motion ceases. All light fixtures are required to be fully shielded.

*Staff comments: The proposed project is conditioned to comply with this standard.*

Archaeological Resource Protection. New development projects that have the potential to impact archaeological resources shall be referred to the affected Native American tribe. In the event archaeological resources are unearthed or discovered during any construction activities, construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. Construction activities shall not commence until a mitigation plan, prepared by a qualified professional archaeologist in consultation with appropriate Native American representatives and reviewed and approved by the Planning Director, is completed and implemented. The mitigation plan shall include measures to avoid the resources to the maximum degree feasible and shall provide mitigation for unavoidable impacts. A report verifying that the approved mitigation plan has been completed shall be submitted to the Planning Director prior to occupancy or final inspection, whichever occurs first. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

*Staff comments: The project is conditioned to comply with this standard.*

### **Recreation – Moonstone Beach**

Limitation on Use. Principally Permitted uses are limited to: Eating and Drinking Places (drinking places independent from restaurants are prohibited), Hotels and Motels, tourist-oriented Food and Beverage Retail Sales (with location not limited to road intersections), General Merchandise Stores (tourist-oriented specialty shops including gift and antique stores, not exceeding 2,500 square feet in area, including any attached living quarters and art galleries).

*Staff comments: The proposed project is a remodel/addition to existing motels, and complies with this standard.*

Signs. Signs shall match the architecture, materials, and colors of the building itself.

*Staff comments: The White Water Inn and Windrush Motel both have existing signs that match the architecture and color of the existing motels. The proposed project does not propose any additional signs, and therefore complies with this project.*

Exterior Building Materials. Native and natural-looking materials and textures shall be used on the exterior of buildings. Suitable materials are wood, stone, brick, and textured concrete block colored with natural earth colors. Roofing should be wood-appearing materials.

*Staff comments: The proposed addition is designed to match the existing structure, which meets these requirements.*

Exterior Building Colors. Building colors should be subdued hues and tones harmonizing with the dominant colors of the natural environment.

*The proposed addition is designed to match the existing structure, which meets these requirements.*

Height. The maximum allowable height for all buildings between Highway One and the ocean is 15 feet from average natural grade. A reduced maximum height may be required if the new development would block public views to and along the shoreline.

*Staff comments: The existing motels are 14'4" and the project does not propose a change to this height. Therefore, the project meets this requirement.*

Landscaping. Landscaping of the entire site, including side property lines, is required, using native plants and trees compatible with the coastal environment.

*Staff comments: The two existing motels are landscaped and meet this requirement.*

Sign Standards. Signs are to be designed, located, and constructed to preserve views of the ocean from Highway One. They are to be constructed of native materials and to be externally lighted with shielded lights.

*Staff comments: The White Water Inn and Windrush Motel both have existing signs that match the architecture and color of the existing motels. Neither of the existing signs are visible from Highway 1. The signs are constructed of sand-blasted redwood with shielded lighting. The proposed project does not propose any additional signs, and therefore complies with this project.*

Site Coverage - View Corridors Required. At least 50 percent of each site is to remain free of structures and landscaping that would block views of the shoreline and coastal terrace, in order to provide a view corridor from Highway One. Development on contiguous lots may employ zero-foot side yard setbacks when feasible to maximize view corridors.

*Staff comments: The White Water Inn is 6,467 square-feet on a 20,800 square-foot parcel. The Windrush Motel will be 4,234 square-feet on a 20,800 square-foot parcel. Both of these sites have at least 50 percent of site that is undeveloped. There are existing Cypress trees on the Highway 1 property behind the Windrush Motel and White Water Inn, which significantly screens views from Highway 1. Peak-a-boo views of the Pacific Ocean are seen through the White Water Inn property.*

#### COMBINING DESIGNATIONS:

Local Coastal Plan: The project site is located within the California Coastal Zone as established by the California Coastal Act of 1976, and is subject to the provisions of the Local Coastal Program.

Coastal Appealable Zone: The project is appealable to the Coastal Commission because the subject parcel is located within 300 feet of a coastal bluff.

Archaeological Study Area: New development projects that have the potential to impact archaeological resources shall be referred to the affected Native American tribe. In the event archaeological resources are unearthed or discovered during any construction activities, construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. Construction activities shall not commence until a mitigation plan, prepared by a qualified professional archaeologist in consultation with appropriate Native American representatives and reviewed and approved by the Planning Director, is completed and implemented. The mitigation plan shall include measures to avoid the resources to the

maximum degree feasible and shall provide mitigation for unavoidable impacts. A report verifying that the approved mitigation plan has been completed shall be submitted to the Planning Director prior to occupancy or final inspection, whichever occurs first. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

*Staff comments: The proposed project will remodel portions of two existing motels and includes a small addition of 360 square-feet to one motel, along with patio flat-work. The addition and patios will be located in an existing disturbed and paved area of the site. A surface survey was conducted for the 17-unit motel in 1987. The report identified archaeological resources on site and the project was conditioned to have a monitor for all sub-surface excavation. This project has been conditioned to have a qualified archaeologist on site to monitor vegetation removal and subsurface excavation, and to cease construction in the event archaeological resources or human remains are discovered.*

Geologic Study Area: The project site is located within the Geologic Study Area (GSA) combining designation, and is subject to the provisions of the CZULO. All land use permit applications for projects located within a Geologic Study Area (except those exempted by Section 23.07.082) shall be accompanied by a report prepared by a certified engineering geologist and/or registered civil engineer (as to soils engineering), as appropriate. Alterations or an addition to any structure, the value of which does not exceed 50% of the assessed value of the structure in any 12-month period, is exempt from the GSA standards.

*Staff comments: The proposed project will remodel portions of two existing motels and includes a small addition of 360 square-feet to one motel. The remodel and addition work does not exceed 50% of the assessed value of the structures, and therefore is exempt from this standard.*

Visitor Serving Area: A combining designation in the Land Use Element applied to areas designated in the Commercial or Recreation land use categories. Limited to areas that presently or are proposed to serve tourists or visitors to the coast. In such areas, visitor-serving uses have priority over non-visitor serving uses but not over aquaculture or coastal-dependent uses.

*Staff comments: Hotel-motels uses are visitor serving and a principally permitted use in the Recreation land use categories.*

#### COASTAL PLAN POLICIES:

Shoreline Access: N/A

Recreation and Visitor Serving: Policy No(s): 1 and 2

Energy and Industrial Development: N/A

Commercial Fishing, Recreational Boating and Port Facilities: N/A

Environmentally Sensitive Habitats: N/A

Agriculture: N/A

Public Works:  Policy No: 1

Coastal Watersheds:  Policy No(s): 8, 9, 10, and 11

Visual and Scenic Resources:  Policy No(s): 1 and 2

Hazards: N/A

Archeology:  Policy No(s): 1, 4, and 6

Air Quality: N/A

**Does the project meet applicable Coastal Plan Policies:** Yes, as conditioned

COASTAL PLAN POLICY DISCUSSION:

**Recreation and Visitor Serving:**

Policy 1: Recreation Opportunities: *The proposed project is consistent with this policy because the proposed project is an addition to an existing recreation and visitor-serving facility (motel).*

Policy 2: Priority for Visitor-Serving Facilities: *The proposed project is consistent with this policy because proposed project is an addition to a recreational and visitor-serving use (motel), and is consistent with the protection of coastal resources.*

**Public Works:**

Policy 1: Availability of Service Capacity. *The proposed project is consistent with this policy because this project received and provided a Confirmation of Water & Sewer Availability from the Cambria Community Services District, dated March 10, 2016.*

**Coastal Watersheds:**

Policy 8: Timing of Construction and Grading. *The proposed project is conditioned to comply with this policy as the project shall have an erosion and sedimentation control plan where grading is conducted or left in an unfinished state during the period from October 15 through April 15.*

Policy 9: Techniques for Minimizing Sedimentation. *The proposed project is conditioned to comply with this policy as the applicant shall apply Best Management Practices in the selection and implementation of site maintenance.*

Policy 10: Drainage Provisions. *The proposed project is conditioned to comply with this policy as the applicant shall provide a drainage plan to San Luis Obispo County Public Works Department for review and approval, and shall implement the approved drainage plan, showing that construction of the guesthouse and garage will not increase erosion or runoff.*

Policy 11: Preserving Groundwater Recharge. *The proposed project is consistent with this policy as the project shall retain groundwater on-site to the extent feasible.*

**Visual and Scenic Resources:**

Policy 1: Protection of Visual and Scenic Resources. *The proposed project complies with this policy, as the project will be primarily an interior remodel, with minor (360 square-feet) exterior additions. The lot is within a developed section of Cambria and shall be in character and scale with the surrounding neighborhood, and will not significantly block existing scenic vistas. As required by the North Coast Area Plan, both lots retain at least 50% of open site area.*

Policy 2: Site Selection for New Development. *The proposed project will be primarily an interior remodel, with minor (360 square-feet) exterior additions. The lot is within a developed section of Cambria and shall be in character and scale with the surrounding neighborhood, and will not significantly block existing scenic vistas. As required by the North Coast Area Plan, both lots retain at least 50% of open site area.*

### **Archaeology**

Policy 1: Protection of Archaeological Resources. *The proposed project complies with this standard because the project is conditioned to retain a qualified archaeologist to monitor ground-disturbing activities and to halt construction in the event archaeological resources are discovered.*

Policy 4: Preliminary Site Survey for Development within Archeologically Sensitive Areas. *The proposed project complies with this standard because the project is conditioned to retain a qualified archaeologist to monitor ground-disturbing activities and to halt construction in the event archaeological resources are discovered. In the event archaeological resources are unearthed or discovered during any construction activities, construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. Construction activities shall not commence until a mitigation plan, prepared by a qualified professional archaeologist in consultation with appropriate Native American representatives and reviewed and approved by the Planning Director, is completed and implemented. The mitigation plan shall include measures to avoid the resources to the maximum degree feasible and shall provide mitigation for unavoidable impacts. A report verifying that the approved mitigation plan has been completed shall be submitted to the Planning Director prior to occupancy or final inspection, whichever occurs first. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.*

Policy 6: Archaeological Resources Discovered during Construction or through Other Activities. *The proposed project is conditioned to comply with this standard.*

### COMMUNITY ADVISORY GROUP COMMENTS:

This project was referred to the North Coast Advisory Council (NCAC) and heard at the June 15, 2016 regular meeting. The NCAC had no concerns and recommended approval of this project.

### AGENCY REVIEW:

Public Works – Per attached referral response (Reading, May 4, 2016), the proposed project is in a road fee area, drainage review area, and requires a stormwater management plan.

Building Division – Per attached referral response (Stoker, May 10, 2016), plans shall be prepared by a licensed design professional and shall be in compliance with current codes adopted by the County of San Luis Obispo.

Cambria Fire – Fire Plan Review letter provided.

Cambria Community Services District – Confirmation of Water and Sewer Availability provided.

California Coastal Commission – no response.

LEGAL LOT STATUS:

The two existing lots were legally created by deed at a time when that was a legal method of creating lots.

Staff report prepared by Brandi Cummings and reviewed by Kerry Brown.