

October 15, 2020

Tim Ronda, representing the Back Bay Inn, requested community input for the Inn's consideration to amend a California Coastal Commission permit for the Back Bay Inn, changing the location of an already approved addition.

After discussion at the next LOCAC meeting October 22, Larry Bender, Chair of Land Use Committee, will be asking the approval of LOCAC to provide Tim Ronda with the community input he has requested. Any new comments brought up at that meeting will be added to this draft list.

Gathered from 2 Land Use Committee meetings, August 31 and October 5, 2020, the questions and concerns from the community regarding the Back Bay Inn's addition are listed below in no particular order.

1. Location of New addition
  - a. Drastic change from approved plans from 1999 permit. New location will impact views and cause encroachment to First Street
  - b. The new location for this addition appears to be too close or at the property line. Even with the newly proposed design, portions of the addition are so close to the line that question whether patios and decks will encroach into public property.
  - c. This new proposed design of some units moving back from the line is a start.
  - d. Inconsistent with the LCP, this development will intrude into the view corridor and does not appear to be sited in a manner that compliments the historic use of First Street.
2. Number of Coastal Commission approved units
  - a. In 1999, Planning Department and Coastal Commission approved a 9 room expansion. Since this approval, the Back Bay Inn has converted approximately 6 more guestrooms/cottages. How does this affect that number?
  - b. These units are never referred to when discussion numbers and needs, for example with parking concerns.
3. Impact to the views
  - a. View obstruction will occur from the Bay and the neighborhood with the addition of the new guest building, any chance to change location?
  - b. The Inn lodging seen from First Street and the Bay will be one oversized building right on the Shoreline and the combined buildings will destroy the quality of the viewshed.
  - c. Could landscaping and Trees shield the view from the Bay to the Inn?
4. Parking
  - a. Are there additional parking spots for the new 9 guestrooms?
  - b. How will Inn guests be prevented from parking on First Street? This is not a hotel parking lot.
  - c. Will additional parking be added for the 3 restaurants (Blue Heron, Coffee Shop, and Second Street Café)? These areas are part of Bill Lee's property and parking is not available for patrons. Nothing specified for them.
  - d. Where will those who work for the businesses on the property park? There is nothing specified for them. Commercial buildings must have their own parking.
  - e. Could lot A-3-SLO-94-051 be turned into a parking lot?
  - f. Perhaps the BBI could acquire a permit to paint diagonal lines on First Street, but not down the middle of the street as proposed. That seems dangerous.
5. Landscaping/Trees
  - a. The Cypress trees that used to line First Street that died or were cut down by the BBI have not been replaced, when will this occur? The original remodel agreement from 1999 states trees must screen the Back Bay Inn from the neighborhood.
  - b. Screening trees (Cypress) never show up in the renderings shown to LUC.
  - c. Need opportunity to review the landscaping plans

6. Lights

- a. Plans call for French doors, large windows that will cause light spill throughout the immediate neighborhood
- b. Per the LCP: Land Use permit or coastal development permit, the applicant shall provide details on any proposed exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored. (Planning Area Standards page 7-76)
- c. Flood lights throughout the site will cause light pollution

7. Current Inn Concerns

- a. Blueprints show a room that was listed as a storage room that was converted to a closed room after the plans were approved. (1-2 feet from a Cypress tree)
- b. Were the original Coastal Commission Conditions met?
- c. There is still a question as to where the new building will sit in relationship to the property line, and the precise distances of how far that is.
- d. Current fence around BBI is obstructing bay views from the neighbors

8. First Street impact

- a. Current encroachment onto First Street has not been addressed by Mr. Lee, when will this be completed?
- b. Needs to have a separation buffer between Private business and Public Property.