



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 11/22/2013

TO: _____

FROM: Rob Fitzroy, Coastal Team, Development Review

PROJECT DESCRIPTION: DRC2012-00119 CENTRALLY GROWN- MINOR USE PERMIT FOR A PROPOSED MIXED USE PROJECT INCLUDING STRUCTURAL MODIFICATIONS TO EXISTING STRUCTURES. CONVERSION OF EXISTING SINGLE FAMILY RESIDENCE AND COMMERCIAL STORAGE TO MIXED RETAIL USES. ADDITION OF A VACATION RENTAL PERMIT TO AN EXISTING SINGLE FAMILY RESIDENCE. ADDITION OF SECOND STORY RESTROOMS OVER EXISTING SINGLE STORY RESTROOMS. CONVERSION OF THE DAY SPA BUILDING TO RESTAURANT USE AND ADD DECK. EXTERIOR ARCHITECTURAL CHANGES TO EXISTING RETAIL STRUCTURE. APN: 013-381-002.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date Name Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No _____

DRC2012-00119

CENTRALLY GRO

APPLICATION TYPE - CHECK ALL THAT APPLY

- | | | |
|--|--|----------------------------|
| <input type="checkbox"/> Emergency Permit | <input type="checkbox"/> Tree Permit | <input type="checkbox"/> I |
| <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Minor Use Permit | <input type="checkbox"/> V |
| <input type="checkbox"/> Conditional Use Permit/Development Plan | | <input type="checkbox"/> S |
| <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver | | <input type="checkbox"/> M |
- MINOR USE PERMIT
MIXED USE PROJECT INCLUDING
STRUCUTRAL MODIFICATIONS TO EXISTING
NC/ RNC
LCP REC

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Centrally Grown Inc, Dave Robertson Daytime Phone 805-550-4278
 Mailing Address 1241 Knollwood Drive PMB 138, Cambria CA Zip Code 93428
 Email Address: brianw@centrallygrown.com

Applicant Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name Jamie Kirk, Kirk Consulting Daytime Phone 805-461-5765
 Mailing Address 8830 Morro Rd, Atascadero CA Zip Code 93422
 Email Address: jamie@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: 3 acres Assessor Parcel Number(s): 013-381-002

Legal Description: _____

Address of the project (if known): 7432 Exotic Garden Drive, Cambria CA

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: The project site it located east of the intersection of Highway 1 and Moonstone Beach Drive, on Exotic Garden Drive.

Describe current uses, existing structures, and other improvements and vegetation on the property:

Please see enclosed Detailed Project Description

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): _____

Please see enclosed Detailed Project Description

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature 

Date 6-13-13 

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):
7432 Exotic Garden Drive, Cambria CA, identified as Assessor Parcel Number
013-381-002, for which a construction permit, land use permit, land
division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county
requesting an approval for: Minor Use Permit (specify type of project, for example:
addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
Print Name: Dave Robertson
Daytime Telephone Number: 805-550-4278
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property _____

PERSON OR ENTITY GRANTING CONSENT:

Print Name: Dave Robertson, Centrally Grown

Print Address: 1241 Knollwood Drive, PMB 138, Cambria CA

Daytime Telephone Number: 805-550-4278

Signature of landowner: _____

Date: 6-13-13

SIGN HERE

AUTHORIZED AGENT:

Print Name: Jamie Kirk, Kirk Consulting

Print Address: 8830 Morro Rd, Atascadero CA

Daytime Telephone Number: 805-461-5765

Signature of authorized agent: _____

Date: 6/17/13

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): _____

Describe existing and future access to the proposed project site: _____
Current and continued access from Exotic Gardens Drive _____

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: San Simeon State Park

South: Rural lands / Ag use

East: Rural lands / Ag use

West: San Simeon State Beach

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 12,132 sq. feet 9.1 % Landscaping: 94,977 sq. feet 71.4 %

Paving: 25,984 sq. feet 19.5 % Other (specify) Deck 1834 SF

Total area of all paving and structures: 41,255 SF sq. feet acres

Total area of grading or removal of ground cover: 0 sq. feet acres

Number of parking spaces proposed: 72 Height of tallest structure: 18'-8"

Number of trees to be removed: 0 Type: _____

Setbacks: Front 10' Right 10' Left 10' Back 30'

14,888 SF existing building, Add 383 SF restroom, and add 914 SF of deck.

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: Cambria Community Service District

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Cambria Fire Department

For commercial/industrial projects answer the following:

Total outdoor use area: 920 SF Existing, 914 SF New, Total 1834 SF sq. feet acres

Total floor area of all structures including upper stories: 14,888 Existing, Add 383 SF sq. feet

For residential projects, answer the following: N/A

Number of residential units: _____ Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____

Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 2.5 acres
Moderate slopes of 10-30%: 0.5 acres
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: California Highway 1

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain Existing greenhouse and gardens
 Commercial/Office - Explain Restaurant, retail, and vacation rental uses.
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Existing connection to community water for existing restaurant, residential, and retail.
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach. _____
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? + 100 feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed?
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)* The existing development has an approved waste water system and Regional Water Quality Control Board permit. The new restrooms will connect to the existing system.

If a community sewage disposal system is to be used: N/A

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: Cambria Community Service District
- 3. Where is the waste disposal storage in relation to buildings? within 100 ft
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

- 1. Name of School District: Coast Unified School District
- 2. Location of nearest police station: Monterrey County Sheriff's Department
- 3. Location of nearest fire station: Cambria Fire Department
- 4. Location of nearest public transit stop: Moonstone Beach Drive
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
Single family residence, recreation, and commercial.
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: _____
- 3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

- 1. Days of Operation: Retail- 7 days, Restaurant Friday & Saturday Hours of Operation: 10am to 6pm & 6pm to 11pm
- 2. How many people will this project employ? 5 employees
- 3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift _____
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
- 5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: _____
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail: _____
- 7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: _____
- 8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 15 Between 4:00 to 6:00 p.m. 60
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: Carpool, biking incentives and electric shuttle. See venue operations for more detail.
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
 Yes No If yes, please describe: _____

Agricultural Information N/A

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): Existing gardens. Trail connection to state park.
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: Planning for LEED Silver certification.

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
Reuse of existing building, local electric shuttle, solar, waste water recycling for irrigation, reclaimed and locally sourced building materials, and more.

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): ABC & TTB

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



Centrally Grown Minor Use Permit Supplemental Development Statement

**Updated October 2013
DRC 2012-00119**

The following document will serve as the General Project Description for the Centrally Grown, Inc. Minor Use Permit Application. The document will be divided into the following sections:

- Purpose
- Background
- Historic / Existing Uses
- Project Setting
- Proposed Project
- Parking Modification
- Land Use Context and Permit Requirements
- Environmental Review
- Traffic
- Summary

Purpose:

The property commonly referred to as the 'Hamlet' property was recently purchased by Centrally Grown, Inc. Centrally Grown, Inc.'s mission is to create transformative experiences for individuals and communities, inspired by nature, rooted in history, cultivated by curiosity, and advanced by simplicity. Their core value is: Less is more. Centrally Grown intends to renovate the Hamlet property to create a 'place' where local residents and coastal visitors can stop in, purchase or consume locally grown food and wine, relax outside in the sunshine or coastal fog, and /or stock up on supplies for their voyages north, south, east, or west. In order to transform the Hamlet property back into a local and visitor destination, renovations will be necessary on the site. The premise for the land use permit is to enhance the site and perfect it as a tourist destination. The land use permit includes the following components:

- Structural modifications to the existing structures to meet current State and County Building Code requirements (Buildings 2-9).



- Conversion of an existing single family residence and commercial storage to mixed retail uses (Buildings 2 & 3).
- Addition of a vacation rental permit to an existing single family residence (Building 9).
- Addition of second story restrooms over existing single story restrooms (Building 7).
- Conversion of the day spa building to overflow and/or stand alone eating and drinking uses (restaurant / wine bar) (Building 4).
- Exterior architectural changes to the existing retail buildings (Building 6).
- Addition of three new outside deck areas (Buildings 1, 2, 4).
- Kids play structure (lower gardens)

Background:

On February 17th, 2012, improvements to renovate and restore the Centrally Grown property were approved under a substantial conformance determination. The approved improvements included upgrading the site, parking areas, and the restaurant to meet current American with Disabilities Act accessibility requirements and State and County Building Code requirements. In addition to the site improvements and renovation of the restaurant building, the substantial conformance determination also approved improvements to the remaining buildings on the site and the continuation of the various uses within those buildings.

Centrally Grown began renovating and restoring the restaurant building and the Exotic Gardens site on October of 2012 under the following building permits: PMT 2012-00056, PMT 2012-00555, and PMT 2012-01392. The renovation activities continue as scheduled and while that work is underway, Centrally Grown is ready to embark on its next phase of planning efforts.

This second phase of planning efforts include the following: 1.) Structural modifications to the existing buildings bringing the remaining structures on the site into conformance with the required building permit codes; 2.) Legally establishing historical uses; and 3.) adding a limited amount of additional 'new' visitor serving uses on the site. The combination of these efforts will enable Centrally Grown to bring their vision of returning this property to its former glory as a premiere tourist destination to fruition.

Historic and Existing Uses:

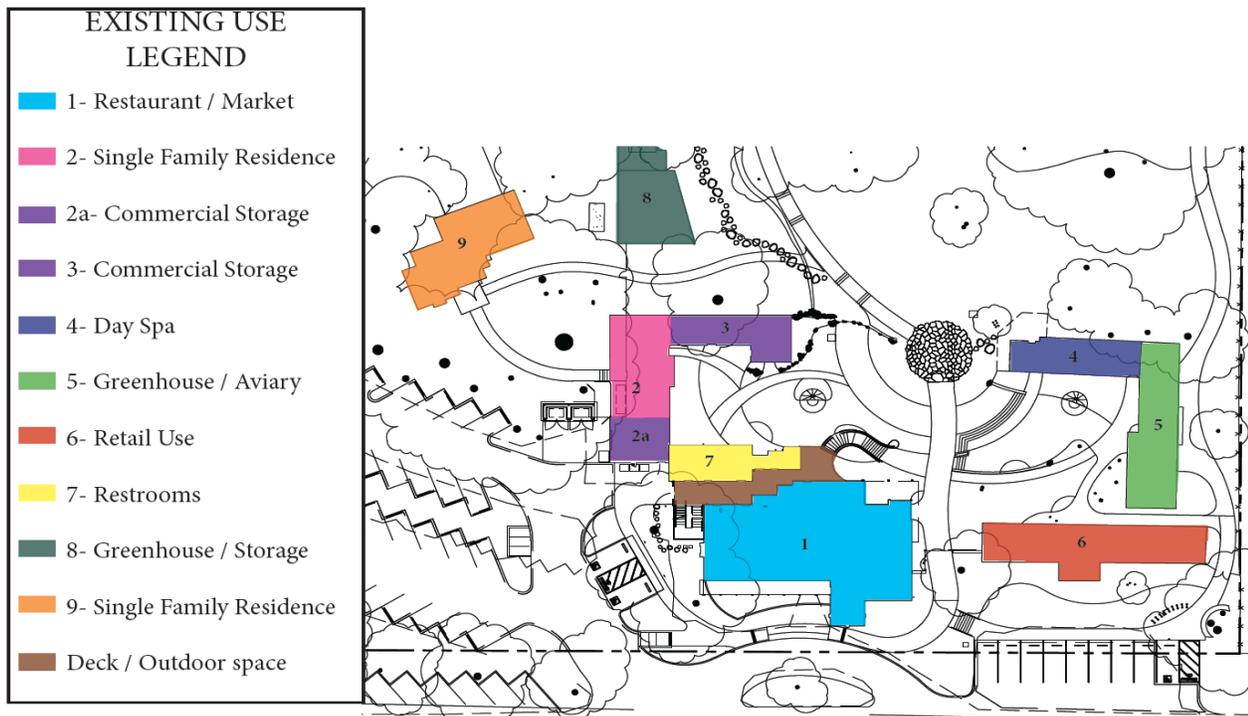
Uses at the Hamlet property have evolved over the years. The initial uses established in 1961 included two single family residences, a commercial gift shop, a commercial nursery, and a demonstration garden. A subsequent use permit was approved in 1980 which allowed a restaurant, cocktail lounge, a retail shop, and other accessory uses. The



Hamlet restaurant was the ‘anchor’ business on the site between 1981 until its closure in early 2012. In addition to the Hamlet restaurant there were a variety of other uses that have occupied the accessory buildings over the last thirty years, most notably the International Wine Center which operated on the property for over 10 years. Recent uses on the site include a restaurant and cocktail lounge (The Hamlet), a day spa (Moonstone Day Spa), a retail art gallery (The Gallery), a retail nursery (The Grow), accessory storage areas, and two single family residences.

The Hamlet property was well known as a destination spot for locals and travelers alike. It was a place to find live entertainment including a popular Sunday Jazz concert series. It also had a long standing history as a wedding / party venue. The weddings took place in the upper and lower gardens and receptions were oftentimes held in the small building adjacent to the lower garden and in the lower floor of the restaurant building. In addition to the music and events, it was a popular stop for a meal for people embarking or returning from a trip along the coast. It was an ideal location for a rest break as the expansive gardens allowed the weary traveler an opportunity to stretch their legs as they strolled through the gardens and the dining room provided spectacular views of the coastline.

The exhibit below identifies the current approved uses on the property





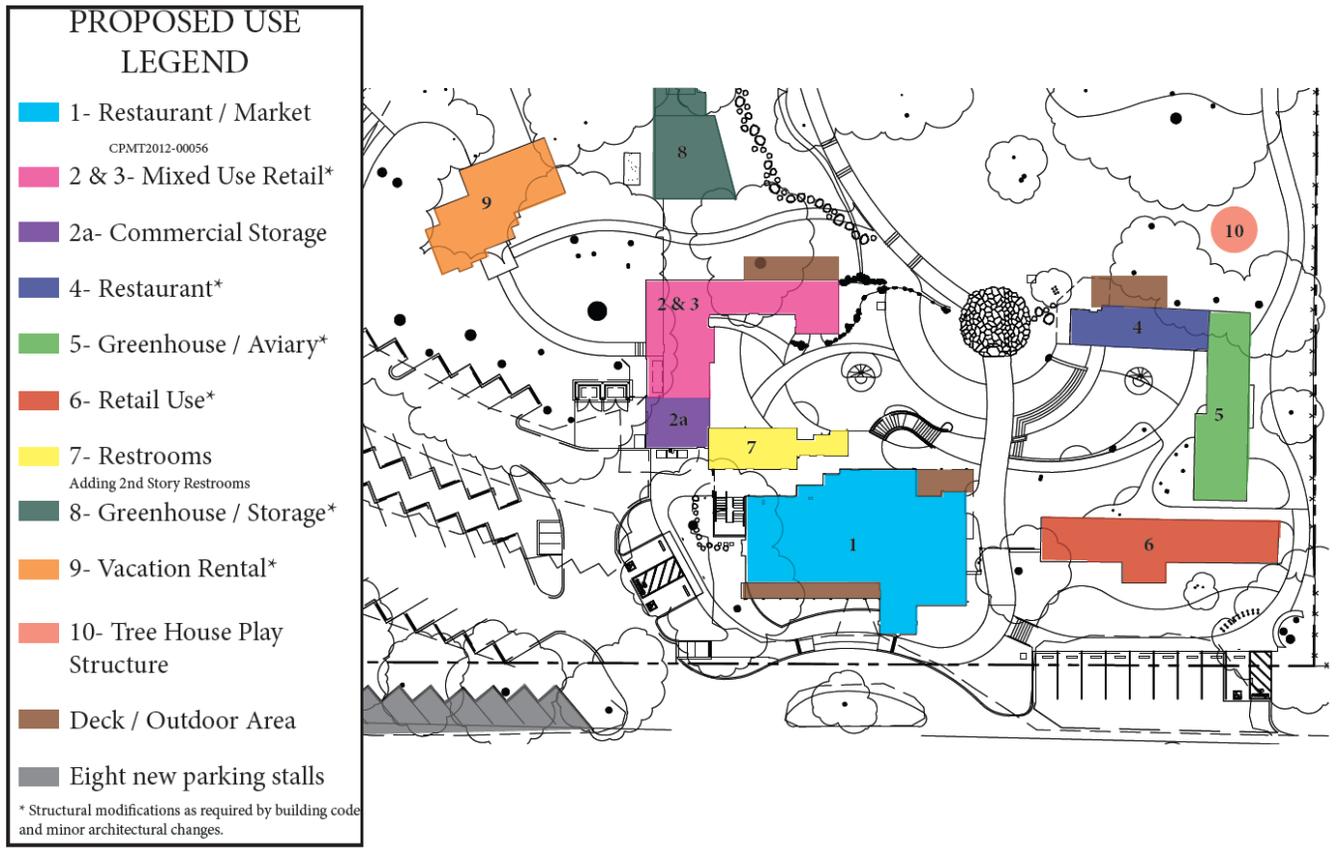
Project Setting

The project site is located at 7432 Exotic Gardens Drive. The property is a 3.1 acre site (APN 013-381-002) located north of the Village of Cambria on the east side of Highway 1. Surrounding uses include a large estate lot, San Simeon Creek Campground, Highway 1, and the Pacific Ocean. The property is currently developed with several commercial buildings, 2 single family residences, parking areas, and ornamental landscaping. Access to the property is from Exotic Gardens Drive, a County maintained road.



Proposed Use Areas:

The site plan exhibit below identifies the uses on the property after approval of the Minor Use Permit. Following the site plan exhibit is a building by building narrative outlining any proposed changes to the existing buildings.

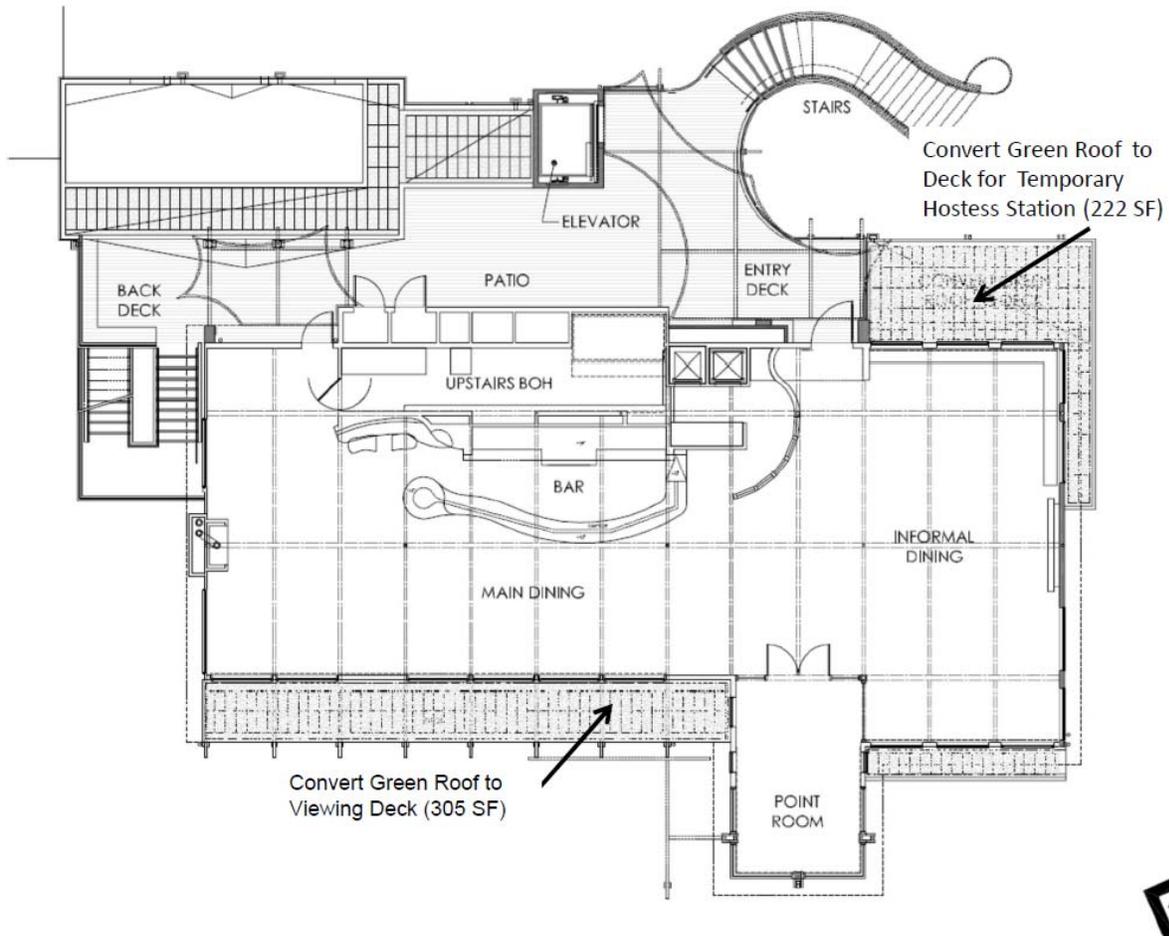


Building 1:

- Eating and Drinking with Accessory Retail
- No Change in Use
- Add a 222 SF Rear Deck
- Convert Green Roof to 305 SF Viewing Deck



No changes are proposed to the interior restaurant and market retail spaces. Two existing green roofs located on the second story of the structure will be converted to outdoor deck areas. The deck areas are located on the southeast side and the west side of the building. The westerly deck will be converted to a viewing deck and is not intended for formal seating. The southeasterly deck will be used for patrons waiting to be seated in the restaurant.

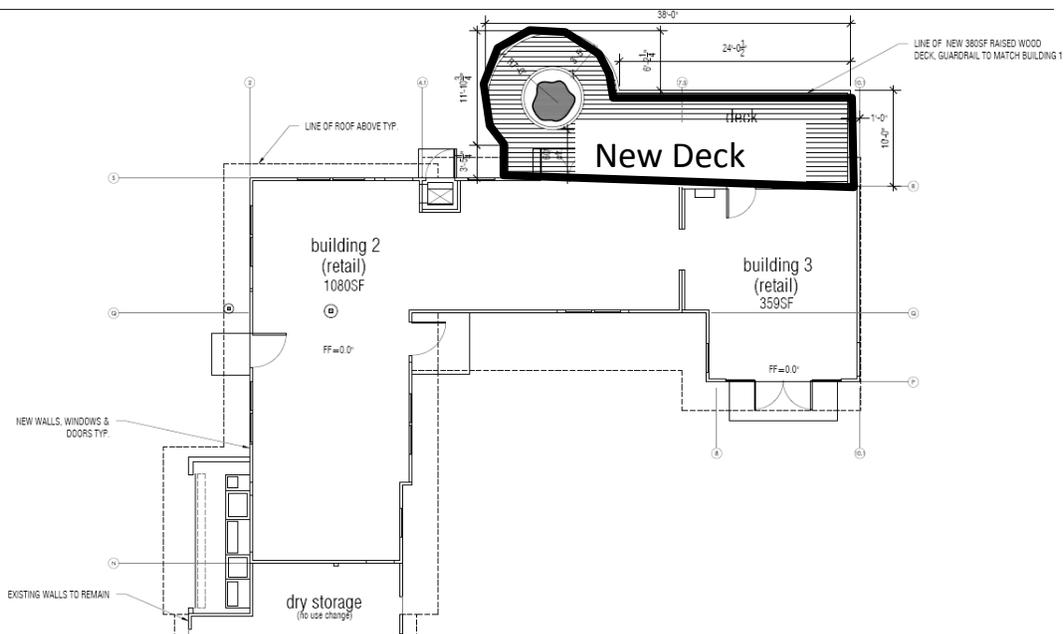




Buildings 2 and 3:

- Convert Single Family Residence to Accessory Retail
- Add 380 SF Deck
- Structural Modifications as Required for Building Code Compliance

Buildings 2 and 3 will be converted from a single family residence and commercial storage to a multiuse retail space. Uses envisioned for this space will include general retail, food and beverage retail sales, and/or a small coffee counter. The approximate size of this space is 1,440 square feet. A small deck (380 SF) will be added to this building. The deck area will be utilized as a sitting area to view the lower gardens.



proposed building 2&3 floor plan

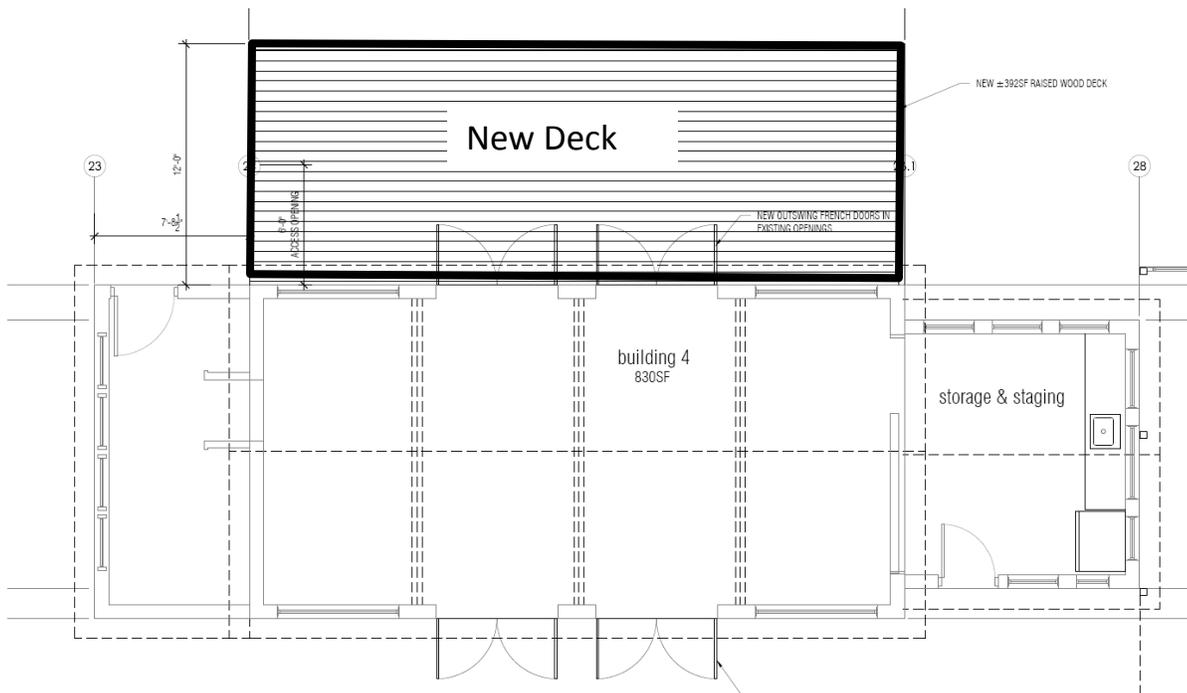
Building 4:

- Convert Day Spa to Accessory Restaurant Use
- Add 392 SF Deck
- Structural Modifications as Required for Building Code Compliance



Historically, this building has been used as an overflow area for the restaurant, a wine bar (International Wine Center), and most recently a day spa (Moonstone Day Spa). Unfortunately, the building was never fully permitted through the building department for commercial occupancy.

Our intent is to bring this building up to County Building Codes for the restaurant occupancy and extend the current deck to provide a better vista of the lower gardens. Two sets of windows along the west elevation will be replaced with French doors in order to provide an additional access point directly into an upper courtyard space. An existing food service area at the south end of this building will remain but will be updated to meet current Health Department requirements. The entire structure is intended to remain as an overflow and/or extension of the main restaurant building. This building may be used for banquets, meetings such as Rotary Club, as well as a stand-alone restaurant in summer months when peak demands are high and winter months when it may be more economically feasible to serve customers in a smaller space. It may also be used for wine tasting. The existing building is 830 sf. The new deck totals 392 sf. Building Code upgrades will be required for these buildings for public safety purposes. It is expected that those improvements will require structural modifications.





Building 5:

- Accessory Storage / Aviary
- No Change in Use
- Structural Modifications as Required for Building Code Compliance

Historically, these two accessory structures have been used as a commercial greenhouse and an aviary. Their accessory use function will not change. Building Code upgrades will be required for these buildings for public safety purposes. It is expected that those improvements will require structural modifications.

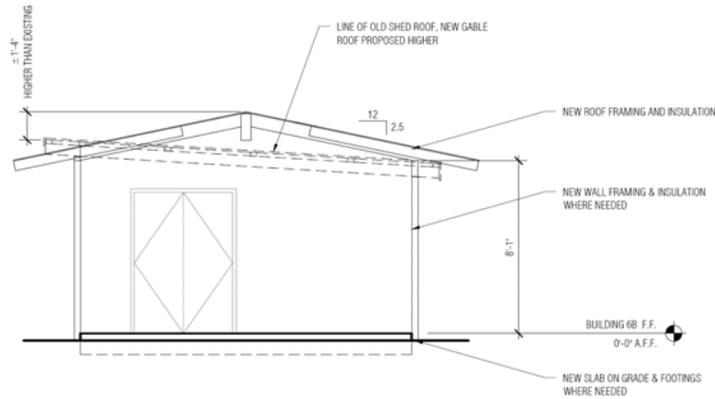
Building 6:

- Retail
- No Change in Use
- Changes to the Exterior Elevations
- Structural Modifications as Required for Building Code Compliance

Building(s) 6 will remain as commercial retail space. The existing retail square footage of the two buildings combined is approximately 1,400 sf. No additional square footage will be added. The exterior elevations will be updated to be consistent with the architectural style of the 'Hamlet' building. The existing windows will be replaced with arched windows, the siding will be updated to redwood siding, and the roof will be replaced with a new rusty Corten steel corrugated roof. The building will remain a low-profile, one-story building. The roofline will change from a shed roof to a gable roof. The height of the roof will increase by 1'-4" at the highest point. Building Code upgrades will be required for these buildings for public safety purposes. It is expected that those improvements will require structural modifications.



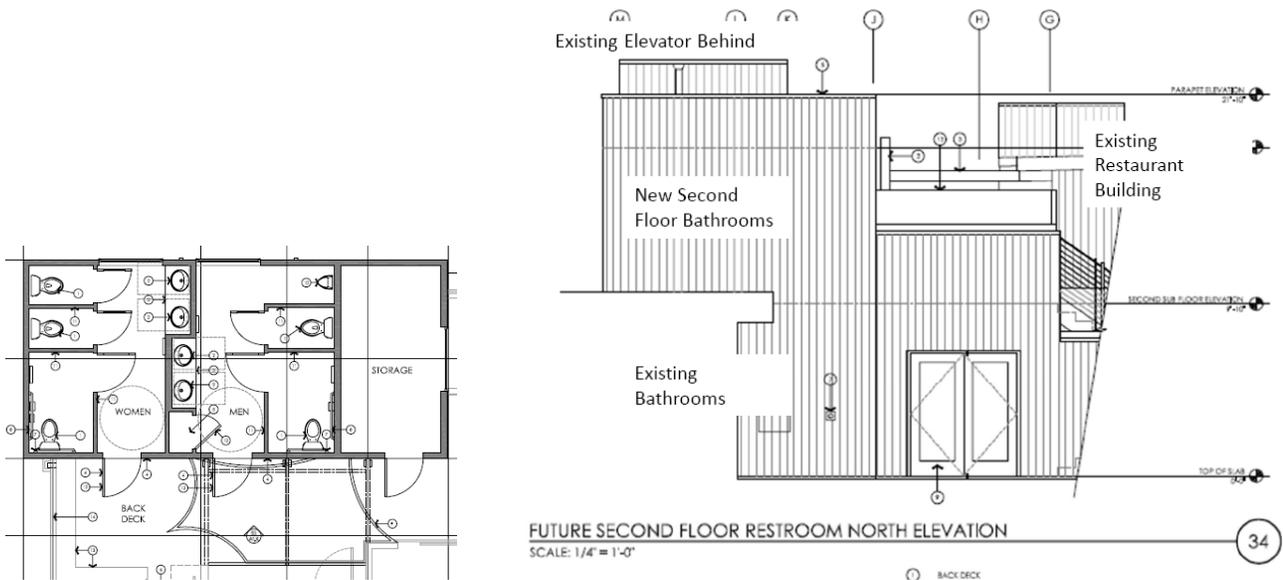
building 6 - conceptual west rendering



Building 7:

- Restrooms
- Addition of a Second Story
- New Accessory Bathrooms and Storage

There are currently no restrooms located on the second floor of the restaurant. A second story is proposed to be built over the existing single story structure that houses the existing restrooms. The second story restrooms are being constructed in order to better serve the patrons and provide convenient access for the disabled. The second story addition will be located behind the “Hamlet” building.





Building 8:

- Accessory Storage
- No Change in Use
- Structural Modifications as required for Building Code Compliance

Building 8 has been historically used for accessory storage. The storage area is divided into two sections. The east section will continue as storage for data, back-up generator and water filtration. The west section is currently table/chair storage. Building Code upgrades may be required for this building for public safety purposes and it is expected that those improvements will require structural modifications.

Building 9:

- Vacation Rental Accessory to the Existing Single Family Residence
- Structural Modifications as Required for Building Code Compliance

The current house on the property will continue to be used as a single family residence. It will also be available to be rented as a Vacation Rental. The rental of the house for transient occupancy will not exceed one individual tenancy within seven consecutive calendar days.

Upper and Lower Gardens:

- Accessory Outdoor Use Area
- No Change in Use

There will be no change to the use of the upper or lower gardens. The gardens will continue to be used for passive recreation, entertainment areas accessory to the restaurant use(s), and weddings or other activities what are accessory to the restaurant.

Kids Play Structure:

The kids play structure will be located in the lower gardens. It will be elevated off of the ground approximately 30 inches and supported by structural beams or piers. It is expected that this structure will be approximately 200 sf to 250 sf. This structure will include activity areas such as slides and/or bridges.



Representative Example of Play Structure

(Image not of actual play structure to be located on site)

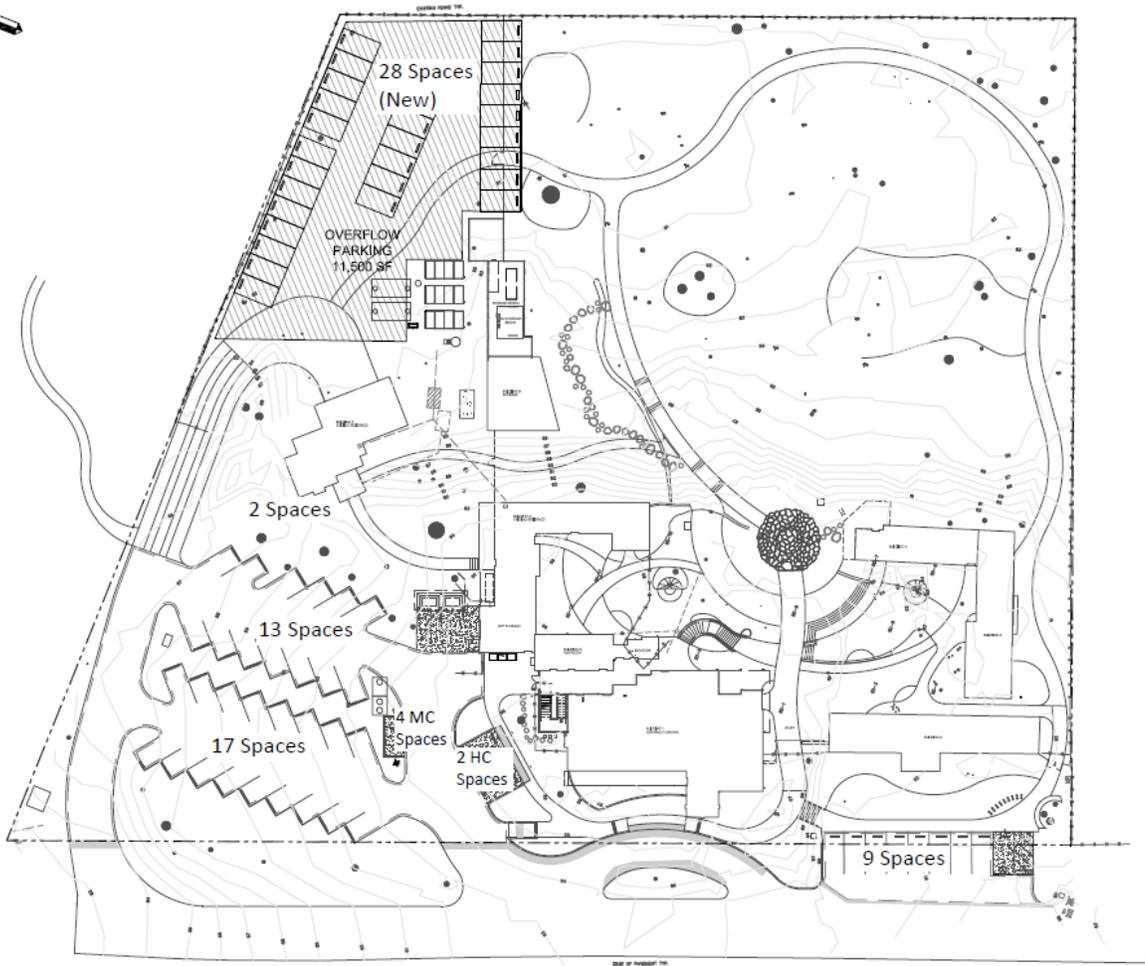
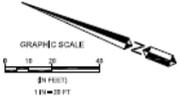
Parking:

67 parking spaces are required for the additional uses proposed in the Minor Use Permit. 75 parking spaces are proposed to be provided; this consists of existing parking areas and a new overflow parking area in the northwest corner of the property. The parking spaces consist of the following:

- 30 permeable paved parking spaces (Existing)
- 28 spaces in lower overflow parking lot – this area will remain decomposed granite and not paved (New)
- 4 motorcycle spaces (New)
- 2 handicap spaces (Existing)
- 2 in the Existing SFR Garage (Existing)
- 9 Parking spaces located partially within the public right-of-way of Exotic Gardens Drive. The spaces existed as onsite parking prior to the County’s acquisition of the public right-of-way in 1983. (Existing)



Parking Exhibit



Parking Summary

Existing Improved Parking	39 Spaces
Handicap Accessible Parking	2 Spaces
Overflow Parking (11,500sf/ 400 sf)	28 Spaces
Existing parking for Residence	2 Spaces
Motorcycle	4 Spaces
Total	75 Spaces

Parking Calculations:



Per CZLUO Section 23.09.036(a) a use of land with non-conforming parking may be replaced with a different use and if the new uses are required to have more parking than the existing use, the number of spaces provided shall be the difference between those required for the new use(s) and those required for the existing uses.

The Use Permit approved in 1980 required 47 parking spaces for the property. The uses at that time included the restaurant, a cocktail lounge, a gift shop, a residence, a nursery, numerous greenhouses / storage buildings, and the demonstration gardens. The residential use and greenhouse / accessory storage uses approved in the 1980 Use Permit are proposed to be replaced with retail and restaurant uses, therefore additional parking is required to be provided for those use. The parking calculations have been revised to reflect the parking requirements for these new uses. The revised parking calculations indicate that a total of 67 parking spaces are required, 75 parking spaces are provided. (47 spaces for the existing use + 36 spaces for the replacement (new) uses * 20% shared use reduction).

centrally grown parking calculation		date: 10.2.13	
parking needed (current code)= 67 spaces			
building & use	building area	req'd parking ratio	parking required
Building 1			47
47 Spaces Required Per R791101 Restaurant and Storage Areas			
			total= 47.0 cars
Building 2 & 3			
gen retail - sales	1439 sf	1/ 300 cars psf	4.8 cars
			total= 5.0 cars
Building 4	1221 sf	1/ 360 cars psf	3.4
Eating and Drinking (includes deck)	1221 sf	1/ 60 cars psf	20.4 cars
			total= 24.0 cars
Building 5 (aviary & greenhouse)			
accessory (R791101)	1420 sf		0.0 cars
			total= 0.0 cars
Building 6a & 6b			
gen retail - sales	1400 sf	1/ 300 cars psf	4.7 cars
			total= 5.0 cars
Building 7			
Restrooms			0.0 cars
			total= 0.0 cars
Building 8 (misc storage - utilities)			
(R791101)	1692 sf		0.0 cars
			total= 0.0 cars
Building 9 (vacation residence)			
residential		2 spaces	2.0 cars
			total= 2.0 cars
		grand total=	83.0 cars
Parking Deductions			
Shared onsite parking	20% Reduction		16 spaces
	Total Parking Required After Adjments		67.0 spaces
	Total Parking Provided		75 spaces



Alternative Transportation Incentive:

Although the site complies with the required number of parking spaces, Centrally Grown intends to implement incentives to encourage employees to carpool, bike, or utilize other means of transportation, beside a single occupant vehicle trip, to get to work.

During peak tourism seasons and special activities at the site, Centrally Grown will provide an electric shuttle that will be available to pick up patrons from hotels in the Cambria and San Simeon area. The electric shuttle combined with the employee incentives will significantly reduce traffic trips as well as parking needs of the site.

CG / Employee Policy to Prioritize Patron Parking and Reduce or Eliminate On-Site Employee Parking		
Policy	Description	Result
Carpooling	Employees that carpool receive green credits and a portion of the carpool driver's fuel is reimbursed	Reduces carbon footprint and reduces onsite employee parking
Bicycling to Work	Employees receive CG green credits, CG carbon reduction bonus and recognition.	Eliminates carbon footprint and eliminates employee onsite parking
CG Electric Shuttle	Local employees will be able to utilize the CG shuttle that can pick them up at their homes	Eliminates carbon footprint and eliminates employee onsite parking
Off-Site Employee Parking	CG Paid for off-site parking location using CG electric shuttle for pick up.	Used for out of town employees mainly. Small reductions in carbon footprint and eliminates employee onsite parking. Can be used in combination with Carpooling to reduce carbon footprint considerably.



Modification to Parking Improvement / Surfacing Standards:

The lower parking area is designed to accommodate 28 parking spaces using the design standards for overflow parking (1 space for 400 SF and area void of flammable vegetation under 10% slope). The parking area will not be paved or striped as typically required by the CZLUO parking design standards and will instead be a decomposed granite (dg) parking lot.

In order to approve a modification to the parking standards the following findings are required to be made.

- The characteristics of a use, the site, or its immediate vicinity do not necessitate the number of parking spaces, types of design, or improvements required by this chapter
- Reduced parking or an alternative to the parking design standards of this chapter will be adequate to accommodate on the site all parking needs generated by the use, or that additional parking is not necessary because of specific features of the use, site, or site vicinity
- No traffic safety problems will result from the proposed modification of parking standards.

The modification to the design standards from a conventional paved parking lot to a permeable overflow parking area was a reasonable approach to the lower parking area due to the seasonal nature of the site and uses. The required findings for the modification to the parking standards can be made based on the following:

- The property will be a tourist destination and parking areas will be maximized only during the peak tourism travel times. The remaining times of the year, the upper paved/improved parking area will be sufficient to accommodate the daily (off-season) parking demands of the site.
- The lower parking area will mostly be used in the summer time, when the dg surfacing will be consistent with a paved parking area (i.e. easily traversed, no mud, etc).
- Centrally Grown will provide an electric shuttle to transport visitors from area hotels and other destinations to the site during the peak tourism season as well as during



special activities that may occur on the site (weddings, Jazz Concert series, etc). This will reduce the overall number or parking spaces needed for the site and ensure the site can accommodate all parking needs.

- During the peak seasons, valet parking will also be provided and the lower lot will be available for the valet parking. The number of valet parking spaces available will be maximized in a parking area that does not have traditional aisles and wheel stops, therefore the overflow parking lot design will further maximize parking available during the peak summer months.
- The decomposed granite surfacing in the lower parking area is a preferred low impact design alternative to a paved parking lot because it is a permeable surface and will allow rainwater to easily percolate and recharge the groundwater.

Water and Sewer:

The property has a current will serve commitment from the Cambria Community Services District for the existing uses. An updated will serve application is in the process of being submitted to the CCSD for the limited additional uses on the site. The wastewater system on the property was recently upgraded to meet currently plumbing code requirements. The wastewater system was approved by the Regional Water Quality Control Board and the County Building Department. The wastewater system is a sophisticated on-site treatment system which allows the wastewater to be reused for irrigation of a portion of the sites landscaping.

Land Use Context and Permit Requirements:

The proposed project is located in the *Rural* area of the North Coast Area Plan and is within the Recreation Land Use Category. The property has a site specific Planning Area Standard that limits uses on the site to the existing uses unless a Minor Use Permit is approved. The Area Plan Standard requires Minor Use Permit approval for any structural modifications, changes in use within the existing structures, or new accessory structures.

The Area Plan Standard also designates this property as a visitor serving priority area. The existing and proposed uses are visitor serving uses and the owner's vision for the property aligns with the County's Coastal Policies for Recreation and Visitor Serving Facilities. The project will preserve and enhance an existing visitor serving facility. It will replace non-visitor serving uses (SFR and day spa) with visitor serving uses (retail and eating and drinking) and the

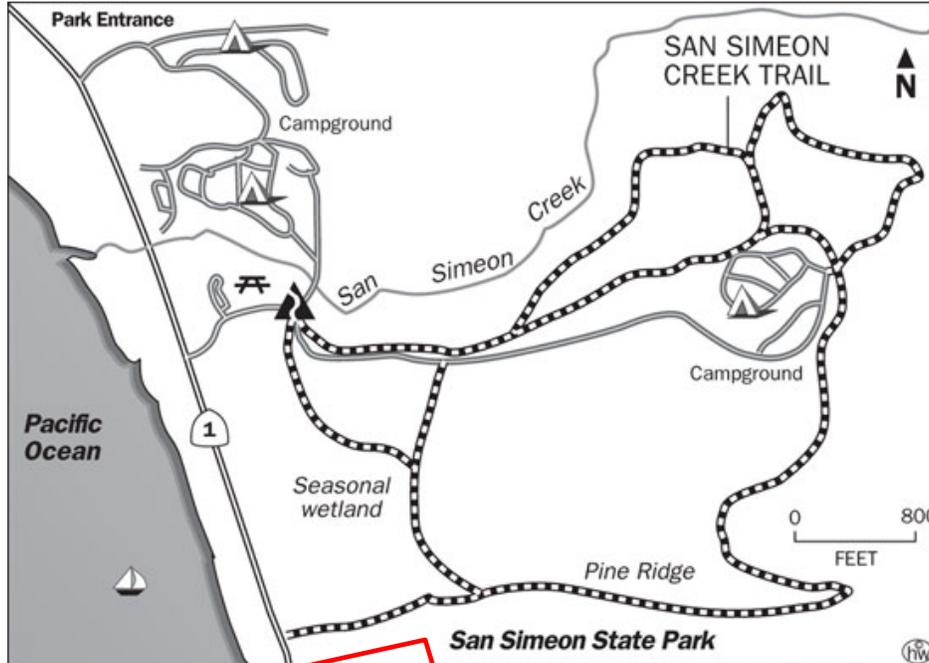


addition of the Vacation Rental permit to the remaining single family dwelling will provide a new opportunity for overnight coastal lodging for groups or families.

The owner's team has been working with State Parks to provide a public access connection between the State Park property (San Simeon Creek Campground) and the Centrally Grown property. The connectivity between the properties will provide an opportunity for services within walking distance to campers at the campground and it will also provide a Coastal Access opportunity for visitors to the Centrally Grown property without having to cross Highway 1.



State Park Trail Map



Centrally
Grown

Environmental Review:

The project qualifies for a Class 1 Categorical Exemption (CEQA Guideline Section 15301 – Existing Facilities). The Class 1 Exemption includes activities such as the restoration or rehabilitation of deteriorated or damaged structures and facilities to meet current standards of public health and safety as well as minor additions to existing structures. The activities proposed under this Minor Use Permit clearly fall within the defined exempt activities.

Traffic:

The project site has direct access from Exotic Gardens Drive, a County Maintained Road. Exotic Garden Drive intersects with Highway 1 approximately 650 feet from the Southwest property corner. Traffic is often times a concern for new projects with access from Highway 1. This property is unique in that it has a long standing history of being a tourist destination, the Minor Use Permit will not impact the historic traffic trips. The uses are generally the same as has been on the site for the last 30 years. The only discernable change in use that is a part of the Minor Use Permit is the conversion of one of the existing residences to accessory retail space.



All other components related to the Minor Use Permit are structural modifications to existing structures and the addition of a limited amount of new decking.

As stated under the Parking section of the project description Centrally Grown will implement alternative transportation incentives for employees to encourage employees to carpool or bike to work. They will also provide an electric shuttle that will be available to pick up patrons from hotels in the Cambria and San Simeon area and employees at designated off-site parking areas. The electric shuttle combined with the employee incentives will significantly reduce traffic trips as well as parking needs of the site.

Summary – Project Objectives and the Economic Benefit of the Centrally Grown Project: *A personal note from the Centrally Grown Team*

How will Cambria, our neighboring cities and San Luis Obispo County benefit from the transformation of the Hamlet at Moonstone Gardens into the destination of Centrally Grown?

Cambria is an ideal location for Centrally Grown. The allure of the central coast is endowed with ocean beauty, eclectic shoreline, rolling countryside, strong agriculture and a powerful sense of community. Centrally Grown will look to embody this spirit in their business and provide experiences steeped in local foods, inspired creations from local artists and artisans, styling of local writers and musicians, events that compliment local business to continually attract new patrons and to establish a vibe that will endure a title of “A Must See Destination”.

Improving upon the past, Centrally Grown has taken great care to understand the Cambria community, listening to the local businesses, community groups and townspeople. The results will be impressive. The main building is currently being restored to its 1960’s redwood finish, both floors of the building as well as the upper and lower gardens will now be ADA accessible. The ownership has taken great care in bringing the past into the future by transplanting plants, reusing existing landscape materials such as the pebble-concrete aggregate, Bishop’s peak stone, rock, fencing, posts, bench wood and more.

We take great pride in our restoration efforts and its value to the environment and the community. Additionally, our building and site efforts are equally sustainable as Centrally Grown is tracking Silver LEED status, by using solar, recycling waste water on site for irrigation, providing a local electric shuttle to reduce emissions impact, providing thermal upgrades, an energy management system, recycling 75% of construction waste, using construction materials for regional sources and recycled content and using sustainably harvested wood.



In order to maintain such high standards and practices we have resourced to our expectations by providing more business to many additional trades not common to traditional construction methodologies. Collectively, we estimate when the transformation is complete that over 5 million dollars in improvements will be spent with 98% or more of the dollars utilizing local county contractors for design, general construction, subcontractors and artisan trades, creating a great financial foundation for the county. Although our enormous renovation budget will help fuel the economy throughout the coming year, the daily operations of the spaces will provide long term economic stability bringing approximately 40-60 jobs to county residents while providing daily sales tax projections between \$500.00-\$1000.00 a day as well as a substantial increase in the property tax revenue generated by the property and its improvements.

How Centrally Grown's internal marketing and public relations efforts impact tourism

Centrally Grown is a highly marketable brand, business and site. From our farm to fork food that will transform taste buds, to our retail branded items, to our beautiful gardens and return of events like the Jazz concert series and weddings, our efforts will reach out to all of California, surrounding states as well as internationally. We will work with tourism boards to compliment and support increased consumer stops and provide opportunities to place more heads in beds in off-season and shoulder season times to continually support local hotels and businesses. In short, we want to become a stable economic asset for our community, neighboring cities and the county.

We are proud to call this county home. We are confident we will create short term and long term economic growth and continually fuel more business opportunities for Cambria, San Simeon and all of SLO county communities.



Parcel Summary Report For Parcel # 013-381-002

6/20/2013
3:43:50PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN CENTRALLY GROWN HOLDINGS LLC
15821 VENTURA BLVD #490 ENCINO CA 91436-4778

Address Information

Status Address

P 07432 EXOTIC GARDEN DR RNC
P 07456 EXOTIC GARDEN DR RNC

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
T27S	R08E	16P	North Coast Ru	North Coast	REC	LCP		Y		S85091801 / D890411

Parcel Information

Status Description

Active T27S R8E PTN SEC 16

Notes

PER KERRY B. THE SUBSTANTIAL CONF PLAN HAS BEEN APPROVED AND THE TENANT IMPROVMENT PLANS NEED TO BE ROUTED TO HER WHEN IT COMES IN FOR A BLDG PERMIT. 2/21/12 SWC REVISED 3/23/12 KJB

Tax Districts

PER REQUEST BY OWNER, CONFIRMED ADDRESS 7432 EXOTIC GARDENS DR FOR ABC VERIFICATION. ISSUED LETTER AND RENOTICED.
8/10/10-PCS
COAST (SB1537)
SAN LUIS OBISPO JT(27,40)
CAMBRIA PUBLIC
COAST UNIFIED SCHOOL - IMP. NO. 1
CAMBRIA (SB1537 BLO)
CAMBRIA COMMUNITY
NO. 02
CAMBRIA



Parcel Summary Report For Parcel # 013-381-002

6/20/2013
3:43:51PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21

Case Information

Case Number:

Case Status:

51674

REC

Primary Parcel

Description:

83493

FNL

Primary Parcel

Description:

CONST SINGLE FAMILY DWELLING W/GAR (DO # B636)

83494

FNL

Primary Parcel

Description:

REMODEL (CONVERT) SFD TO WORKSHOP/STORAGE BLDG

COD2011-00699

CLD

Primary Parcel

Description:

UNPERMITTED CONSTRUCTION

DRC2011-00058

REC

Primary Parcel

Description:

SUBSTANTIAL CONFORMANCE OF R791101:1 FROM 1980.

DRC2012-00119

REC

Primary Parcel

Description:

MIXED USE PROJECT INCLUDING STRUCUTRAL MODIFICATIONS TO EXISTING STRUCTURES. CONVERSION OF EXISTING SINGLE FAMILY RESIDENCE AND COMMERCIAL STORAGE TO MIXED RETAIL USES. ADDITION OF A VACATION RENTAL PERMIT TO AN EXISTING SINGLE FAMILY RESIDENCE. ADDITION OF SECOND STORY RESTROOMS OVER EXISTING SINGLE STORY RESTROOMS. CONVERSION OF THE DAY SPA BUILDING TO RESTAURANT USE AND ADD DECK. EXTERIOR ARCHITECTURAL CHANGES TO EXISTING RETAIL STRUCTURE.

P010672Z

APP

Primary Parcel

Description:

RETAIL ART

P020833Z

APP

Primary Parcel

Description:

DBA EXOTISCAPES/NURSERY

P980751Z

APP

Primary Parcel

Description:

THE HAMLET/RESTAURANT, BEER AND WINE



Parcel Summary Report For Parcel # 013-381-002

6/20/2013
3:43:51PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2012-00056 ISS Primary Parcel

Description:

TENANT IMPROVEMENT (6664 SF), (N) SEPTIC & DECK ADDITION (1052 SF) FORMERLY THE "HAMLET" - UPPER STORY TO BE USED AS MAIN DINING AREA AND BAR WITH LOUNGE SEATING, LOWER LEVEL TO BE USED AS MAIN KITCHEN W/SERVICE COUNTER, RESTAURANT SEATING AREA, GENERAL RETAIL AND RETAIL MARKET USE. WUI NR.

PMT2012-00555 ISS Primary Parcel

Description:

PRE-CONSTRUCTION DEMO TO PREPARE FOR FUTURE RENOVATION OF BUILDING (PMT2012-00056) (FORMERLY KNOWN AS "THE HAMLET") TO INCLUDE DEMO OF INTERIOR NON-BEARING WALLS, PLUMBING FIXTURES, KITCHEN EQUIPMENT, CEILINGS, INTERIOR SIDING, REMOVE & ABATE FLOORING AND ROOFING MATERIALS, REMOVAL OF ELECTRICAL AND HVAC EQUIPMENT AND COMPONENTS, REMOVE 2ND FLOOR CONCRETE ROOF DECKING

PMT2012-00567 ISS Primary Parcel

Description:

INTERIOR REMODEL DWELLING (1,063 SF) INCLUDING REPLACE WINDOWS AND DOORS (LIKE FOR LIKE), REPLACE WATER HEATER, UPDATE PLUMBING & ELECTRICAL, INCLUDING 200 AMP SERVICE PANEL, REPLACE FAU, REMOVE AND REPLACE INSULATION AND SHEETROCK, REROOF, REMOVE WALL BETWEEN KITCHEN AND LIVING ROOM, REPLACE ALL DECKING (384 SF), INCLUDING GUARDS AND HANDRAILS

PMT2012-00601 ISS Primary Parcel

Description:

TEMPORARY OFFICE TRAILERS (2) (12' X 36' & 10' X 30') INCLUDES ELECTRICAL & PORTABLE RESTROOMS /HANDWASH AREA FOR PMT2012-00555 (PRECONSTRUCTION DEMO) FOR RENOVATION OF BLDG. FORMERLY KNOWN AS "THE HAMLET" (PMT2012-00056)

PMT2012-01336 RVW Primary Parcel

Description:

DEMO CARETAKER'S UNIT (PREVIOUSLY PART OF PMT2012-00567)

PMT2012-01392 ISS Primary Parcel

Description:

ELEVATOR FOR BUILDING #3 (PMT2012-00056 - TENANT IMPROVEMENT) (DRC2012-00056)

PRE2012-00043 REC Primary Parcel

Description:

SEP2011-00475 ISS Primary Parcel

Description:

Septic Inspection

SEP2012-00872 ISS Primary Parcel

Description:

Septic Inspection

ZON2004-00928 APV Primary Parcel

Description:

BUS LIC-RETAIL



Parcel Summary Report For Parcel # 013-381-002

6/20/2013
3:43:51PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

ZON2005-00143 APV Primary Parcel

Description:

NURSERY

ZON2010-00543 APV Primary Parcel

Description:

MASSAGE THERAPIST

ZON2012-00093 APV Primary Parcel

Description:

REQUEST TO REMOVE FOUR (4) TREES, TWO MONTEREY PINES, ONE SILVER TREE AND ONE UNKNOWN SPECIES; TREES ARE HAZARDOUS AND DISEASED. TWO TREES WILL BE RELOCATED. FOUR (4) TREES IDENTIFIED BY INVENTORY MAP OF SITE AND TREE TAGS. FIRST TREE IS A MONTEREY PINE TREE THAT IS DEAD. SECOND TREE IS DIRECTLY ADJACENT TO FIRST TREE, IS TARGETING STRUCTURE WITH SIGNIFICANT LEAN, AND HAS BEEN PRUNED TO CREATE POOR STRUCTURE. THIRD TREE IS AN UNKNOWN SPECIES WITH BASE DIRECTLY ADJACENT TO STRUCTURE AND THAT WAS ALREADY REMOVED. FOURTH TREE IS OF UNKNOWN NON-NATIVE SPECIES THAT HAD LEAN TOWARDS WORK SHED AND DECAY AT BASE WITH FRUITING BODIES. O.K. TO REMOVE FOUR (4) TREES.

ZON2012-00450 AUT Primary Parcel

Description:

REQUEST TO REMOVE ONE (1) MONTEREY PINE TREE LOCATED AT THE BACK OF THE BUILDING AND MARKED WITH PINK RIBBON; TREE IS HIGHLY DISEASED WITH CANKER AND BORES AT BASE OF TREE AND IS HAZARDOUS. ONE (1) MONTEREY PINE TREE TARGETING RESTAURANT WITH PITCH CANKER AND BARK BEETLES AND DIEBACK IN CROWN. OK TO REMOVE ONE (1) MONTEREY PINE TREE (NOTE: NOT TAGGED).