

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV



NOTICE OF PROPOSED PERMIT AMENDMENT

Date: November 25, 2020
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Brian O'Neill, Coastal Planner
Subject: Proposed Amendment to Coastal Development Permit (CDP) A-3-SLO-03-040.
Applicant: Alex Benson

Original CDP Approval

CDP A-3-SLO-03-040 was approved by the Coastal Commission on December 10, 2003 and provided for expansion of the Baywood Inn near the shores of Morro Bay in the unincorporated Los Osos area of San Luis Obispo County, including construction of a new detached Inn building on the site. The CDP has since been amended three times, where amendment A1 reduced the number of approved units for the Inn expansion from 8 to 6, amendment A2 authorized removal of a cypress tree and improvements to the septic system, and amendment A3 expanded previously approved parking areas.

Proposed CDP Amendment

CDP A-3-SLO-03-040 would be amended to allow for the redesign/reallocation of both existing parking areas as well as already approved, but not yet constructed, parking areas. Specifically, the amendment would allow for the removal of an existing 14-space parking lot located on the corner of El Moro Avenue and Second Street nearest Morro Bay, which would be replaced with drought-tolerant landscaping and pervious patio space. That parking would be relocated to an expanded existing parking area (i.e., there already exists a parking area there) as well as to a new parking area, both along Third Street (essentially behind the Inn buildings and further away from Morro Bay). Specifically, an existing 13-space lot would be expanded to 17 spaces, and an approved but yet-to-be-constructed 8-space lot would be expanded to 22 spaces. The 10 parking spaces approved under amendment A3 would be eliminated from the project. Overall, the proposed project would increase the total number of parking spaces approved under the original CDP from 34 spaces to 39 spaces in two lots, and would configure those spaces so that they are all located inland of the Inn buildings along Third Street.

The proposed amendment also includes installation of a 16-foot tall solar canopy over half of the not-yet-constructed 22-space parking lot. The solar canopy would cover an area of approximately 1,500 square feet. In addition, the amendment would also allow for the removal of abandoned septic tanks and an associated leach field along with restoration of this area, installation of a new underground rainwater catchment system

A-3-SLO-03-040 (Baywood Inn Modifications)

to provide irrigation for site landscaping, and the installation of new site landscaping including several Monterey cypress trees. Finally, the amendment would allow for the installation of a patio area with two fire pits, as well as a pickleball court surrounded by a 10-foot-tall netted acoustic fence designed to suppress sound, all located atop the former leach field area inland of the Inn. The Commission's reference number for this proposed amendment is **A-3-SLO-03-040-A4**.

Executive Director's Immateriality Determination

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that the proposed CDP amendment is immaterial for the following reasons:

The proposed redesigned parking areas will improve water quality by relocating the parking areas inland and farther away from Morro Bay, decreasing impervious coverage on the site, installing new bioswales to filter and treat all runoff, and allowing for the removal and cleanup of abandoned septic infrastructure. In addition, the relocation of parking away from the El Moro Avenue and Second Street intersection nearest the Bay allows for low intensity landscaping and patio areas to be located in this area instead, which is more in keeping with the character of the areas nearest the Bay, and enhances the public viewshed. The project increases the number of parking spaces originally approved by the Commission and satisfies all LCP parking requirements for the approved expanded Inn facility. Finally, the proposed solar canopy would provide enough electricity for all Inn facilities, helping to reduce the project's carbon footprint and help better address its contributions to greenhouse gas emissions. And the new rainwater catchment system will provide water for site irrigation, and thus help offset the project's water demand in an area where water supply is constrained. Staff believes that this is a good example of a project that seeks to accomplish a variety of goals, including some related to sustainability that are often overlooked, and that are not currently part of the approved project. Staff further believes that the proposed amendment is consistent with the intent of the Commission's original CDP approval (and in fact furthers its coastal resource protection capacity), as well as with the Coastal Act and the certified San Luis Obispo County Local Coastal Program.

Coastal Commission Review Procedure

The CDP will be amended as proposed if no written objections are received in the Central Coast District office within ten working days of the date of this notice. If such an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on December 11, 2020 at the Coastal Commission's virtual online meeting. If three or more Commissioners object to the Executive Director's determination of immateriality at that time, then the application will be processed as a material CDP amendment.

If you have any questions about the proposal or wish to register an objection, please contact Brian O'Neill in the Central Coast District office at Brian.O'Neill@coastal.ca.gov.