



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, *DIRECTOR*

June 23, 2021

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Subject: Information Hold Letter- DRC2021-00126 (Rossi- ABR) Conditional Use Permit

Your application has been reviewed by the Department of Planning and Building, and the information that is on the attached list is required before it can be accepted as complete for processing, as required by California Government Code Section 65943.

You can help expedite the review process by making sure all the information listed below is submitted at one time, and that the re-submittal package has the project number on a cover sheet. If the requested information is not received within 90 days of this letter, your application will be deemed withdrawn (pursuant to Section 22.64.030B of the Land Use Ordinance / Section 23.02.056(a) of the Coastal Zone Land Use Ordinance).

Upon the submittal of this information your application can be accepted as complete for processing and staff will begin its environmental determination pursuant to the California Environmental Quality Act (CEQA). During the environmental review process, you may be asked to provide additional information. The Environmental Division will contact you if additional information is needed.

Your application is subject to a discretionary review process. A discretionary permit requires the review and approval of the Administrative Hearing Officer, the Subdivision Review Board, the Planning Commission or the Board of Supervisors. A discretionary permit may be approved, approved with conditions or denied. Application for a discretionary permit does not guarantee approval, whether a project complies with all applicable standards or has been recommended for approval. All decisions on discretionary permits can be appealed to the Board of Supervisors, who will then make the final decision on the project.

If you have any questions concerning these requirements, please contact me at nellis@co.slo.ca.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Ellis".

Nicole Ellis, Project Planner

Property Application History

A separate application for the longer-term Development Plan / Coastal -Development Permit (DRC2018-00067), which includes a request to establish a 135-room hotel and public event venue program on the Resort site, is being processed by the County. This new application, DRC2021-00126, is being processed separate from the applicant's larger and long-term Development Plan/Coastal Development Permit (DRC2018-00067) for the following reasons.

The request for the addition of these ten (10) overnight accommodations through DRC2021-00126 is not seen as a foreseeable *consequence* of the initial project DRC2018-00067. DRC2021-00126 will not result in project piecemealing as the projects have different project proponents and they serve different purposes. DRC2021-00126 provides a very limited number of hotel units which is ancillary to the existing primary Resort uses. The limited number of hotel units (10) is intended to serve existing visitors of the Resort site who utilize existing recreation amenities. The project was designed to utilize existing buildings and building footprints to accommodate the limited visitor serving, overnight use. This scope of work does not require any grading or landform modifications, and it occurs within previously developed areas. The hotel rooms will also be an interim use. Upon occupancy of the 125th room of DRC2018-00067, these ten (10) units will be incrementally converted to meeting rooms or similar uses in support of the uses contemplated in DRC2018-00067.

DRC2018-00067, a request to establish a 135-room hotel and public event venue program on the Resort site, has different project proponents and serves a different purpose when compared to DRC2021-00126. The larger and longer-term Development Plan / Coastal -Development Permit will ultimately attract new visitors to the site due to its larger scale and event venue program and involves more extensive site improvements and construction.

Items Required for Acceptance

Based upon preliminary review, the items in this list are required before your project can be accepted as ***complete for processing***.

Water and Sewer Service

1. All applications for land use permits for new development shall be accompanied by will serve letters from the applicable water purveyor and Sanitary District stating their intent to serve the proposed project. Please provide proof of will-serve letters via the CSS portal for this application number DRC2021-00126.

Utilities/Infrastructure Plan

2. Please provide a clear utility plan that lays out all required infrastructures – electricity water, sewer, and any other utility proposed for the project. The materials will be referred to the County Public Works and Environmental Health Departments and Building Division for review and to determine compliance with LUO Sections. Staff will provide to you any responses received.

Land Use Ordinance Compliance Sections 23.04.164 and .166 – Parking Standards

- 3. Update application and plans accordingly.** The Required Number of Parking Spaces (Section 23.04.166) for the 1,548 square foot public assembly (flex space which will be used for conferences, meetings, wedding staging, and other similar activities) has been determined to be a permanent use within an existing structure which will provide an ongoing opportunity for temporary events. Therefore, it has been determined that the flex space is not a temporary space and must provide parking spaces at a ratio of one parking space for every 40 square feet of area. The 1,548 square foot area must provide 39 permanent and improved parking spaces (Parking Design Standards- Section 23.04.164).

Based on the number of parking spaces provided, in the application materials, it appears that the site may have enough parking spaces to accommodate the flex space use (see item 4 below which is required so that the County can verify the number of permanent and improved parking spaces). If 39 parking spaces were added to the 163 total required spaces calculated in the initial application materials (Table 3 on page 9 of Project Description); that would require a total of 202 parking spaces. Applying the 20% reduction of 40.4 spaces, due to there being four principally permitted uses on-site, the adjusted total required parking spaces equals 162 parking spaces. The application materials demonstrate 199 total parking spaces are already provided on-site. Therefore, the request appears to comply with the code required number of parking spaces. Please adjust/ verify and provide additional ADA spaces are required.

- 4.** Provide photos or clear aerial images of all 199 improved parking, as identified in the plans. Please demarcate that the spaces are all permanent and improved spaces (must not be occupied by structures, equipment, or other uses. Provide parking space numbers for all available spaces.

Referrals

- 5. Referral Responses.** Your application has been referred to the County's Building and Public Works Departments, Legislative Assistant 3rd, Avila Valley Advisory Council, Avila CSD,,and Coastal Commission (original referral distributed June 9th and updated referral distributed June 14th to include project description and plans). Comments have not yet been received from the remaining Departments and referral agencies and if any comments are received, they will be provided to you upon receipt. Any "Info. Hold" items from any of these Departments and Agencies will need to be addressed prior to deeming the application complete.

Clarification Item

- 6.** The County received a comment from the Avila Valley Advisory Committee regarding this project. The Committee noted that not all Assessment Numbers on the application involve the golf course. Is there a reason? Please address and update application materials as applicable.