

Sept. 30, 2020

Subject: The Baywood Inn Development Project

Cc: LOCAC, Kerry Brown, Supervisor Bruce Gibson

Dear Brian O'Neill with the California Coastal Commission,

I live in Baywood Park and I have attended both LandUse and LOCAC meetings regarding the Baywood Inn development projects and I shared some of my concerns to Bob Semonsen at those meetings. The recordings of those meetings are available on the LOCAC website: <http://locac.info/meetings/locac-general-meeting/>

Here are concerns regarding the Baywood Inn projects.

### TREES

a.) Does the amount of trees being planted for the Baywood Inn projects really satisfy tree planting given the amount of trees taken out? More than one Monterey Cypress was taken out for the last Lodging Addition (3 trees were taken out where the recent addition was built), the Plan shows only one. There were many other mature trees taken out behind the Baywood Inn. Doesn't our community deserve more trees along the street-scraping out front of these businesses, it is part of the community sense of place and the enormous benefits are many - from human health, wildlife, business district street-scraping aesthetic, environmental and helping to prevent Baywood Park from becoming a heatsink peninsula.

The Plan View drawings show **8 total trees** to be planted, and only 4 are large form trees within the complex, 2 are small form ornamentals, and two will be street trees in front of the new Hotel Lodge.

### PLANT LEGEND

TREES BOTANICAL / COMMON NAME	QTY.	WUCOLS	SIZE	NOTES
 APS Acer palmatum 'Sango Kaku' JAPANESE MAPLE	2	M	24" BOX	DETAIL 1a, 1b, 1c, 1d
 CMA Cupressus macrocarpa MONTEREY CYPRESS	4	M	15 GAL	DETAIL 1a, 1b, 1c, 1d
 MEX Metrosideros excelsus NEW ZEALAND CHRISTMAS TREE	2	L	15 GAL	DETAIL 1a 1b, 1c, 1d

b.) Are there enough street trees on 2nd St.? Will the street trees - **Metrosideros excelsa - New Zealand Christmas Trees** be continued in front of La Palapa and Baywood Inn adding continuity in tree-scaping the Baywood Park business district and anchoring the existing large Hotel to the landscape and screening for the public view?

c.) What about trees for 3rd street to help buffer noise and pedestrian traffic in order for screening for the adjacent neighborhood? If the Pickleball Court or another more passive activity play area is approved, the sidewalk planting area, could also benefit from a tree planting plan, maybe repeat the **Metrosideros excelsa - New Zealand Christmas Trees** on 3rd St.

### PARKING / SOLAR ARRAY for hotel guests on 3rd St.

The parking lot solar panels (72' x 20' angled array) are of concern with special attention to the considerable elevation changes along 3rd St., especially up on 3rd St. at El Moro. Visibility of the solar panels is probable, showing the large industrial surface, and it could create glare

problems for those south and north of the project site. Also, is it adjustable to the seasons? Cars driving north on 3rd St. towards business district might be impacted by glare. What about glare bouncing towards Cabrillo? (We get glare from Cabrillo at certain times of the year from large windows bouncing the sun to the Baywood Park peninsula). Will the glare be a problem for the land and shorebirds? This glare possibility needs to be proven to not be an issue to the surrounding community.

#### **PICKLEBALL COURT for hotel guest on 3rd St.**

The pickleball court seems very out of place considering Los Osos sports activities take place over at the Community Center on Palisades, and seems like misuse of the land use category of the business district. It takes up considerable space at 30'x 60' and court screening is 10' tall. The structures fencing and appearance will detract, not add to any community benefits. Court sports bring with them noise, it's incompatible to the surrounding neighbors to place that kind of activity adjacent to residential neighborhood.

#### **SCREENING and BUFFERING on 3rd St.**

3rd St. will gain foot traffic and cars due to the many sitting areas and activity around the pickleball court and people parking and walking to their destinations will add noise and and be seen by adjacent neighbors and from the street view. A planting plan for screening and buffering for of these impacts is of the utmost importance for good neighbor relations.

#### **FIRE PITS**

The project shows 5 gas fire pits which seems like an excessive amount. The new restaurant Randy's Shack has permitted 1 fire pit + 2 gas barbecues. There is a wood burning 5' diameter fire pit at the community garden, so the total number of fire pits for the block is 7. It seems like too many and a ridiculous use of resources adding pollution to our Baywood Peninsula. Being located on a precious estuary habitat, shouldn't we build more environmentally friendly?

The Baywood Inn has already done considerable demo, grading, groundwork, base rock, drainage and plumbing, and hardscaping install for these projects seemingly without the permission of an amendment to the permit. [ see photos attached in email ]

Please take into consideration these neighborly concerns to this multi-project development and do not allow this project to move forward until proper community input has been given and replied to with more information from the developer. Notifications must be made to the surrounding neighborhood. Up to date information along with support images proving to the surrounding community that the solar array will not lead to glare problems or scare away the roosting night herons and other birds. In response we'd like to see drawings giving illustration to these concerns and solving the potential impacts with a screening planting plan, and a tree planting plan that gives back to community by adding the much needed business district street trees, softening the existing large bay front lodging building and all structures being added. With good implementation the viewshed corridors of 2rd St. and 3rd St. will be enriched, giving back to the community by showing special attention to the visual qualities that are dominant within the overall context of the unique coastal landscape.

Respectfully,  
Lisa Denker  
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