



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

PROJECT REFERRAL

DATE: 8/30/2016

TO: _____

FROM: Kate Shea (805-781-4097 or kbshea@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2013-00048 RAMEY – Proposed conditional use permit for the phased construction of new buildings, conversion of existing garage and demolition of an unpermitted deck at the Ragged Point Inn site.
APN: 011-011-010 & 011-011-018

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.

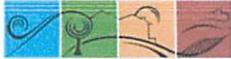
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

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

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit Tree Permit Minor Use Permit
- Conditional Use Permit/Development Plan Plot Plan
- Curb, Gutter & Sidewalk Waiver Other Site Plan
- Surface Mining/Reclamation Plan Zoning Clearance
- Amendment to approved land use permit Variance

DRC2013-00048

RAMEY FAMILY T

CONDITIONAL USE PERMIT/

CUP FOR A PHASED CONSTRUCTION OF NEW BUILDINGS, CONVERSION OF NOCST/ NOCST

SLS

CA FH LCP REC RL SRA

APPLICANT INFORMATION Check box for contact

person assigned to this project

Landowner Name RAMEY FAMILY TRUST. LLC Daytime Phone 805.927.4502

Mailing Address 19019 COAST HIGHWAY 1, RAGGED POINT, CA Zip Code 93452

Email Address: www.raggedpointinn.com

Applicant Name MR. JAMES (JIM) RAMEY Daytime Phone 805.909.2562

Mailing Address 19019 COAST HIGHWAY 1, RAGGED POINT, CA Zip Code 92452

Email Address: jim.ramey@raggedpointinn.com

Agent Name MR. RICHARD LEGROS, ARCHITECT Daytime Phone 805.235.1711

Mailing Address 2812 RODMAN DRIVE, LOS OSOS, CA Zip Code 93402

Email Address: richardlegros9@gmail.com

PROPERTY INFORMATION

Total Size of Site: 7 acres Assessor Parcel Number(s): 011-011-010, 011-011-018

Legal Description: _____

Address of the project (if known): 19019 coast highway 1, ragged point, 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.: FRONTAGE ON COAST HIGHWAY 1 24 NORTH OF CAMBRIA, CA

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

PROPERTY CURRENTLY USED AS A 39 ROOM RESORT, RESTAURANTS, GAS STATION AND CONVENTION CENTER

EXTENSIVELY RE-LANDSCAPE AND EXPAND 5 ACRES OF GARDENS, ADD 32 NEW MOTEL GUEST ROOMS, REPLACE (E) RESTAURANTS, (E) GAS STATION, (E) PUBLIC RESTROOMS WITH NEW CONSTRUCTION, REMOVAL OF (E) NON-CODE-COMPLIANT EMPLOYEE HOUSING, DEMOLITION OF NON-CODE COMPLIANT (E) SPA DECK AND REMOVAL OF NON-CODE COMPLIANT (E) PARKHOUSE CONSTRUCTION OF ALL NEW RESORT OPERATIONS BUILDINGS (GARAGE, OFFICE, LAUNDRY, EMPLOYEE HOUSING, GUEST ROOMS), CONSTRUCT ALL NEW RESORT SPA AND MASSAGE CENTER, ENLARGE (E) PARKING AREAS, REPLACE ALL ASPHALT PARKING WITH WATER-PERMEABLE PAVEMENT, UNDERGROUNDING OF ALL ABOVE GRADE RESORT UTILITIES, REPLACE, ENLARGE AND RELOCATE (E) WASTE WATER TREATMENT PACKAGE PLANT (TO TRIARY TREATMENT), INSTALLATION OF UNDERGROUND CISTERNS TO COLLECT STORM WATER AND IRRIGATION WATER FOR REUSE.

PROPOSED PROJECT

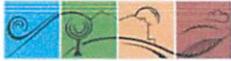
Describe the proposed project (inc. sq. ft. of all buildings): _____

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 AUGUST 1, 2016

FOR STAFF USE ONLY



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): NO ADJUSTMENTS REQUIRED

Describe existing and future access to the proposed project site: PROJECT HAS MULTIPLE (E) ACCESS DRIVEWAYS DIRECTLY ON COAST HIGHWAY 1 (1100 FEET OF FRONTAGE)

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? 10 ACRES

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

North: OPEN SPACE South: 2 RESIDENCES ON LARGE ACREAGE PARCELS
East: OPEN SPACE West: PACIFIC OCEAN

For all projects, answer the following:

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

Buildings: _____ sq. feet _____% Landscaping: _____ sq. feet _____%
Paving: _____ sq. feet _____% Other (specify) _____

Total area of all paving and structures: _____ sq. feet acres
Total area of grading or removal of ground cover: _____ sq. feet acres

Number of parking spaces proposed: _____ Height of tallest structure: _____

Number of trees to be removed: _____ Type: _____

Setbacks: Front _____ Right _____ Left _____ Back _____

Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: _____

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: CAL FIRE

For commercial/industrial projects answer the following:

Total outdoor use area: _____ sq. feet acres
Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____
Total floor area of all structures including upper stories, but not garages and carports: _____ sf
Total of area of the lot(s) minus building footprint and parking spaces: _____ sf

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 _____
 Commercial/Office - Explain RESORT OPERATIONS
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? REFER TO WALLACE GROUP REPORT
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: REFER TO DOMESTIC WATER SUPPLY PERMIT NO. 4000694
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 / 220 GPM
 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? +1000 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 If 'Yes', please attach.
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*)

If a community sewage disposal system is to be used:

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? _____ GPD
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No
REFER TO WASTE WATER REPORT PREPARED BY WALLACE GROUP
CLARIFYING WHEN (E) WASTE WATER TREATMENT PLANT NEEDS TO BE
UPGRADED TO HANDLE PROPOSED FLOWS

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: MISSION COUNTY DISPOSAL
3. Where is the waste disposal storage in relation to buildings? NEW SOLID WASTE COLLECTION AREA PART OF PHASE 2 WORK
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: COASTAL UNIFIED SCHOOL DISTRICT
2. Location of nearest police station: MONTEREY COUNTY SHERIFFS STATION DUE NORTH
3. Location of nearest fire station: CDF FIRE STATION 10, CAMBRIA, CA
4. Location of nearest public transit stop: NONE
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project?
 Yes No

Historic and Archeological Information

PREHISTORIC TO CIRCA 1880: CHUMASH NATIVE AMERICAN INDIANS
 SEASONAL HUNTING CAMP
 1920-1952: ROADSIDE GAS STATION / WINTERTIME COMMUNITY FOR CIRCUS
 AND CARNAVAL PERFORMERS.
 1952-PRESENT: RAMEY FAMILY OWNED GUEST RESORT AND RESTAURANTS.

1. Please describe the historic use of the property: _____
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: PREHISTORIC USE BY CHUMASH NATIVE AMERICAN INDIANS AS SEASONAL HUNTING GROUNDS. REFER TO ARCHAEOLOGICAL REPORT
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: SEVEN (7) DAYS A WEEK, 365 DAYS/YEAR Hours of Operation: 24 HOURS A DAY
2. How many people will this project employ? 12
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: WASTE HEAT FROM RESORT WATER HEATERS, RESTAURANT COOKING EXHAUST AND RESORT LAUNDRY
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: _____
DIRTY WATER FROM RESORT LAUNDRY, TREATED WASTE WATER FROM PACKAGE WASTE WATER TREATMENT PLANT.
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. SEE REPORT Between 4:00 to 6:00 p.m. SEE REPORT

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: _____
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

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): _____
 RESTAURANT, GAS STATION, MOTEL AND SPA SET UPON 5+ ACRES OF RESORT GARDENS
2. Will the development occur in phases? Yes No
 If yes describe: PHASE 1: RESORT GUEST ROOMS, COMMERCIAL SPACE. PHASE 2: EMPLOYEE HOUSING AND RESORT OPERATIONS. PHASE 3: RESORT GUEST ROOMS, RESTAURANTS. PHASE 4: RESORT GUEST ROOMS. PHASE 5: SPA
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 *: _____
LEED CERTIFICATION CONSTRUCTION (PLATINUM LEVEL), STORM WATER AND IRRIGATION WATER COLLECTION AND STORAGE IN CISTERNS FOR REUSE.

*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 for 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: _____
 EXISTING NON CODE-COMPLIANT SPA DECK, EMPLOYEE HOUSING AND PARK HOUSE TO BE REMOVED FROM PROPERTY, BLUFF TOPS AFFECTED BY WORK TO BE REVEGETATED AND IRRIGATED FOR A MINIMUM OF 18 MONTHS
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): COASTAL DEVELOPMENT PERMIT (SLO COUNTY AND CALIFORNIA COASTAL COMMISSION)

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project)



RAGGED POINT EXISTING CONDITIONS



VICINITY MAP



PROJECT PHASES

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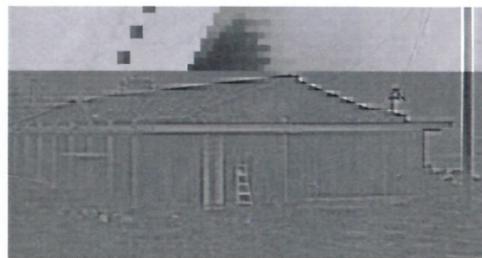
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INTRODUCTION
 RAGGED POINT INN AND RESORT

Ragged Point Inn
 19019 Highway 1
 Ragged Point, CA 93452

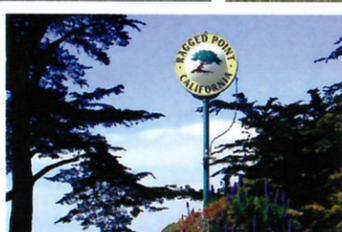
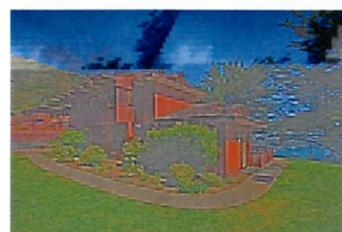
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IMAGES OF RAGGED POINT INN & RESORT AS IT WAS IN THE PAST

CHUMASH INDIANS AT RAGGED POINT



IMAGES OF RAGGED POINT INN & RESORT AS IT IS TODAY



PROPOSED IMAGES OF RAGGED POINT INN & RESORT



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INTRODUCTION
RAGGED POINT INN AND RESORT

Ragged Point Inn
19019 Highway 1
Ragged Point, CA 93452

Scale: 1:500
Date: 7/25/16

Sheet: C1.2



CLIFF HOUSE SOUTH - TERRACE LEVEL SITE PLAN

1" = 20' - 0"



CLIFF HOUSE SOUTH - GROUND LEVEL SITE PLAN

1" = 20' - 0"

CLIFF HOUSE SOUTH - STATISTICS

Area of Work Disturbance:

Footprint of existing residence and addition	7,400 sf
Footprint of existing motel building and addition	2,975 sf
Landscaping, walkways and patios	28,000 sf
New parking lots and roadway	6,700 sf
Existing parking lots and roadway replacement	11,400 sf
TOTAL AREA OF CLIFF HOUSE DISTURBANCE	56,475 sf

Parking Spaces:

- 26 new full-size parking stalls
- 2 new handicapped parking stalls
- 3 new motorcycle parking stalls

Motel Guest Rooms

- 10 new motel guest rooms (5,500 sf new construction)

CLIFF HOUSE SOUTH - LEGEND

- A. Cliff House South
- B. Spa
- C. Private Guest Terraces
- D. Guest Recreational Patios
- E. New Parking Area
- F. Existing Building

CLIFF HOUSE SOUTH - COMPONENTS

- Addition to, and partial remodel of, an existing 5 bedroom residence and garage; to add eight new motel guest rooms.
- Addition to, and partial remodel of, an existing two story, eight bedroom motel (Building I); add two motel guest rooms.
- Guest recreational patios, roof decks and spa area.
- New parking area construction and replacement of existing parking areas at western portion of site. 28 new parking stalls added with 16 existing parking spaces reconfigured.



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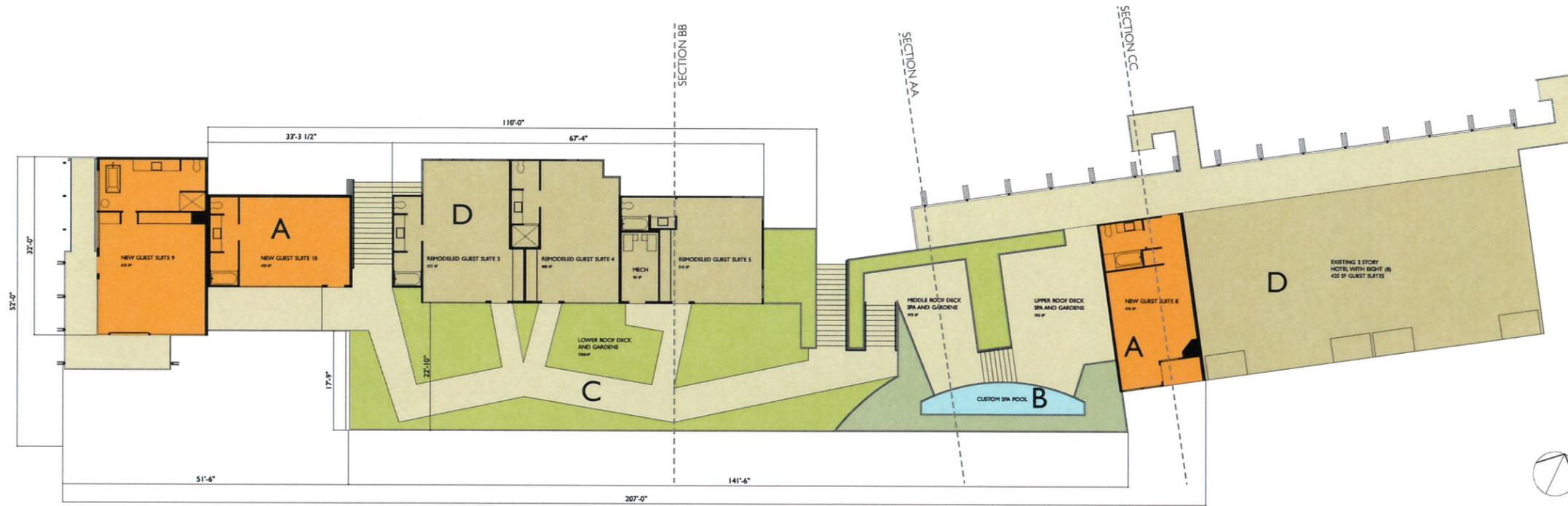
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PHASE I: CLIFF HOUSE SOUTH
SITE PLANS

Ragged Point Inn
19019 Highway 1
Ragged Point, CA 93452

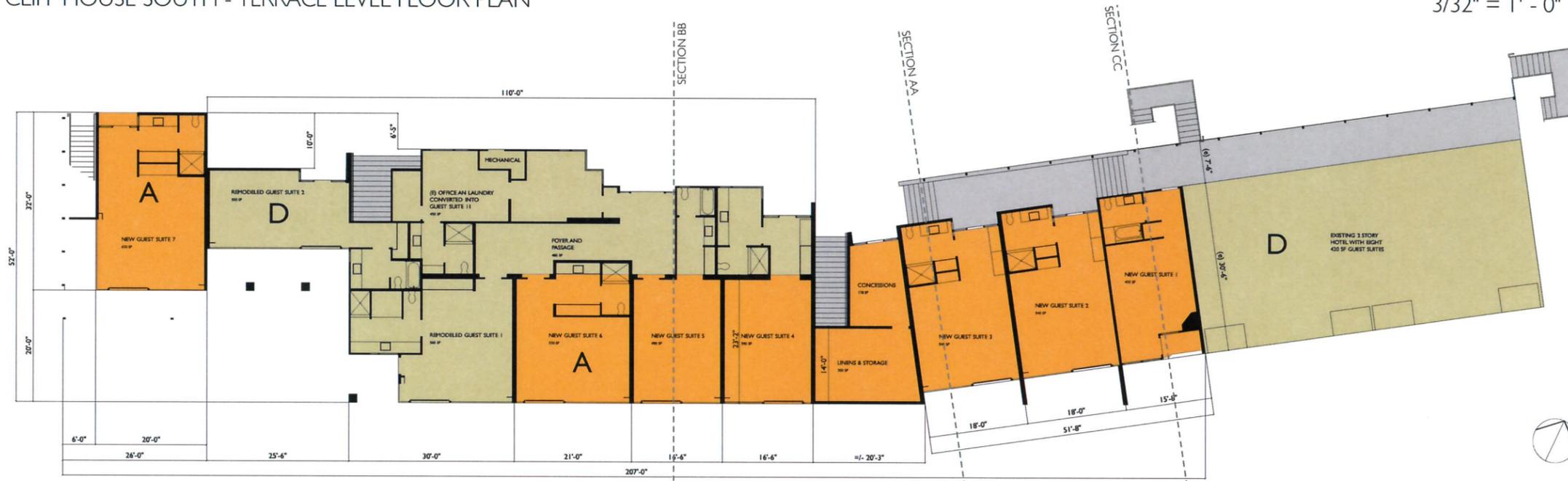
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CLIFF HOUSE SOUTH - TERRACE LEVEL FLOOR PLAN

3/32" = 1' - 0"



CLIFF HOUSE SOUTH - GROUND LEVEL FLOOR PLAN

3/32" = 1' - 0"

CLIFF HOUSE SOUTH - LEGEND

- A. Guest Rooms
- B. Spa
- C. Guest Recreational Patios
- D. Existing Building



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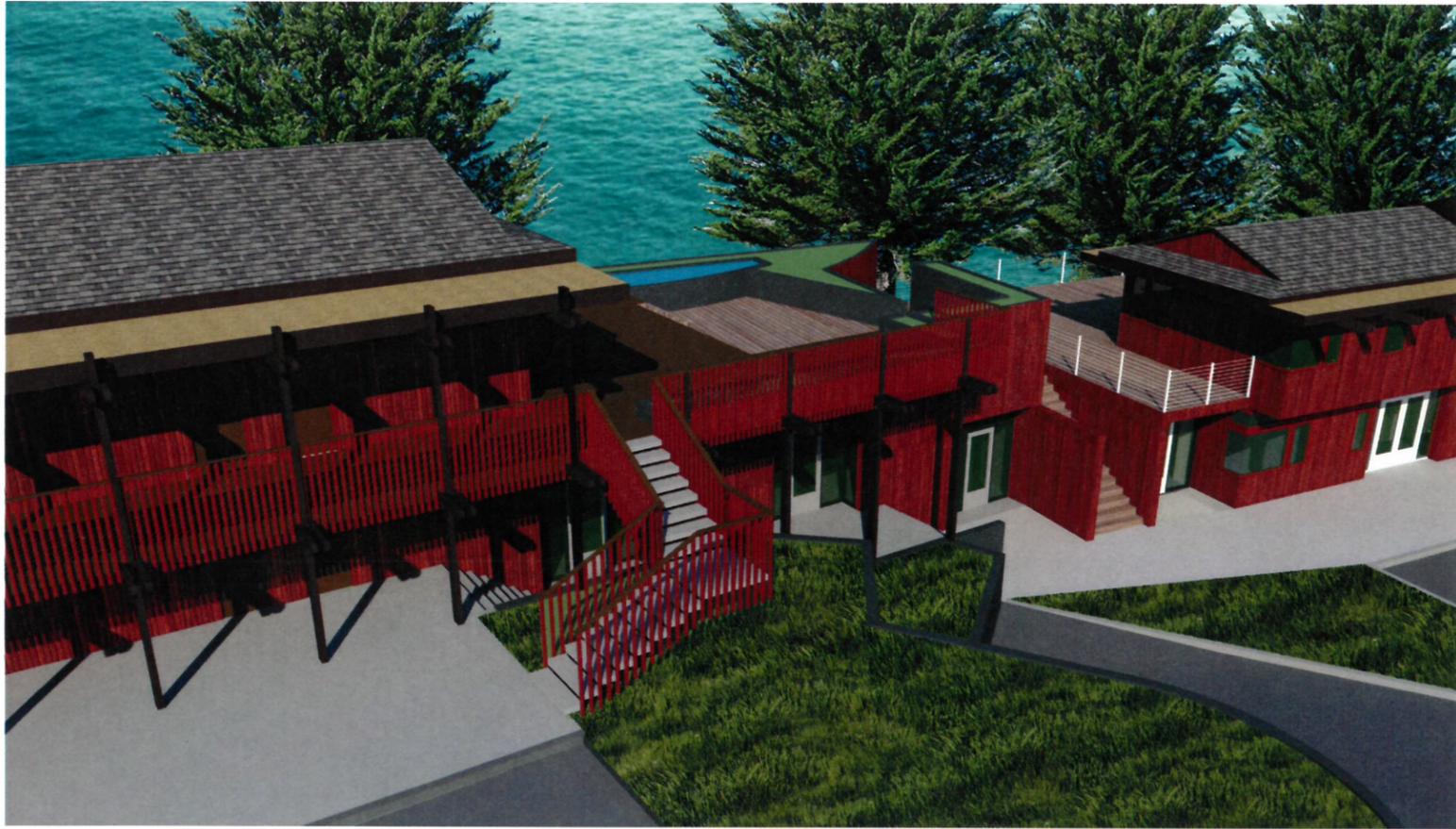
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PHASE I: CLIFF HOUSE SOUTH
FLOOR PLANS

Ragged Point Inn
19019 Highway 1
Ragged Point, CA 93452

Scale: 3/32" = 1'-0"
Date: 7/25/16

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CLIFF HOUSE SOUTH - PERSPECTIVE I



CLIFF HOUSE SOUTH - PERSPECTIVE II

Sheet:

PI.3

Scale: 1:500

Date: 7/25/16

Ragged Point Inn
19019 Highway 1
Ragged Point, CA 93452

PHASE I: CLIFF HOUSE SOUTH
3D RENDERINGS

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CLIFF HOUSE SOUTH - NORTH ELEVATION



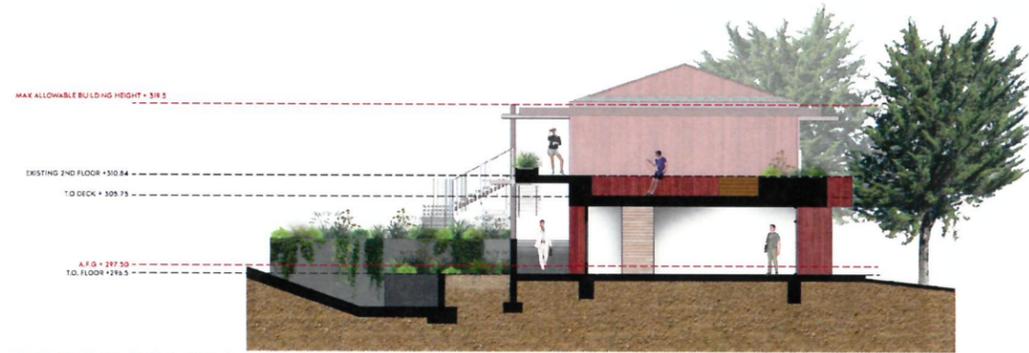
CLIFF HOUSE SOUTH - EAST ELEVATION



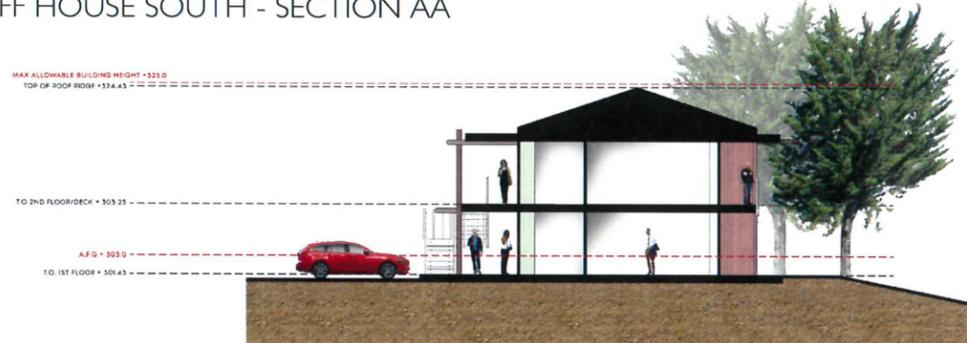
CLIFF HOUSE SOUTH - SOUTH ELEVATION



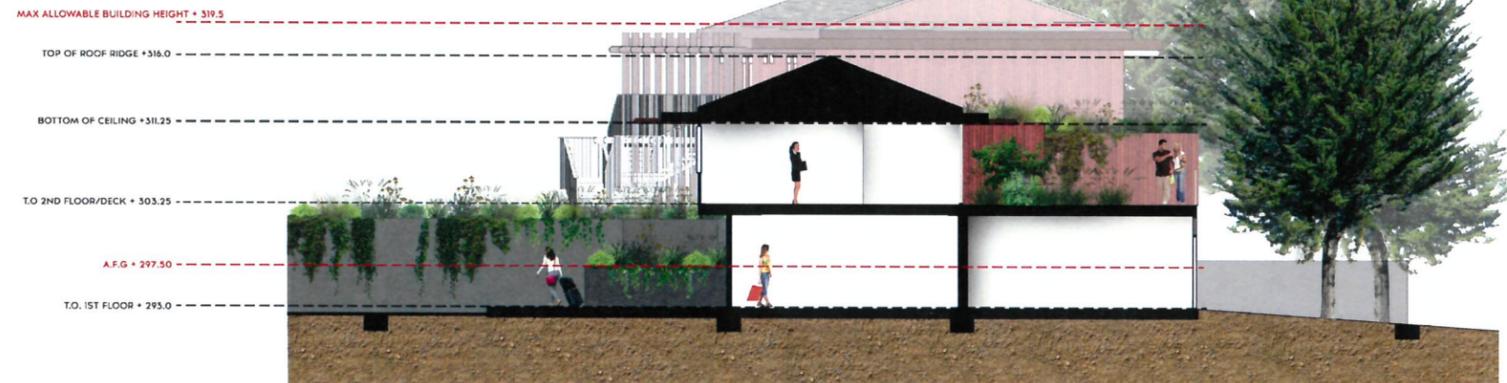
CLIFF HOUSE SOUTH - WEST ELEVATION



CLIFF HOUSE SOUTH - SECTION AA



CLIFF HOUSE SOUTH - SECTION CC



CLIFF HOUSE SOUTH - SECTION BB



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PHASE I: CLIFF HOUSE SOUTH
 SECTIONS & ELEVATIONS

Ragged Point Inn
 19019 Highway 1
 Ragged Point, CA 93452

Scale: 1:500
 Date: 7/25/16

Sheet: **PI.4**



CLIFF HOUSE NORTH - STATISTICS

Area of Work Disturbance:

Footprint of new buildings	6,200 sf
Landscaping, walkways and patios	14,000 sf
Existing parking lots and roadway replacement	16,000 sf
TOTAL AREA OF CLIFF HOUSE NORTH DISTURBANCE	36,200 sf

Parking Spaces:

- 14 existing full-size parking stalls
- 4 existing RV parking stalls

Motel Guest Rooms

- 6 new guest rooms

CLIFF HOUSE NORTH - LEGEND

- A. Cliff House North
- B. Public Restrooms
- C. Retail Building
- D. New Gas Station and Gas Pumps
- E. Plaza

CLIFF HOUSE NORTH - COMPONENTS

- Demolition of existing gas station
- Existing parking lot paving removal and replacement with permeable pavement
- New motel with six guest rooms on two floors
- Guest recreational patio and spa area
- Extensive landscaping of public areas and private guest rooms



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PHASE I: CLIFF HOUSE NORTH
SITE PLANS

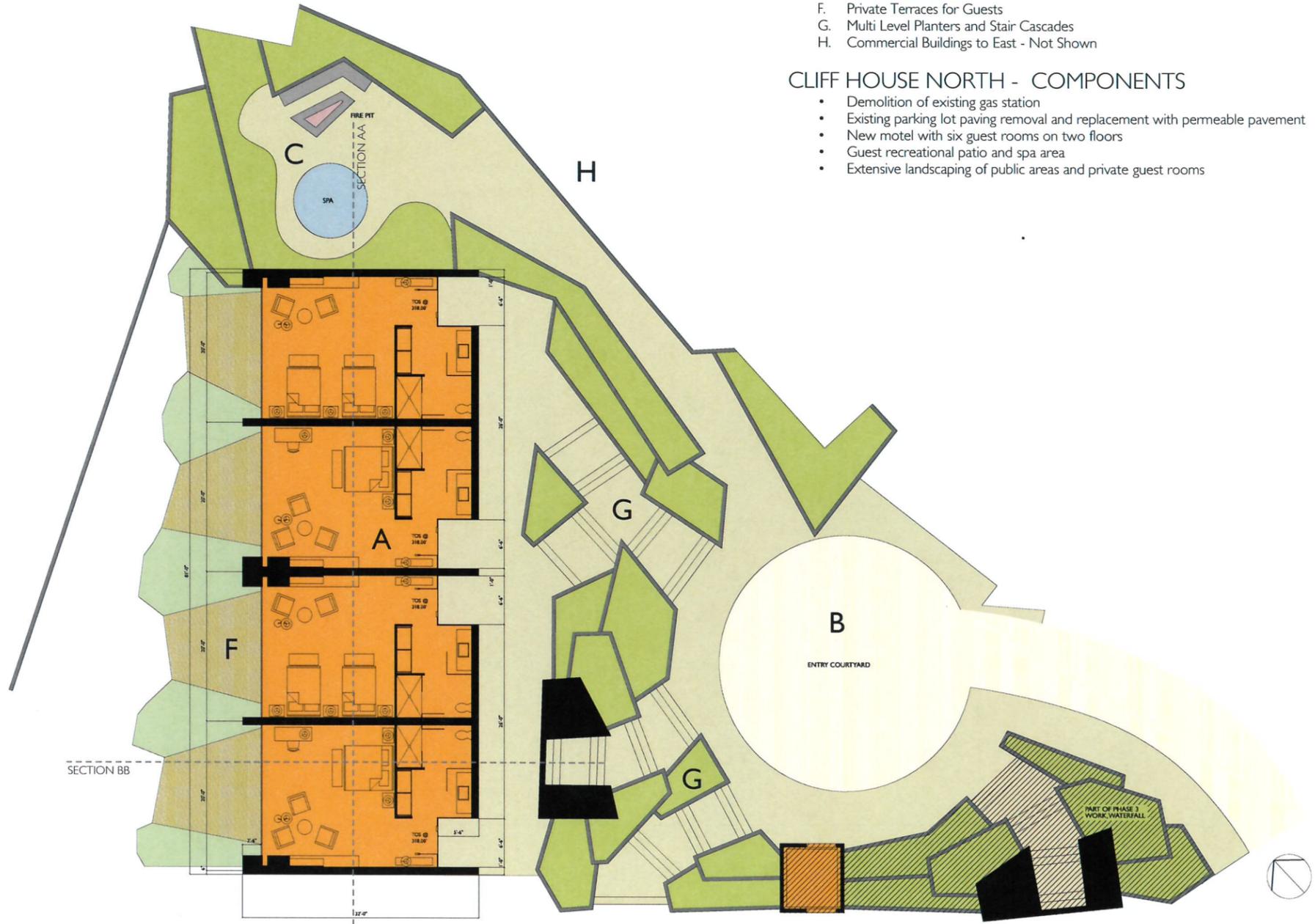
Ragged Point Inn
19019 Highway 1
Ragged Point, CA 93452

Scale: 1" = 10' - 0"
Date: 7/25/16

PI.5



CLIFF HOUSE NORTH - TERRACE LEVEL FLOOR PLAN



CLIFF HOUSE NORTH - GROUND LEVEL FLOOR PLAN

CLIFF HOUSE NORTH - LEGEND

- A. Cliff House North - Ground Floor
- B. Plaza
- C. Spa and Fire Pit
- D. Lush Gardens at Terrace Level
- E. Terrace Level Nests
- F. Private Terraces for Guests
- G. Multi Level Planters and Stair Cascades
- H. Commercial Buildings to East - Not Shown

CLIFF HOUSE NORTH - COMPONENTS

- Demolition of existing gas station
- Existing parking lot paving removal and replacement with permeable pavement
- New motel with six guest rooms on two floors
- Guest recreational patio and spa area
- Extensive landscaping of public areas and private guest rooms

1/8" = 1' - 0"



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PHASE I: CLIFF HOUSE NORTH
FLOOR PLANS

Ragged Point Inn
19019 Highway 1
Ragged Point, CA 93452

Scale: 1/8" = 1' - 0"
Date: 7/25/16

Sheet: **PI.6**



CLIFF HOUSE NORTH - NORTH ELEVATION



CLIFF HOUSE NORTH - SOUTH ELEVATION



CLIFF HOUSE NORTH - SECTION AA

BUILDING MAXIMUM ALLOWABLE HEIGHT @ 342.50' (AFG + 22')

BUILDING AVERAGE FINISHED GRADE @ 325.00'

BUILDING AVERAGE FINISHED GRADE + 320.50'

BUILDING LOW ELEVATION @ 316.00'



CLIFF HOUSE NORTH - EAST ELEVATION



CLIFF HOUSE NORTH - SECTION BB

BUILDING MAXIMUM ALLOWABLE HEIGHT @ 342.50' (AFG + 22')

TOS VARIES

HIGH ELEVATION @ 325.00'

AFG @ 320.50'

TOS @ 318.00'

LOW ELEVATION @ 316.00'



CLIFF HOUSE NORTH - NORTH ELEVATION



CLIFF HOUSE NORTH - WEST ELEVATION



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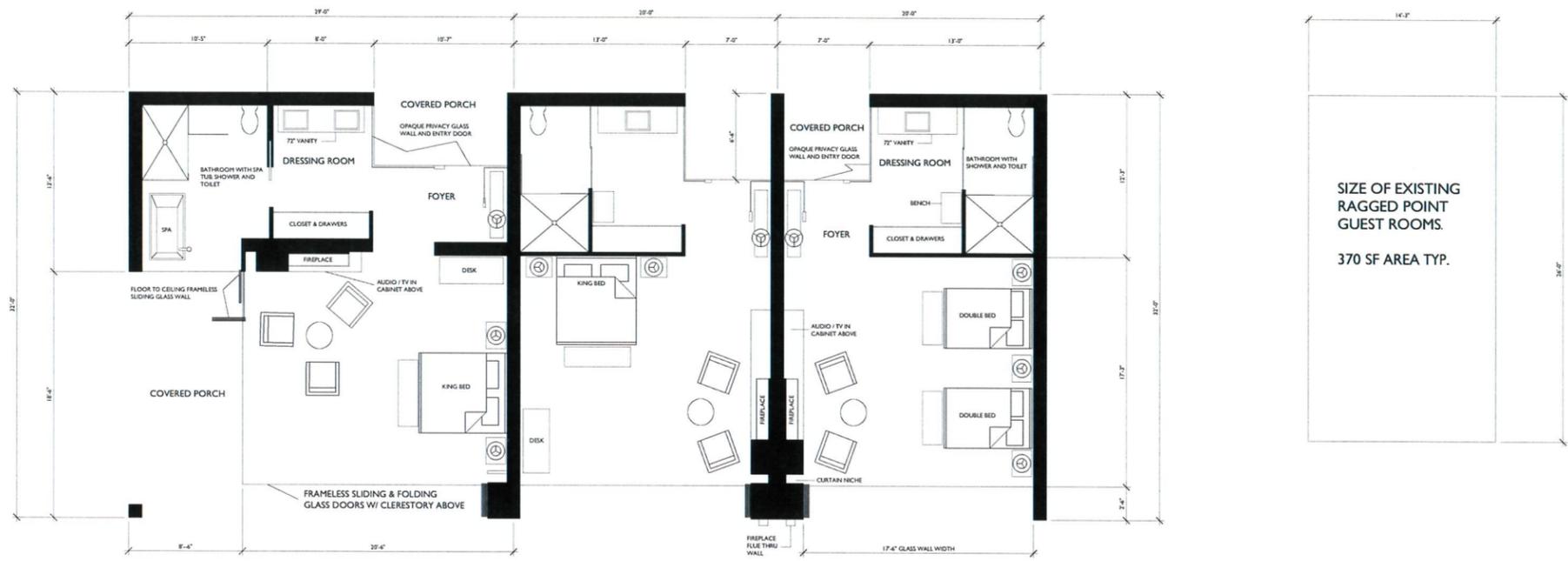
PHASE I: CLIFF HOUSE NORTH
SECTIONS & ELEVATIONS

Ragged Point Inn
19019 Highway 1
Ragged Point, CA 93452

Scale: 1:500

Date: 7/25/16

Sheet: **PI.7**



**GUEST ROOM
TYPE A**

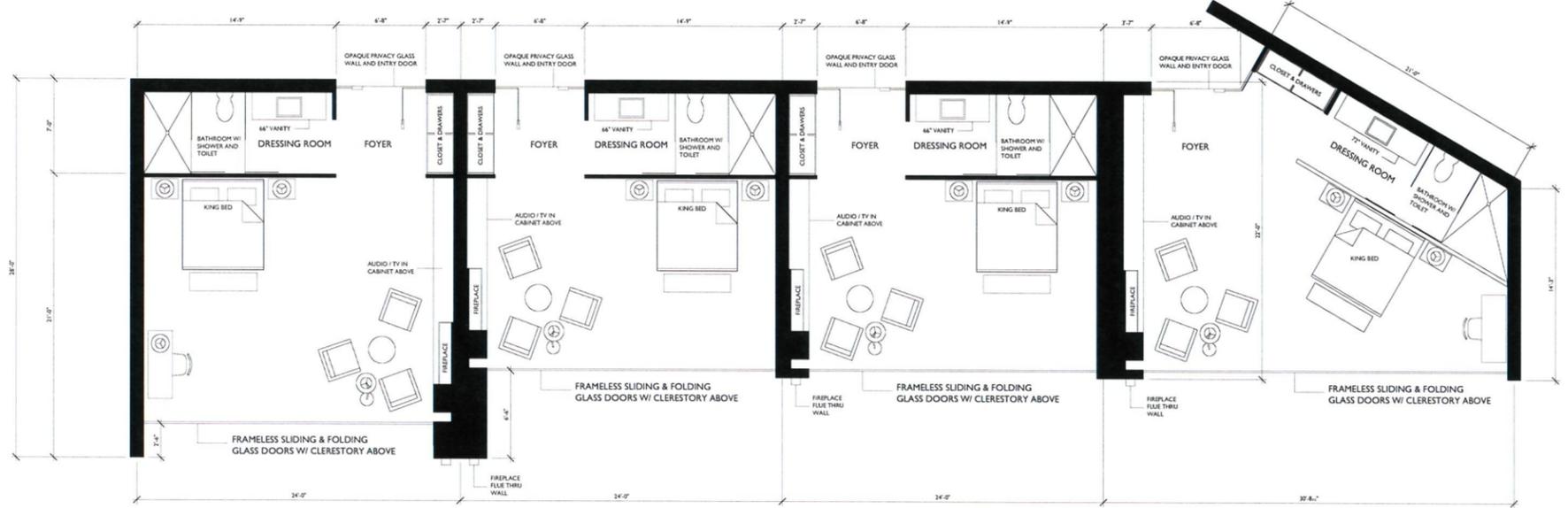
640 SF.
HANDICAP ACCESSIBLE

**GUEST ROOM
TYPE B**

488 SF.
HANDICAP ACCESSIBLE
FURNITURE ARRANGMENT 1

**GUEST ROOM
TYPE B**

488 SF.
HANDICAP ACCESSIBLE
FURNITURE ARRANGMENT 2



**GUEST ROOM
TYPE C**

640 SF.
HANDICAP ACCESSIBLE

**GUEST ROOM
TYPE D**

488 SF.
HANDICAP ACCESSIBLE

**GUEST ROOM
TYPE D**

488 SF.
HANDICAP ACCESSIBLE

**GUEST ROOM
TYPE E**

488 SF.
HANDICAP ACCESSIBLE



JEFFREY GORDON SMITH
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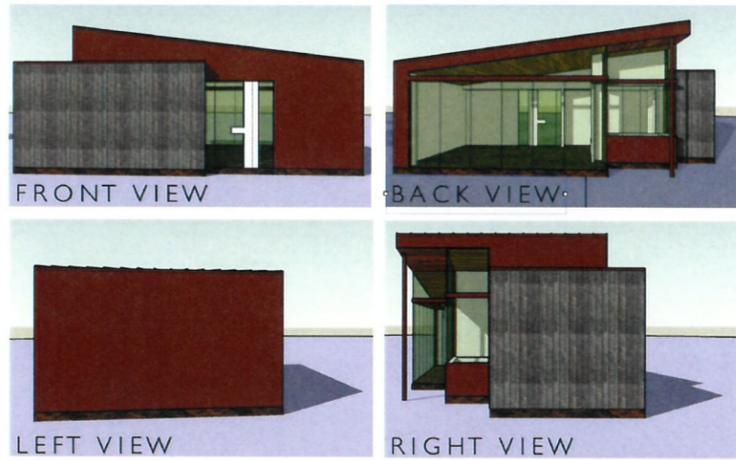
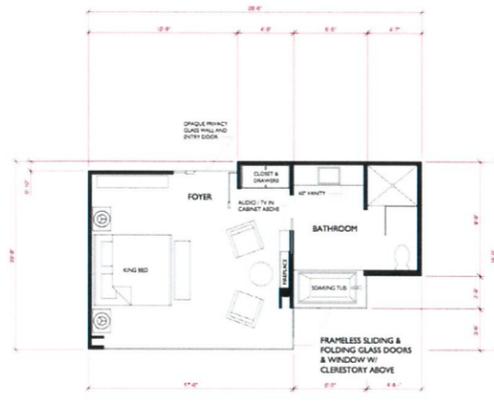
ALL PHASES
GUEST ROOM FLOOR PLANS

Ragged Point Inn
19019 Highway 1
Ragged Point, CA 93452

Scale: 3/16" = 1' - 0"
Date: 7/25/16

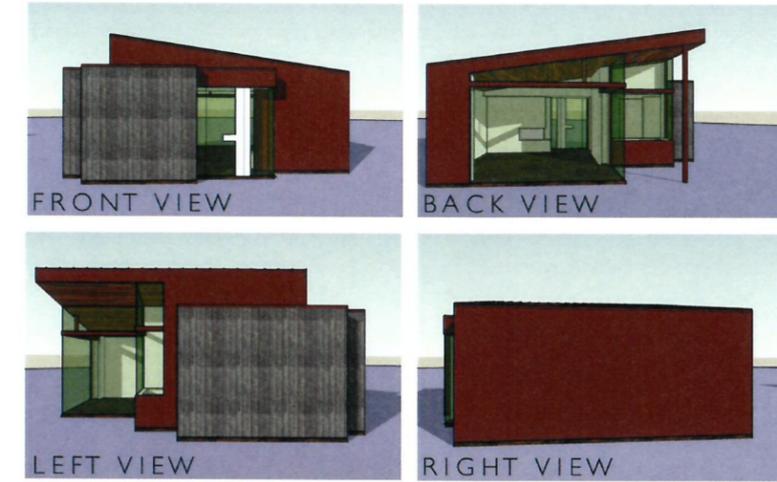
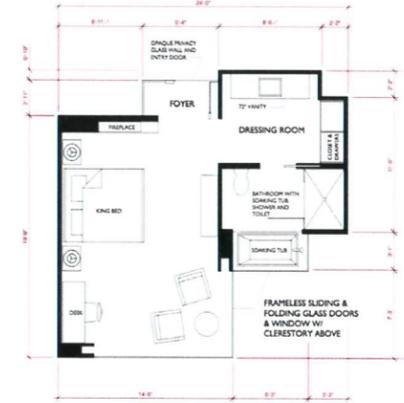
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NEST 1 - TERRACE LEVEL FLOOR PLAN AND ELEVATIONS



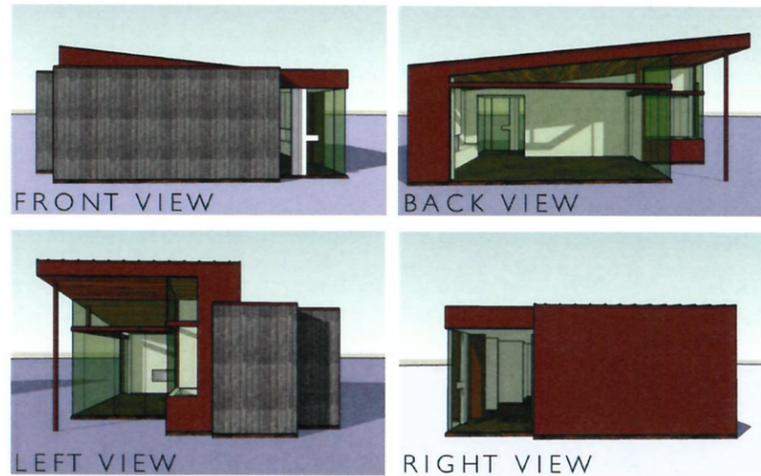
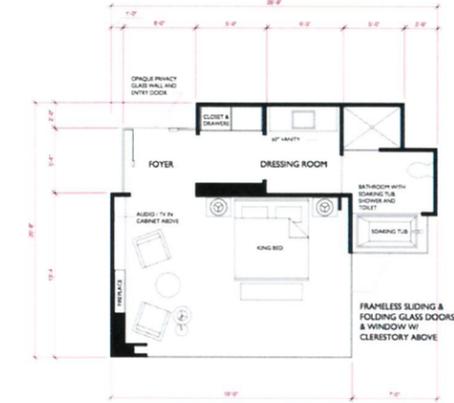
NEST 1
395 SF.
HANDICAP ACCESSIBLE

NEST 3 - TERRACE LEVEL FLOOR PLAN AND ELEVATIONS



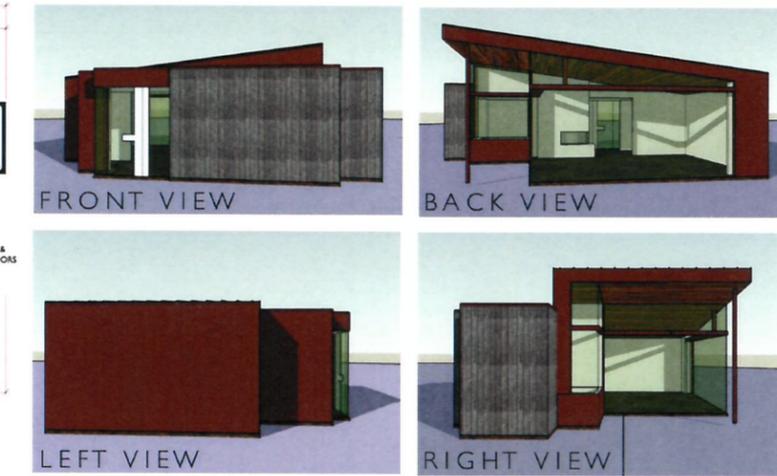
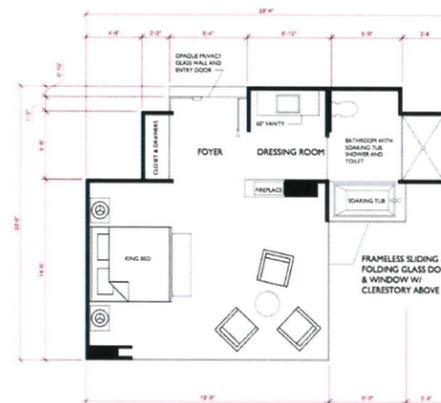
NEST 3
450 SF.
HANDICAP ACCESSIBLE

NEST 2 - TERRACE LEVEL FLOOR PLAN AND ELEVATIONS



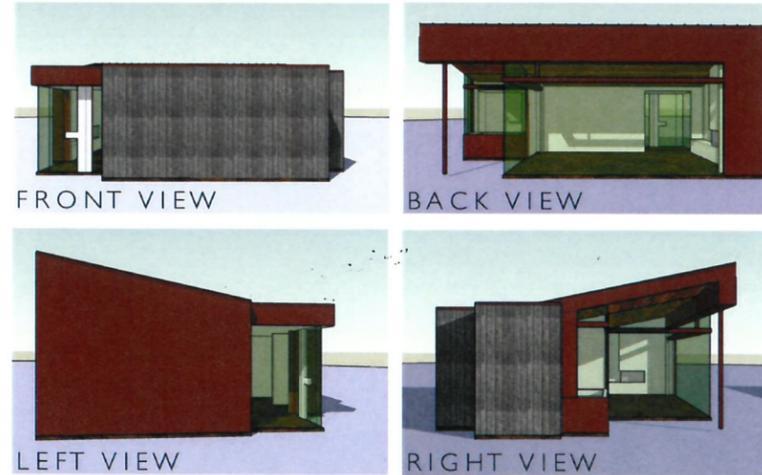
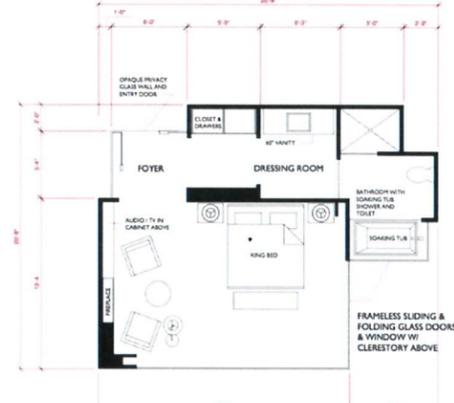
NEST 2
464 SF.
HANDICAP ACCESSIBLE

NEST 4 - TERRACE LEVEL FLOOR PLAN AND ELEVATIONS



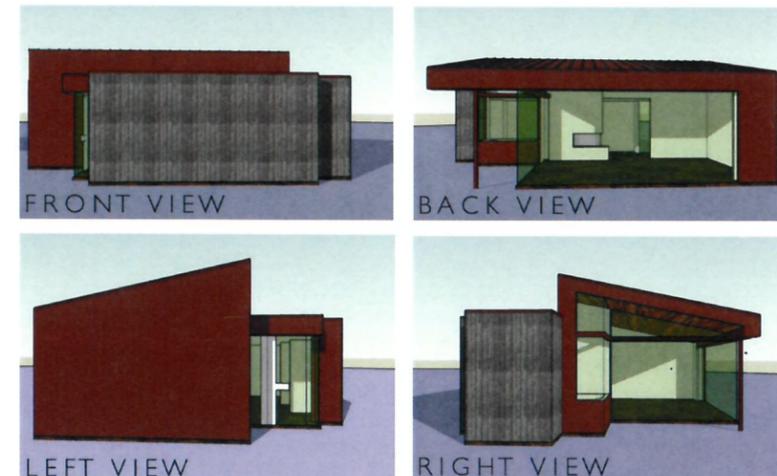
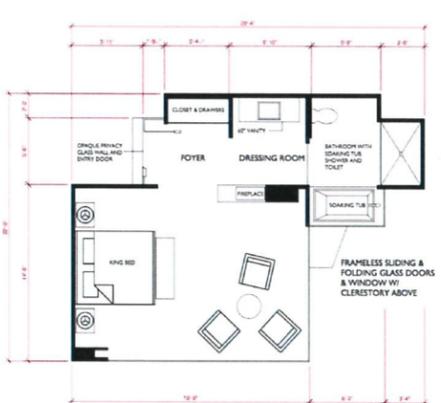
NEST 4
475 SF.
HANDICAP ACCESSIBLE

NEST 2A - TERRACE LEVEL FLOOR PLAN AND ELEVATIONS



NEST 2
464 SF.
HANDICAP ACCESSIBLE

NEST 5 - TERRACE LEVEL FLOOR PLAN AND ELEVATIONS



NEST 5
475 SF.
HANDICAP ACCESSIBLE



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ALL PHASES
NEST FLOOR PLANS AND ELEVATIONS

Ragged Point Inn
19019 Highway 1
Ragged Point, CA 93942

Scale: 1/8" = 1'-0"
Date: 7/25/16

Sheet: **PI.9**



COMMERCIAL BUILDINGS - TERRACE LEVEL SITE 1" = 10' - 0"



COMMERCIAL BUILDINGS - GROUND LEVEL SITE 1" = 10' - 0"

COMMERCIAL BUILDINGS - LEGEND

- A. Cliff House North
- B. Public Restrooms
- C. Retail Building
- D. New Gas Station and Gas Pumps
- E. Plaza
- F. Live Roof on all Commercial Buildings

COMMERCIAL BUILDINGS - COMPONENTS

- Demolition of existing gas station
- Existing parking lot paving removal and replacement with permeable pavement
- Remodel of existing gas pumps to a middle 20th century style.
- New Gas Station and convenience store
- Two new retail store buildings
- New public bathrooms



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LOS ANGELES, CA 90024

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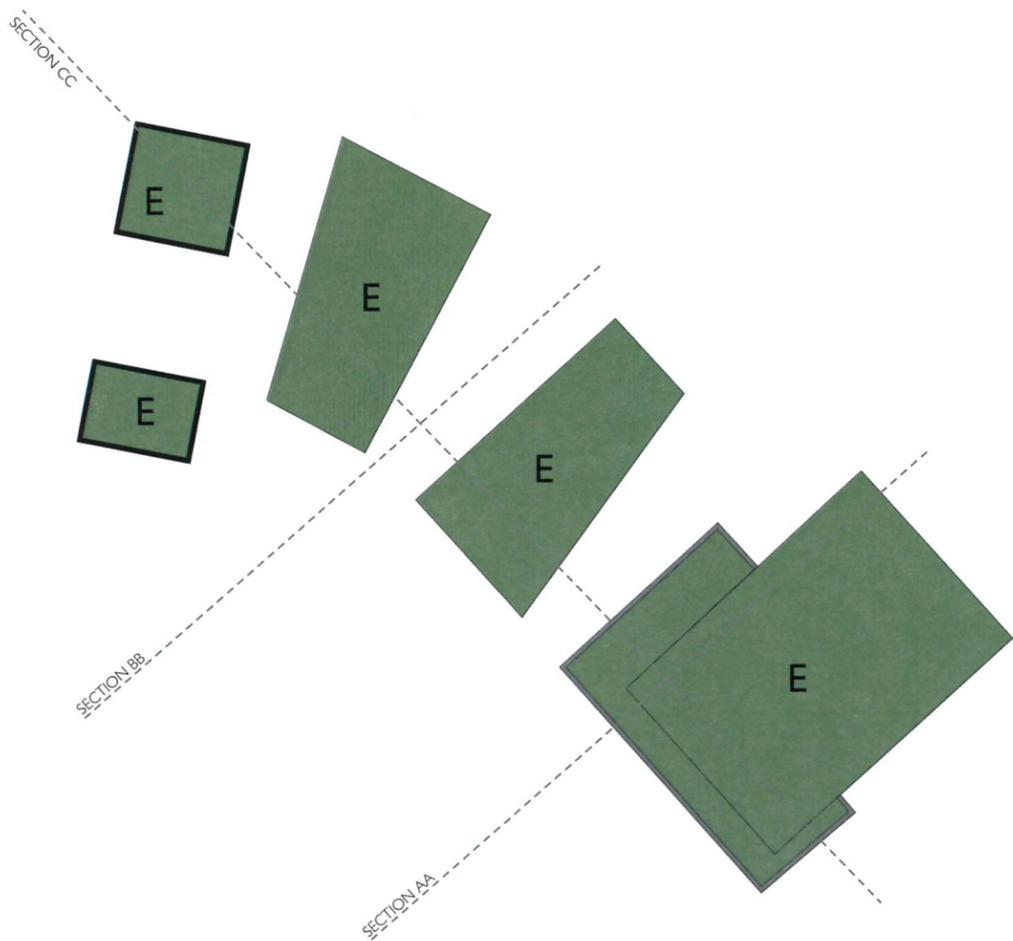
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PHASE I: COMMERCIAL BUILDINGS
SITE PLANS

Ragged Point Inn
19019 Highway 1
Ragged Point, CA 93452

Scale: 1" = 10' - 0"
Date: 7/25/16

Sheet: **PI.10**



COMMERCIAL BUILDINGS - TERRACE LEVEL FLOOR PLAN



COMMERCIAL BUILDINGS - GROUND LEVEL FLOOR PLAN

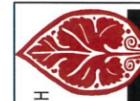
3/32" = 1' - 0"

COMMERCIAL BUILDINGS - LEGEND

- A. Cliff House North
- B. Public Restrooms
- C. Retail Building
- D. Plaza
- E. Live Roof on all Commercial Buildings

COMMERCIAL BUILDINGS - COMPONENTS

- Demolition of existing gas station
- Existing parking lot paving removal and replacement with permeable pavement
- Remodel of existing gas pumps to a middle 20th century style
- New Gas Station and convenience store
- Two new retail store buildings
- New public bathrooms



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PHASE I: COMMERCIAL BUILDINGS
FLOOR PLANS

Ragged Point Inn
19019 Highway 1
Ragged Point, CA 93452

Scale: 3/32" = 1'-0"
Date: 7/25/16

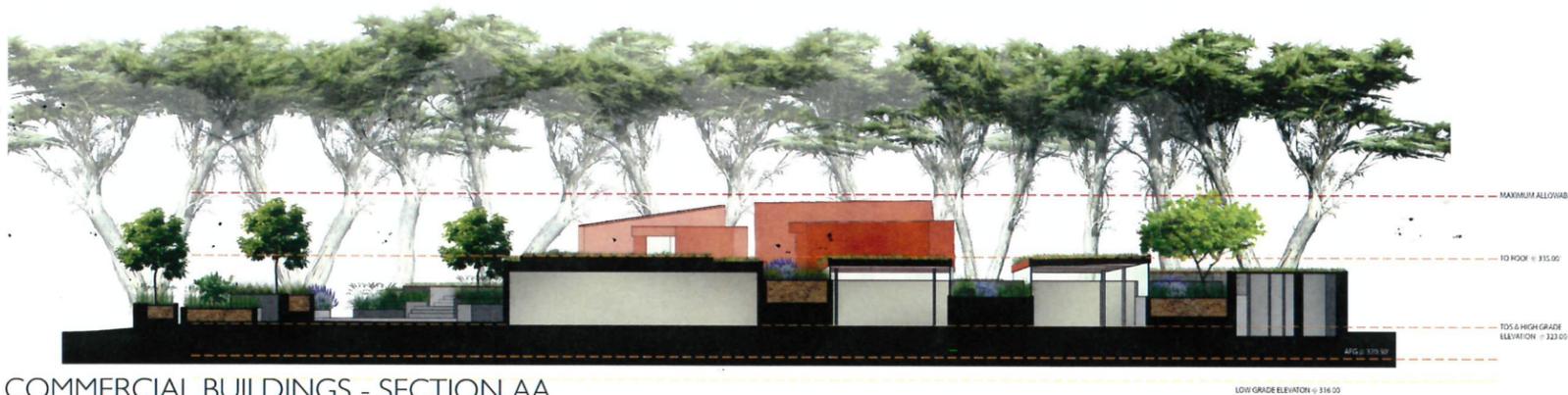
Sheet: **PI.11**



COMMERCIAL BUILDINGS - EAST ELEVATION



COMMERCIAL BUILDINGS - SOUTH ELEVATION



COMMERCIAL BUILDINGS - SECTION AA



COMMERCIAL BUILDINGS - SECTION BB



JEFFREY GORDON SMITH
LANDSCAPE ARCHITECTURE
1122 2ND STREET, SAN JOSE, CA
95128

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PHASE I: COMMERCIAL BUILDINGS
SECTIONS & ELEVATIONS

Ragged Point Inn
19019 Highway 1
Ragged Point, CA 93452

Scale: 3/32" = 1'-0"
Date: 7/25/16

Sheet: **PI.12**



EMPLOYEE HOUSING - STATISTICS

Area of Work Disturbance:

Footprint of existing motel building and new building	11,400 sf
Landscaping, walkways and patios	40,000 sf
New parking lots and roadway	4,000 sf
Existing parking lots and roadway replacement	16,000 sf
TOTAL AREA OF EMPLOYEE HOUSING DISTURBANCE	71,400 sf

Parking Spaces:

- 16 new full-size parking stalls
- 3 new motorcycle parking stalls
- 6 covered full-size valet parking stalls in operations building

Motel Guest Rooms

- 2 new motel guest rooms (1,000 sf new construction)

EMPLOYEE HOUSING - LEGEND

- A. Employee Housing
- B. Maintenance and Operations Garage
- C. Resort Office
- D. Resort Laundry
- E. Guest Room
- F. Existing 2 Story Motel Building to remain untouched
- G. Live Roof

EMPLOYEE HOUSING- COMPONENTS

- Resort operations and maintenance building.
- Centralized resort laundry building
- Business office building
- Guest recreational patio and spa areas
- Employee housing complex consisting of 4 studio apartments, one bedroom apartment, and outside patio/bbq area.
- Two new motel guest rooms.
- Landscaping
- New Parking area construction (Parking areas 4,5 and 6) and renovation of existing parking areas at southern portion of site. 17 new parking stalls added with 28 existing parking spaces reconfigured.



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PHASE 2: EMPLOYEE HOUSING
SITE PLANS

Ragged Point Inn
19019 Highway 1
Ragged Point, CA 93452

Scale: 1" = 20' - 0"
Date: 7/25/16

Sheet: **P2.1**



EMPLOYEE HOUSING - TERRACE LEVEL FLOOR PLAN

1/16" = 1' - 0"

EMPLOYEE HOUSING - LEGEND

- A. Employee Housing
- B. Maintenance and Operations Garage Built into Hillside
- C. Resort Office
- D. Resort Laundry
- E. Guest Room
- F. Existing 2 Story Motel Building to remain untouched
- G. Live Roof
- H. Terrace Level Guest Nest

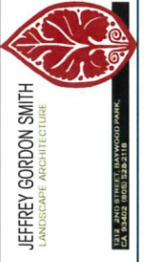
EMPLOYEE HOUSING- COMPONENTS

- Resort operations and maintenance building.
- Centralized resort laundry building
- Business office building
- Guest recreational patio and spa areas
- Employee housing complex consisting of 4 studio apartments, one bedroom apartment, and outside patio/bbq area.
- Two new motel guest rooms.
- Landscaping
- New Parking area construction (Parking areas 4,5 and 6) and renovation of existing parking areas at southern portion of site. 17 new parking stalls added, with 28 existing parking spaces reconfigured.



EMPLOYEE HOUSING - GROUND LEVEL FLOOR PLAN

1/16" = 1' - 0"



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PHASE 2: EMPLOYEE HOUSING
 FLOOR PLANS

Ragged Point Inn
 19019 Highway 1
 Ragged Point, CA 93452

Scale: 1/16" = 1' - 0"
 Date: 7/25/16

Sheet: **P2.2**



CLOSE UP OF EMPLOYEE HOUSING

ONE - ONE BEDROOM APARTMENT (650 SQUARE FT)
 FOUR - STUDIO APARTMENTS (325 SQUARE FT EACH)

- APARTMENT FEATURES:
- ALL APARTMENTS HAVE OCEAN VIEWS
 - STUDIOS EQUIPPED WITH BUILT IN MURPHY BEDS
 - ALL APARTMENTS EQUIPPED WITH THE FOLLOWING:
 - FULL BATHROOM
 - KITCHENETTE
 - FULLY FURNISHED
 - TELEVISION
 - INTERNET ACCESS



EMPLOYEE HOUSING - PERSPECTIVE III
 Terrace Level Guest Nest and Live Roof, Looking North from Meadow



EMPLOYEE HOUSING - PERSPECTIVE IV
 Employee Housing (Hidden by Live Roof) and Terrace Level Guest Nest from Highway I



EMPLOYEE HOUSING - PERSPECTIVE V
 Employee Housing Building adjoining Existing Motel, Looking South from Parking Area



EMPLOYEE HOUSING - PERSPECTIVE VI
 Terrace Level Guest Nest and Live Roof, Looking Northwest from Meadow.



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 LANDSCAPE ARCHITECTURE
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PHASE 2: EMPLOYEE HOUSING
 3D RENDERINGS

Ragged Point Inn
 19019 Highway 1
 Ragged Point, CA 93452

Scale: 1:500
 Date: 7/25/16

Sheet: **P2.3**



EMPLOYEE HOUSING - EAST ELEVATION



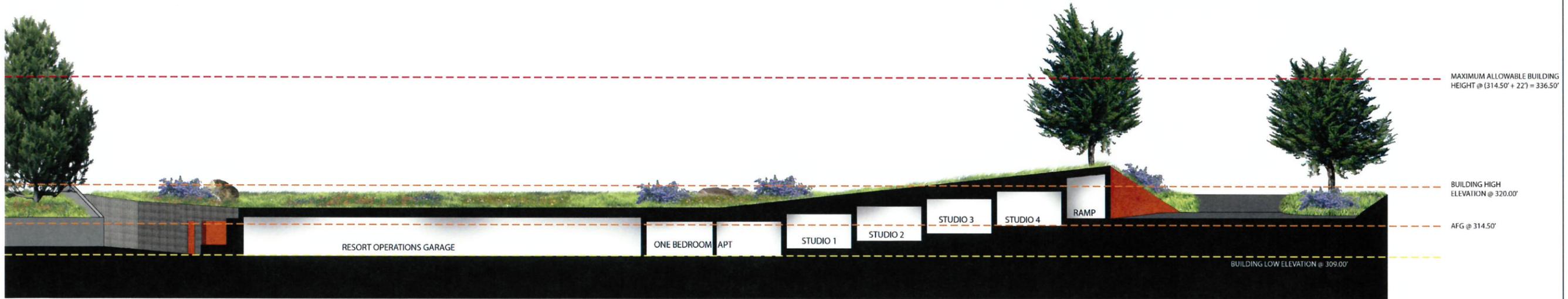
EMPLOYEE HOUSING - SOUTH ELEVATION



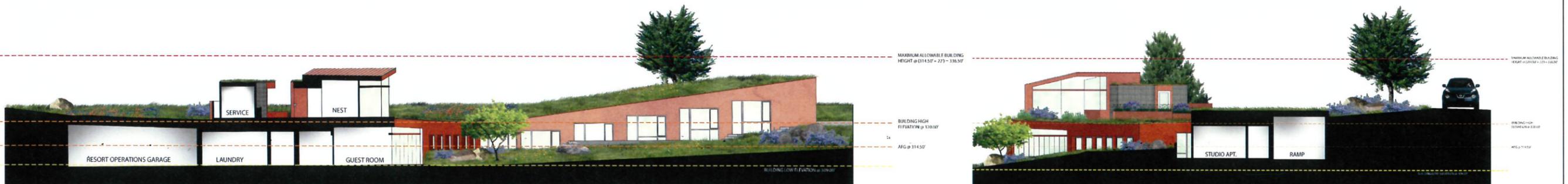
EMPLOYEE HOUSING - WEST ELEVATION CLOSE-UP



EMPLOYEE HOUSING - WEST ELEVATION



EMPLOYEE HOUSING - SECTION AA



EMPLOYEE HOUSING - SECTION BB

EMPLOYEE HOUSING - SECTION CC



JEFFREY GORDON SMITH
LANDSCAPE ARCHITECTURE
1122 AND STREET, EAVESWOOD PARK,
CA 94028, 415.283.2118

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PHASE 2: EMPLOYEE HOUSING
SECTIONS & ELEVATIONS

Ragged Point Inn
19019 Highway 1
Ragged Point, CA 93452

Scale: 1:500
Date: 7/25/16

Sheet: P2.4



WATERFALL - TERRACE LEVEL SITE PLAN

1" = 20' - 0"



WATERFALL - GROUND LEVEL SITE PLAN

1" = 20' - 0"

WATERFALL - STATISTICS

Area of Work Disturbance:

Footprint of new buildings	19,640 sf
Existing parking lot and roadway replacement	13,000 sf
New perimeter roadway	5,000 sf
Landscaping, walkways and patios	34,000 sf
TOTAL AREA OF WATERFALL DISTURBANCE	71,600 sf

Parking Spaces:

- 26 existing full size parking stalls
- 3 existing motorcycle parking stalls
- 1 existing full size handicap parking stall
- 13 new compact parking stalls

Motel Guest Rooms

- 12 new motel guest rooms

WATERFALL - LEGEND

- A. Area of Phase I Work
- B. Resort Guest Rooms
- C. Restaurant and Dining Terraces
- D. Lush Gardens at Terrace Level
- E. Lush Gardens at Terrace Level with Dining Patios

WATERFALL - COMPONENTS

- New meadow loop road serving new north resort
- Full-service Restaurant building with extensive exterior dining and lounge terraces at grade and upon restaurant roof terrace and gardens.
- Fast food restaurant
- Revitalized public plaza
- New motel with 12 guest room on two floors
- Extensive landscaping of public areas and private guest rooms



JEFFREY GORDON SMITH
LANDSCAPING ARCHITECTURE
2122 24TH STREET, SAN FRANCISCO, CA 94132
415.775.1218

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RICHARD LeGROS
ARCHITECT CO13642 - Expires October 31st, 2017
2812 RODMAN DRIVE, LOS OSOS, CALIFORNIA 93402
OFFICE: 805.528.6594 EMAIL: richardlegros@gmail.com

PHASE 3: WATERFALL
SITE PLANS

Ragged Point Inn
19019 Highway 1
Ragged Point, CA 93452

Scale: 1" = 20' - 0"
Date: 7/25/16

Sheet: **P3.1**

WATERFALL - MOTEL LEGEND

- A. Area of Phase I Work
- B. Resort Guest Rooms
- C. Garden Terrace Level Nests
- D. Private Guest Terraces
- E. Lush Gardens at Terrace Level
- F. Multi Level Planters and Stair Cascade

WATERFALL - MOTEL COMPONENTS

- New meadow loop road serving new north resort
- Revitalized public plaza
- New motel with 12 guest rooms on two floors
- Extensive landscaping of public areas and private guest rooms



WATERFALL - MOTEL TERRACE LEVEL FLOOR PLAN

3/32" = 1' - 0"



WATERFALL - MOTEL GROUND LEVEL FLOOR PLAN

3/32" = 1' - 0"



JEFFREY GORDON SMITH
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PHASE 3: WATERFALL
MOTEL FLOOR PLANS

Ragged Point Inn
19019 Highway 1
Ragged Point, CA 93452

Scale: 3/32" = 1' - 0"
Date: 7/25/16

Sheet: **P3.2**



WATERFALL - MOTEL NORTH ELEVATION



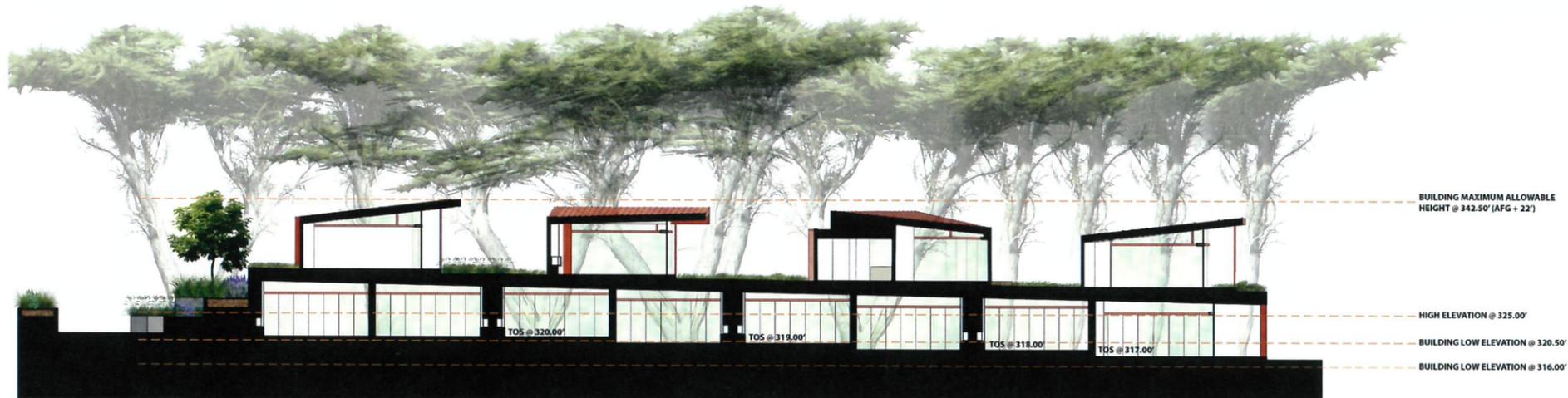
WATERFALL - MOTEL EAST ELEVATION



WATERFALL - MOTEL SOUTH ELEVATION



WATERFALL - MOTEL WEST ELEVATION



WATERFALL - MOTEL SECTION AA



WATERFALL - MOTEL SECTION BB



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PHASE 3: WATERFALL
MOTEL SECTIONS & ELEVATIONS

Ragged Point Inn
19019 Highway 1
Ragged Point, CA 93452

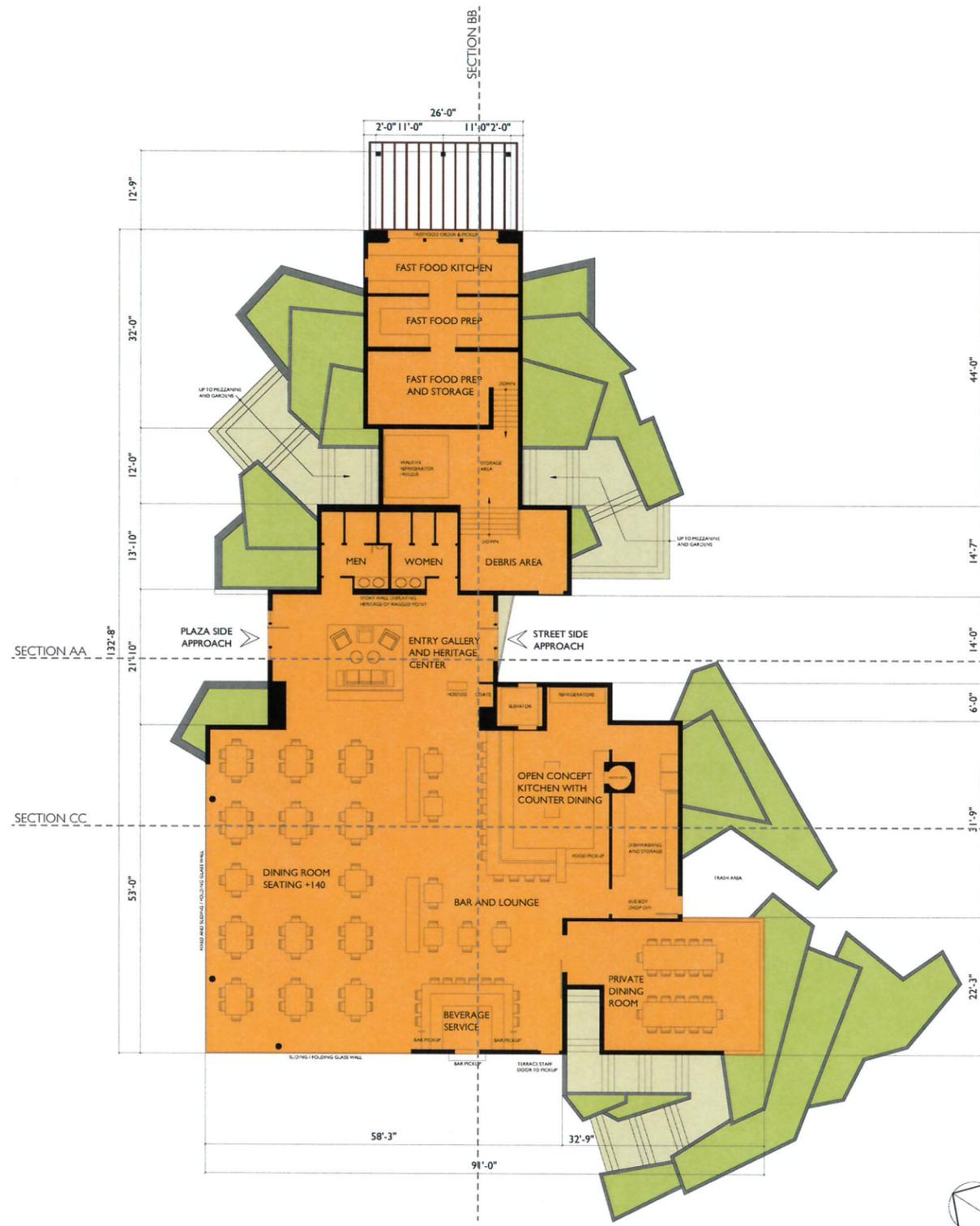
Scale: 1:500
Date: 7/25/16

Sheet: **P3.3**



WATERFALL - RESTAURANT TERRACE LEVEL FLOOR PLAN

3/32" = 1' - 0"



WATERFALL - RESTAURANT GROUND LEVEL FLOOR PLAN

3/32" = 1' - 0"



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PHASE 3: WATERFALL
RESTAURANT FLOOR PLANS

Ragged Point Inn
19019 Highway 1
Ragged Point, CA 93452

Scale: 3/32" = 1' - 0"
Date: 7/25/16

Sheet: **P3.4**



WATERFALL - RESTAURANT EAST ELEVATION



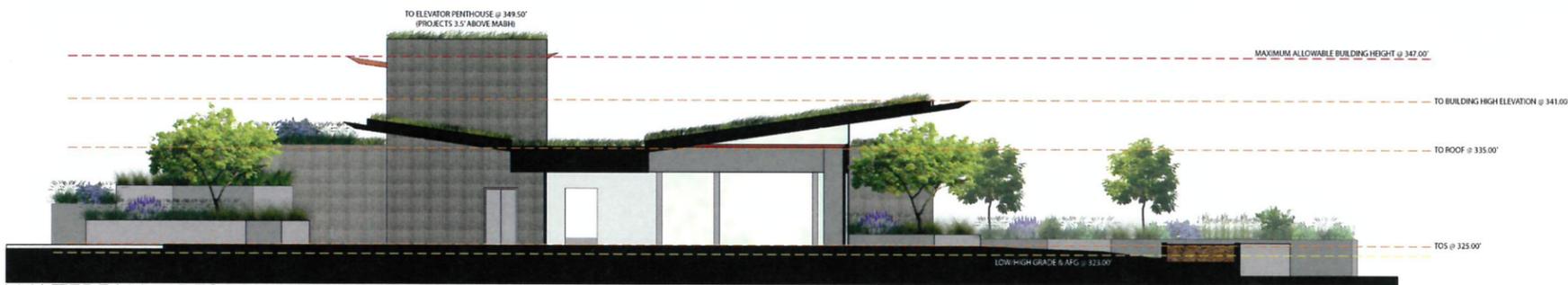
WATERFALL - RESTAURANT SOUTH ELEVATION



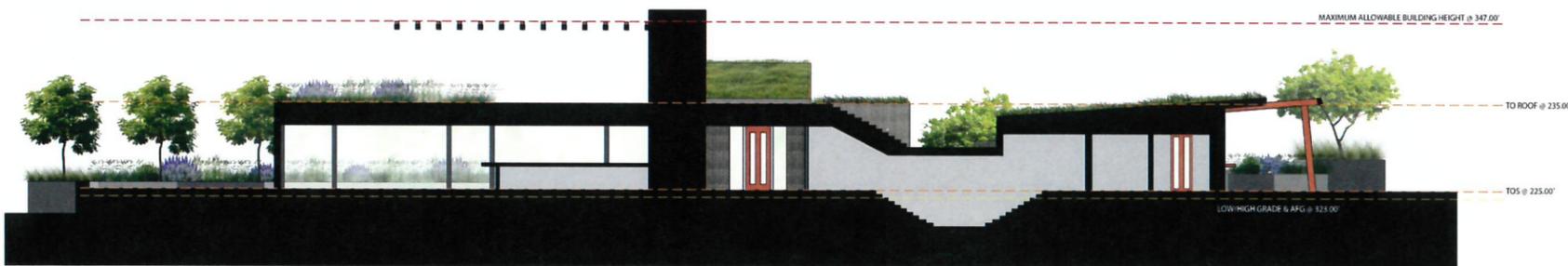
WATERFALL - RESTAURANT WEST ELEVATION



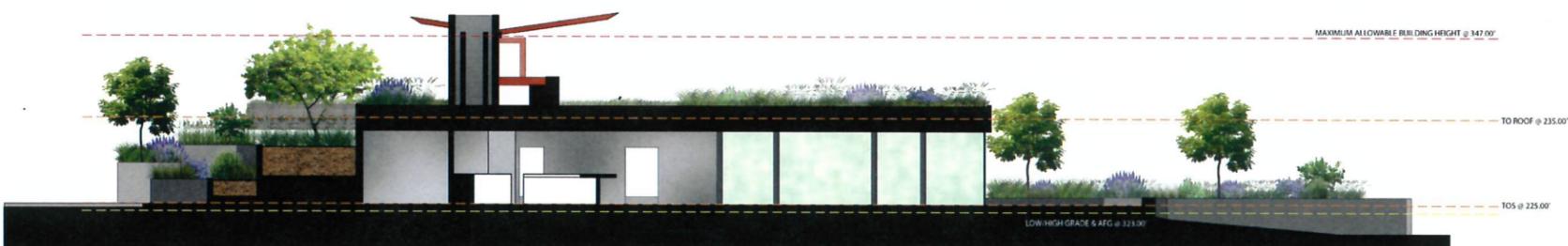
WATERFALL - RESTAURANT NORTH ELEVATION



WATERFALL - RESTAURANT SECTION AA



WATERFALL - RESTAURANT SECTION BB



WATERFALL - RESTAURANT SECTION CC



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PHASE 3: WATERFALL
RESTAURANT SECTIONS & ELEVATIONS

Ragged Point Inn
19019 Highway 1
Ragged Point, CA 93452

Scale: 1:500
Date: 7/25/16
Sheet: P3.5



WHITE ROCK COVE - TERRACE LEVEL SITE PLAN



WHITE ROCK COVE - GROUND LEVEL SITE PLAN

WHITE ROCK COVE - STATISTICS

Area of Work Disturbance:

Footprint of existing motel buildings E, F and G to be demolished (not included in area disturbance)	-8,250 sf
Footprint of Phase Five motel building	7,200 sf
Landscaping, walkways and patios	15,000 sf
TOTAL AREA OF WHITE ROCK COVE DISTURBANCE	22,200 sf

Parking Spaces:

- Zero additional parking added this phase.

Motel Guest Rooms

- Replacement of existing seventeen (17) motel guest rooms with seventeen (19) all-new motel guest rooms, roof terraces and boardwalk. Net gain of two guest rooms. (17,000 sf new construction)

WHITE ROCK COVE - LEGEND

- A. Area of Phase 2 Work
- B. Ground Level Guest Rooms
- C. Multi Level Planters and Stair Cascades
- D. Garden Terrace Level Nests
- E. Private Guest Terraces

WHITE ROCK COVE - COMPONENTS

- Demolition of existing motel units E, F and G (housing 17 hotel guest rooms) at southwest portion of property.
- New construction of 19 motel guest rooms (net gain of two motel guest rooms).
- Outdoor recreational venue area adjacent to existing pavilion.
- Landscaping, walkways and patios.



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PHASE 4: WHITE ROCK COVE
SITE PLANS

Scale: 1" = 20' - 0"
Date: 7/25/16

Ragged Point Inn
19019 Highway 1
Ragged Point, CA 93452

Sheet: **P4.1**

WHITE ROCK COVE - LEGEND

- A. Area of Phase 2 Work
- B. Ground Level Guest Rooms
- C. Multi Level Planters and Stair Cascades
- D. Garden Terrace Level Nests
- E. Private Guest Terraces

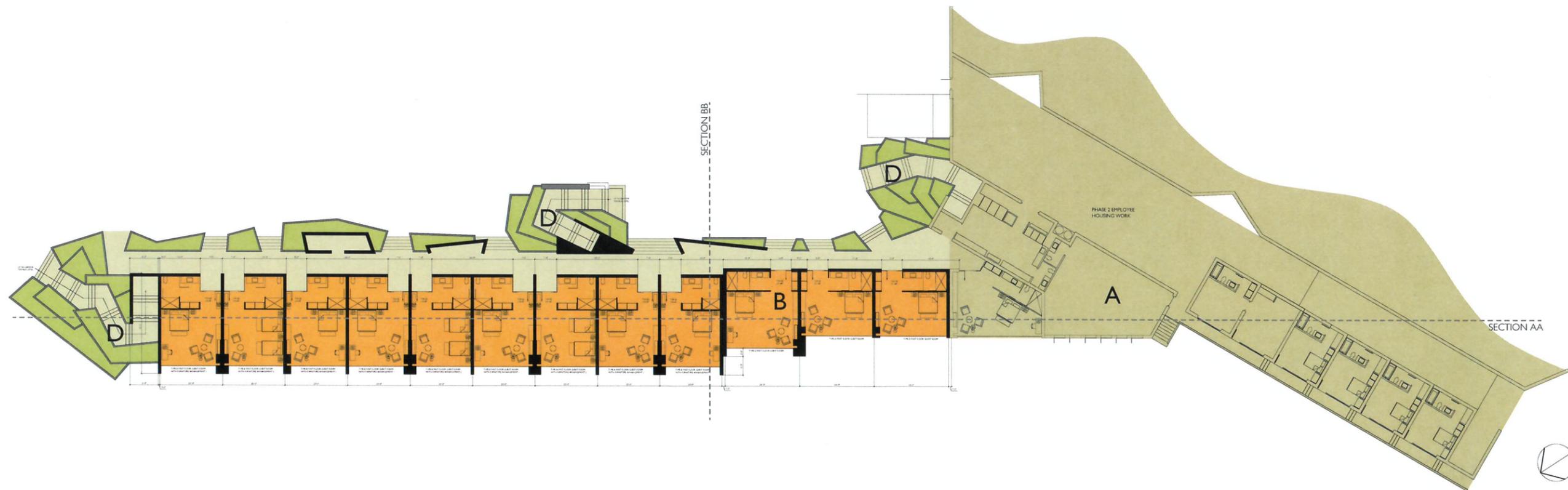
WHITE ROCK COVE - COMPONENTS

- Demolition of existing motel units E, F and G (housing 17 hotel guest rooms) at southwest portion of property.
- New construction of 19 motel guest rooms (net gain of two motel guest rooms).
- Outdoor recreational venue area adjacent to existing pavilion.
- Landscaping walkways and patios.



WHITE ROCK COVE - TERRACE LEVEL FLOOR PLAN

1/16" = 1' - 0"



WHITE ROCK COVE - GROUND LEVEL FLOOR PLAN

1/16" = 1' - 0"



JEFFREY GORDON SMITH
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PHASE 4: WHITE ROCK COVE
FLOOR PLANS

Ragged Point Inn
19019 Highway 1
Ragged Point, CA 93452

Scale: 1/16" = 1' - 0"
Date: 7/25/16

Sheet: **P4.3**



WHITE ROCK COVE - EAST ELEVATION



WHITE ROCK COVE - WEST ELEVATION



WHITE ROCK COVE - EAST ELEVATION CLOSE-UP



WHITE ROCK COVE - SECTION AA



WHITE ROCK COVE - NORTH ELEVATION



WHITE ROCK COVE - SECTION BB



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PHASE 4: WHITE ROCK COVE
SECTIONS & ELEVATIONS

Ragged Point Inn
19019 Highway 1
Ragged Point, CA 93452

Scale: 1:500
Date: 7/25/16

Sheet: **P4.4**



SPA - STATISTICS

Area of Work Disturbance:

Footprint of new buildings and roof terrace	4,400 sf
Landscape, patios, and walkways	60,000 sf
New parking lot and roadway	18,000 sf
TOTAL AREA OF SPA DISTURBANCE	82,400 sf

Parking Spaces:

- 1 new full sized handicap parking stall
- 5 new full sized parking stalls

Resort Amenities Added

- 2 exterior spas with terraces
- Reflection pond with eternity edge facing ocean
- Massage Center with therapy rooms and dressing areas
- Relaxarium including a spa, steam bath, cold water plunge, ice fountain, lounge areas and 4 dressing rooms
- 2 new wedding venue
 - Roof terrace on Relaxarium
 - Reclaimed meadow in place of old waste water treatment plant

SPA - LEGEND

- A. 2 exterior spas with terraces
- B. Reflection pond with eternity edge facing ocean
- C. Massage center with therapy rooms and dressing areas
- D. Relaxarium including a spa, steam bath, cold water plunge, ice fountain, lounge areas and 4 dressing rooms
- E. Lush landscaping on terrace level of Relaxarium
- F. Reclaimed meadow in place of old waste water treatment plant



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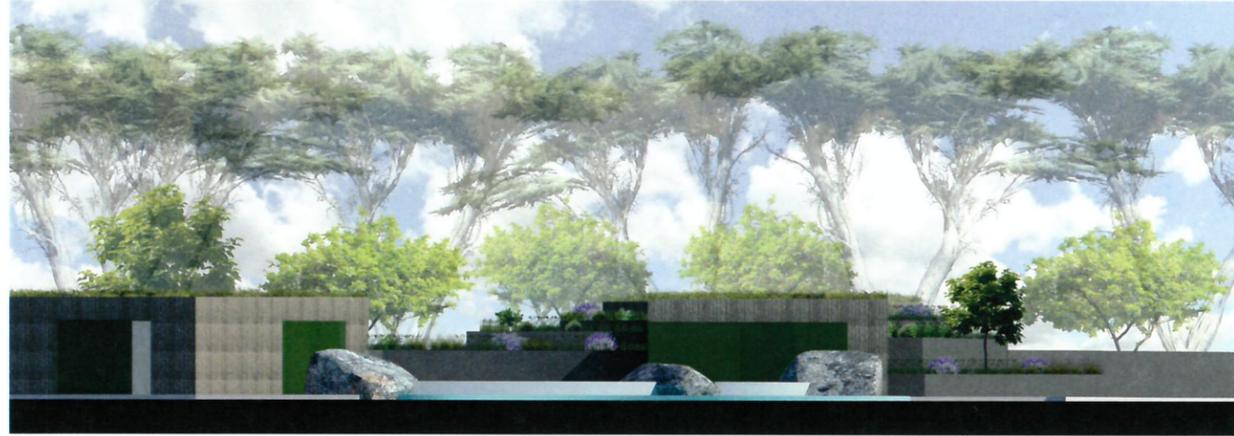
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PHASE 5: SPA
SITE PLANS

Ragged Point Inn
19019 Highway 1
Ragged Point, CA 93452

Scale: 1" = 10' - 0"
Date: 7/25/16

Sheet: **P5.1**



SPA - WEST ELEVATION



SPA - EAST ELEVATION



SPA - NORTH ELEVATION



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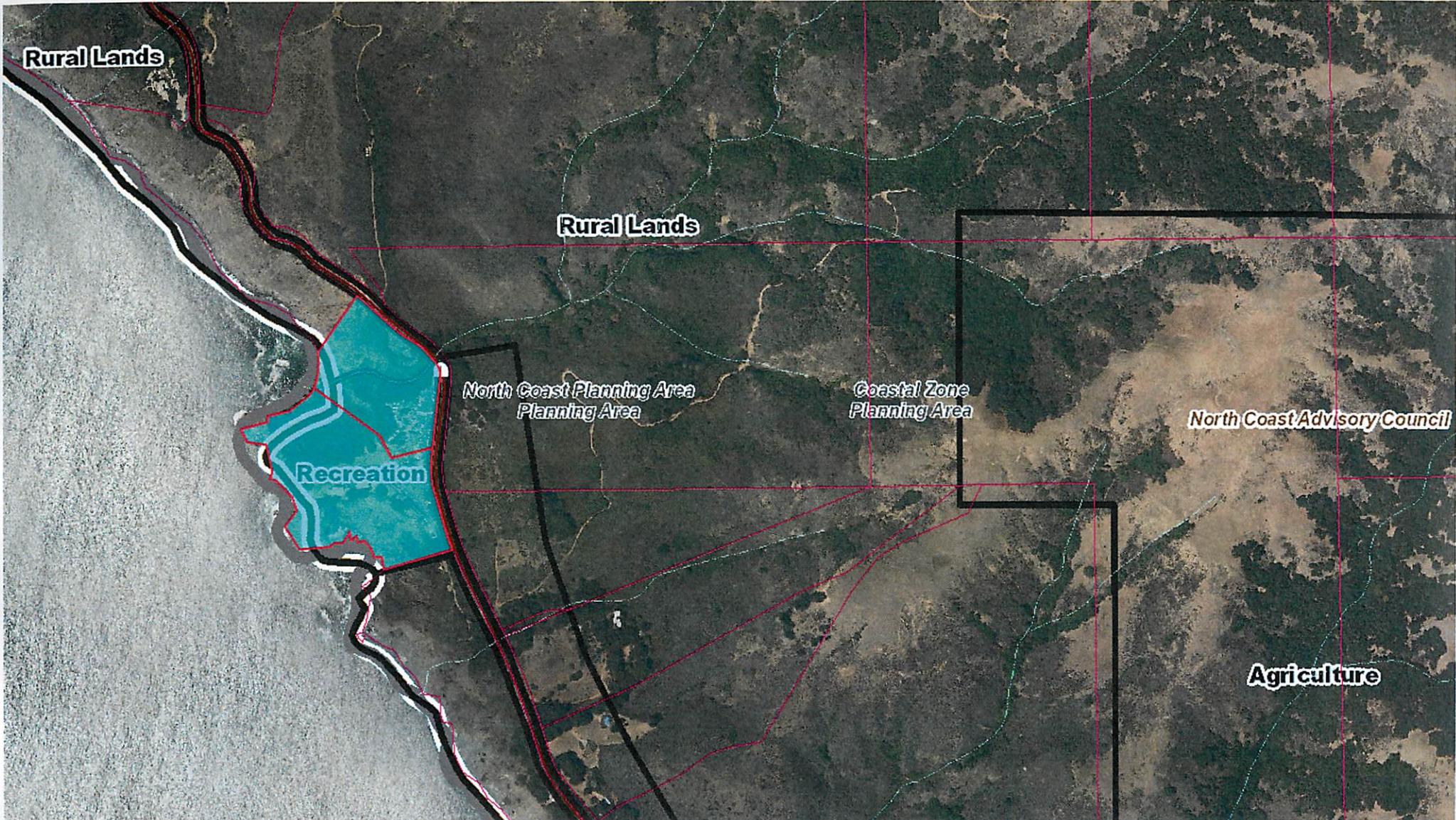
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PHASE 5: SPA
 SECTIONS & ELEVATIONS

Ragged Point Inn
 19019 Highway 1
 Ragged Point, CA 93452

Scale: 1:500
 Date: 7/25/16

Sheet: **P5.3**



Rural Lands

Rural Lands

North Coast Planning Area
Planning Area

Coastal Zone
Planning Area

North Coast Advisory Council

Recreation

Agriculture



Rural Lands

011-011-018

Rural Lands

North Coast Planning Area
Planning Area

Coastal Zone
Planning Area

North Coast Advisory Council

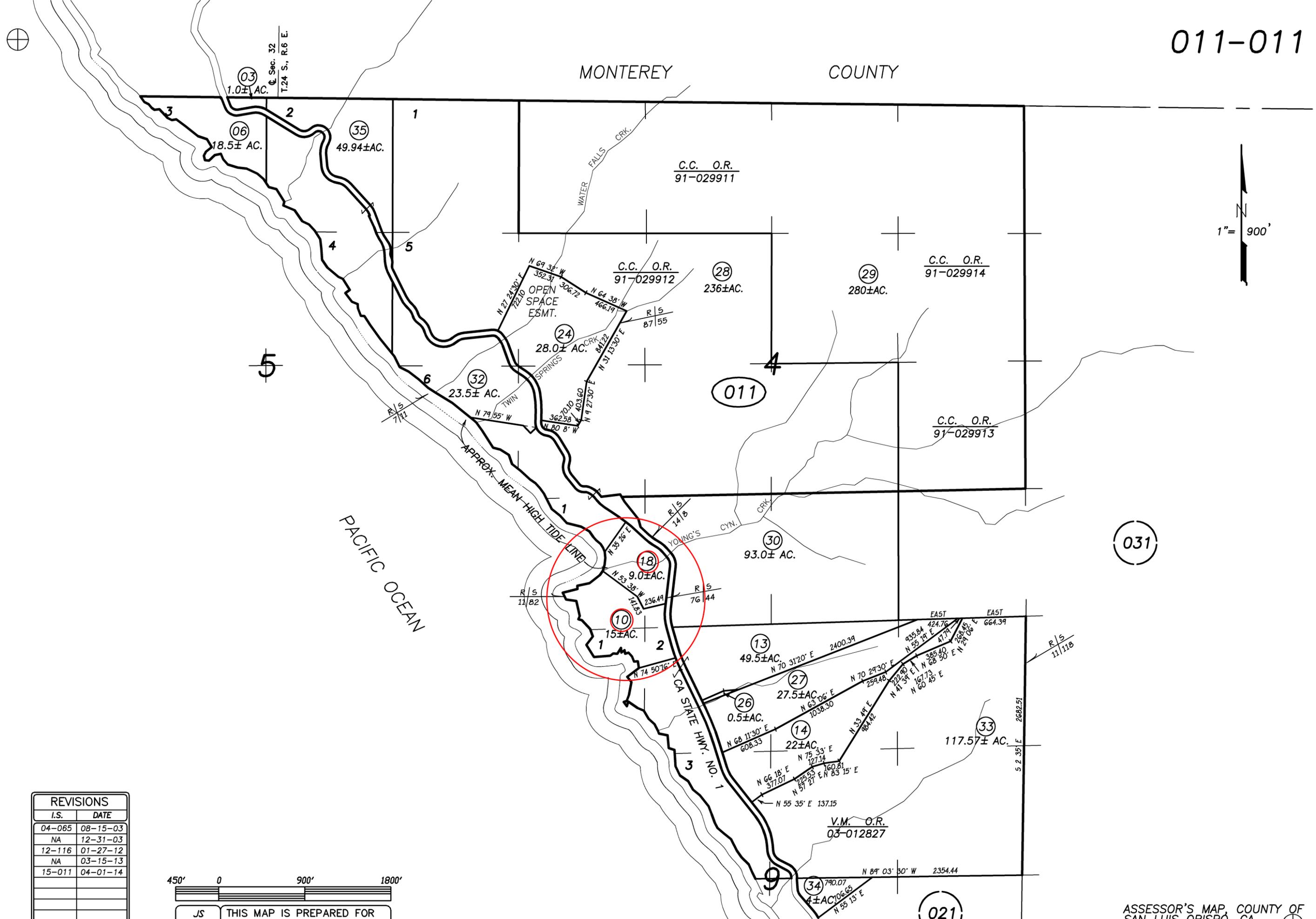
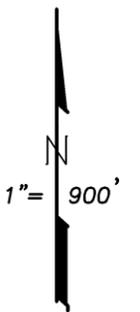
Recreation

Agriculture

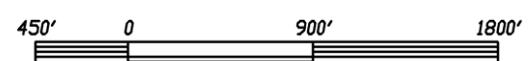
011-011-010

Agriculture

MONTEREY COUNTY



REVISIONS	
I.S.	DATE
04-065	08-15-03
NA	12-31-03
12-116	01-27-12
NA	03-15-13
15-011	04-01-14



JS
09-05-97
THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

T.25S.; R.6E.; PTN. SECTIONS: 4, 5, & 9, M.D.B.&M.



Parcel Summary Report For Parcel # 011-011-010

8/30/2016
10:04:49AM

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 RAGGED POINT INN LP A CA LTD PTP
19019 CABRILLO HWY SAN SIMEON CA 93452-

Address Information

Status Address

P 19019 CABRILLO HY NOCST
P 19009 CABRILLO HY NOCST

Lot Information:

<u>Tract / Townshp</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>
011011	010	0001	North Coast PI	North Coast P				N	VP	E000498L
T25S	R06E	04P	North Coast PI	North Coast P	REC	LCP	CA	Y	L3 / ID / IR	D84101901 / D880056
T25S	R06E	09P	North Coast PI	North Coast P	SRA	AS		Y	L3 / ID / IR	D84101901 / D910297

Parcel Information

Status Description

Active T25S R6E PTN SECS 4&9

Notes

Tax Districts

COAST (SB1537)
SAN LUIS OBISPO JT(27,40)
CAMBRIA PUBLIC
CAMBRIA COMMUNITY
NO. 02
AREA NO. 21
COAST UNIFIED SCHOOL - IMP. NO. 1



Parcel Summary Report For Parcel # 011-011-010

8/30/2016
10:04:49AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CAMBRIA (SB1537 BLO)

Case Information

Case Number:

Case Status:

90642 FNL Primary Parcel

Description:

RE-ROOF FOOD STAND

90992 FNL Primary Parcel

Description:

REROOF EXISTING FOODSTAND

90999 FNL Primary Parcel

Description:

ADD OFFICE TO EXISTING GAS STATION

94821 FNL Primary Parcel

Description:

CONST GREENHOUSE/TRELLIS AND DECK TO FOOD STAND

96275 FNL Primary Parcel

Description:

INSTALL ELECTRICAL PANEL FOR POWER DROP

C7850 FNL Primary Parcel

Description:

RESTROOMS, SERVING ONLY KITCHEN & ADD ASSEMBLY ROOM SOLARIUM

C8994 FNL Primary Parcel

Description:

CONVERT FORMER PUBLIC RESTROOM TO SNACK BAR ARCH LEGROS

COD2007-00539 REC Primary Parcel

Description:

TESTING ONLY - AUTOFEES...

COD2012-00409 CLD Primary Parcel

Description:

UNPERMITTED CONSTRUCTION ON BLUFF

D910297P APP Primary Parcel

Description:

DRILL WATER WELL

D930013D CMP Primary Parcel

Description:

REBUILD OFFICE/RESTAURANT



Parcel Summary Report For Parcel # 011-011-010

8/30/2016
10:04:49AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

D960143D CMP Primary Parcel

Description:

CELLULAR TRANCEIVER FACILITY-CELLULAR ONE

DRC2005-00208 WIT Primary Parcel

Description:

WIRELESS FACILITY (CINGULAR) WITH 8 PANEL ANTENNAS MOUNTED ON A STUB MOUNT BEHIND AN RF TRNSPARENT FENCE WITH 4 EQUIPMENT CABINETS AND ANCILLARY CABLING, METERS, ETC. LOCATED WITHIN THE INN'S SEWAGE TREATMENT

DRC2011-00067 APV Primary Parcel

Description:

MUP/CDP FOR T-MOBLIE WIRELESS SITE CO-LOCATED AT RAGGED POINT INN

DRC2013-00048 INH Primary Parcel

Description:

CUP FOR A PHASED CONSTRUCTION OF NEW BUILDINGS, CONVERSION OF EXISTING GARAGE AND DEMOLITION OF AN UNPERMITTED DECK AT THE RAGGED POINT INN SITE.

DRC2014-00045 ACC Primary Parcel

Description:

THE INSTALLATION OF (1) 45' MONOPINE, (9) PANEL ANTENNAS, (1) 11 X 16 EQUIPMENT SHELTER, (1) 132 GAL STANDBY GENERATOR, (1) HYBRID CABLE, AND (18) LINES OF COAX CABLES.

DRC2016-00006 REC Primary Parcel

Description:

MINOR USE PERMIT/COASTAL DEVELOPMENT PERMIT TO INSTALL SEVEN TEMPORARY MOBILE HOMES FOR EMPLOYEE HOUSING AT RAGGED POINT INN.

E000498 RES Primary Parcel

Description:

TREE REMOVAL NO PERMIT

G810015M DEN Primary Parcel

Description:

LU MAP CHANGE RURAL LANDS TO RECREATION

G820021T CMP Primary Parcel

Description:

MOD PA STND COASTAL SETBACK

G930005M ACC Primary Parcel

Description:

LU-M TO REC

P970909Z APP Primary Parcel

Description:

JEWELRY SALES DBA

JOHN MEHAN JEWELRY



Parcel Summary Report For Parcel # 011-011-010

8/30/2016
10:04:49AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

P980368E	WIT	Primary Parcel
Description: STORM DRAIN		
PMT2002-10889	REC	Primary Parcel
Description: ELECTRICAL UPGRADE		
PMT2002-24834	EXP	Primary Parcel
Description: INSTALL 86,000 GALLON WATER TANK REPLACED W/B981156/004		
PMT2003-00563	FNL	Primary Parcel
Description: FIRESPRINKLERS FOR RESTROOMS & KITCHEN/ NO SPRINKLERS REQUIRED IN OPEN SOLARIUM PER CDF/		
PMT2004-01638	FNL	Primary Parcel
Description: SERVICE PANEL 400 AMP SINGLE PHASE (REPLACEMENT) FROM OVERHEAD TO UNDERGROUND		
PMT2013-01449	FNL	Primary Parcel
Description: REMOVE AS BUILT PARK MODEL MOBILE HOME		
PRE2005-00191	REC	Primary Parcel
Description:		
PRE2011-00039	REC	Primary Parcel
Description: WITH AIRLIN AND JESSE WITH T MOBILE. SV13291A.		
ZON2014-00613	AUT	Primary Parcel
Description: REQUEST TO REMOVE ONE (1) MONTEREY PINE TREE AND TWO (2) CYPRESS TREES; ALL TREES ARE DEAD AND HAVE BEEN CITED BY FIRE DEPARTMENT AS FIRE HAZARDS. ONE MONTEREY PINE TREE AND TWO CYPRESS TREES INSPECTED. ALL THREE TREES ARE HAZARDOUS, DEAD AND/OR DYING. O.K. TO REMOVE ONE (1) MONTEREY PINE TREE AND TWO (2) CYPRESS TREES.		
90870	FNL	Related Parcel
Description: ENLARGE EX STORAGE BLD COMM ADD/ALT		
92296	FNL	Related Parcel
Description: REPLACE CABINET & ELECT. FOR REPEATER		
97397	FNL	Related Parcel
Description: INSTALL COOKING HOODS		



Parcel Summary Report For Parcel # 011-011-010

8/30/2016
10:04:49AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

98556 FNL Related Parcel

Description:

ADD SOLARIUM TO HOTEL

A0475 FNL Related Parcel

Description:

GRADE/RECONTOUR PARKING LOT AND RE-PAVE

A0815 FNL Related Parcel

Description:

FIRESPRINKLERS FOR EXIST. MOTEL/LAUNDRY

A0930 EXP Related Parcel

Description:

ADD DECK TO MOTEL

A1347 EXP Related Parcel

Description:

SEPTIC TANK FOR SEWER PLANT (PRIVATE)

A2803 FNL Related Parcel

Description:

CELLULAR TRANSCEIVER FACILITY

A8739 FNL Related Parcel

Description:

GRADG,DRAINAGE & RETG WALL FOR 8-UNIT MOTEL & RES JOHN WALLACE, RCE/ FRED POTTHAST,GE

C3456 FNL Related Parcel

Description:

8 UNIT MOTEL BUILDING W/2 NEW LAUNDRY FACILITIES.

C3547 FNL Related Parcel

Description:

SINGLE FAMILY DU W/ATT GARAGE

C5308 FNL Related Parcel

Description:

4-20K GAL H2O TANK,EXCAVATION & INSTALL PIPESYSTM REPLACES B950243-001/003/DEFER TANK CALCS/R.MILLER

C6636 FNL Related Parcel

Description:

FIRESPRINKLERS FOR 8 UNIT MOTEL & LAUNDRY ROOM .

C8344 FNL Related Parcel

Description:

FIRESPRINKLERS SINGLE FAMILY DWELLING /002 . PIPE CPVC/SPRKS VIKING B-3, H-3,M-4 SIDEWALL



Parcel Summary Report For Parcel # 011-011-010

8/30/2016
10:04:49AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2002-24078 EXP Related Parcel

Description:

INSTALL WATER TANK

PMT2002-24833 EXP Related Parcel

Description:

GRADING FOR WATER TANK FOR FIRE SUPPRESSION REPLACED W/B981156/004

PMT2002-25105 EXP Related Parcel

Description:

ADD 2 RESTROOMS TO HOTEL



Parcel Summary Report For Parcel # 011-011-018

8/30/2016
10:07:29AM

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 RAGGED POINT INN LP A CA LTD PTP
19019 CABRILLO HWY SAN SIMEON CA 93452-

Address Information

Status Address

P 19019 CABRILLO HY NOCST
P 19009 CABRILLO HY NOCST

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>
011011	018	0001	North Coast PI	North Coast P	CA	SRV	SRA	N		G930005M
T25S	R06E	04P	North Coast PI	North Coast P	RL	REC	LCP	Y	L3	

Parcel Information

Status Description

Active T25S R6E PTN 4

Notes

Tax Districts

COAST (SB1537)
SAN LUIS OBISPO JT(27,40)
CAMBRIA PUBLIC
CAMBRIA COMMUNITY
NO. 02
AREA NO. 21
COAST UNIFIED SCHOOL - IMP. NO. 1
CAMBRIA (SB1537 BLO)



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Case Information

Case Number:

Case Status:

90870 FNL Primary Parcel

Description:

ENLARGE EX STORAGE BLD COMM ADD/ALT

92296 FNL Primary Parcel

Description:

REPLACE CABINET & ELECT. FOR REPEATER

97397 FNL Primary Parcel

Description:

INSTALL COOKING HOODS

98556 FNL Primary Parcel

Description:

ADD SOLARIUM TO HOTEL

A0475 FNL Primary Parcel

Description:

GRADE/RECONTOUR PARKING LOT AND RE-PAVE

A0815 FNL Primary Parcel

Description:

FIRESPRINKLERS FOR EXIST. MOTEL/LAUNDRY

A0930 EXP Primary Parcel

Description:

ADD DECK TO MOTEL

A1347 EXP Primary Parcel

Description:

SEPTIC TANK FOR SEWER PLANT (PRIVATE)

A2803 FNL Primary Parcel

Description:

CELLULAR TRANSCEIVER FACILITY

A8739 FNL Primary Parcel

Description:

GRADG, DRAINAGE & RETG WALL FOR 8-UNIT MOTEL & RES JOHN WALLACE, RCE/ FRED POTTHAST, GE

C3456 FNL Primary Parcel

Description:

8 UNIT MOTEL BUILDING W/2 NEW LAUNDRY FACILITIES.



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C3547 FNL Primary Parcel

Description:

SINGLE FAMILY DU W/ATT GARAGE

C5308 FNL Primary Parcel

Description:

4-20K GAL H2O TANK, EXCAVATION & INSTALL PIPESYSTM REPLACES B950243-001/003/DEFER TANK CALCS/R.MILLER

C6636 FNL Primary Parcel

Description:

FIRESPRINKLERS FOR 8 UNIT MOTEL & LAUNDRY ROOM .

C8344 FNL Primary Parcel

Description:

FIRESPRINKLERS SINGLE FAMILY DWELLING /002 . PIPE CPVC/SPRKS VIKING B-3, H-3, M-4 SIDEWALL

COD2015-00383 REC Primary Parcel

Description:

SUBSTANDARD LIVING CONDITIONS BEHIND RAGGED POINT INN

PMT2002-24078 EXP Primary Parcel

Description:

INSTALL WATER TANK

PMT2002-25105 EXP Primary Parcel

Description:

ADD 2 RESTROOMS TO HOTEL

PMT2003-02592 FNL Primary Parcel

Description:

UPGRADE FUEL SYSTEM FOR EXISTING GAS STATION/ REPLACE FUEL DISPENSERS WITH NEW CARD READER UNITS AND ADD VAPOR RECOVERY SYSTEM TO EXIST. TANKS./ ARCHITECT R.FISHER C17280

PMT2007-00634 FNL Primary Parcel

Description:

ENHANCED VAPOR RECOVERY PHASE II FUEL SYSTEM UPGRADE

PMT2011-01302 FNL Primary Parcel

Description:

REPAIR AND INSTALL RECEPTACLES AND LIGHTING

ZON2013-00289 APV Primary Parcel

Description:

SOUVENIR GIFTS AND NOVELTIES.

90642 FNL Related Parcel

Description:

RE-ROOF FOOD STAND



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90992 FNL Related Parcel

Description:

REROOF EXISTING FOODSTAND

90999 FNL Related Parcel

Description:

ADD OFFICE TO EXISTING GAS STATION

94821 FNL Related Parcel

Description:

CONST GREENHOUSE/TRELLIS AND DECK TO FOOD STAND

96275 FNL Related Parcel

Description:

INSTALL ELECTRICAL PANEL FOR POWER DROP

D910297P APP Related Parcel

Description:

DRILL WATER WELL

D930013D CMP Related Parcel

Description:

REBUILD OFFICE/RESTAURANT

D960143D CMP Related Parcel

Description:

CELLULAR TRANCEIVER FACILITY-CELLULAR ONE

DRC2013-00048 INH Related Parcel

Description:

CUP FOR A PHASED CONSTRUCTION OF NEW BUILDINGS, CONVERSION OF EXISTING GARAGE AND DEMOLITION OF AN UNPERMITTED DECK AT THE RAGGED POINT INN SITE.

E000498 RES Related Parcel

Description:

TREE REMOVAL NO PERMIT

G810015M DEN Related Parcel

Description:

LU MAP CHANGE RURAL LANDS TO RECREATION

G820021T CMP Related Parcel

Description:

MOD PA STND COASTAL SETBACK

G930005M ACC Related Parcel

Description:

LU-M TO REC



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P970909Z	APP	Related Parcel
Description:		
JEWELRY SALES DBA		JOHN MEHAN JEWELRY
P980368E	WIT	Related Parcel
Description:		
STORM DRAIN		
PMT2002-10889	REC	Related Parcel
Description:		
ELECTRICAL UPGRADE		
PMT2002-24833	EXP	Related Parcel
Description:		
GRADING FOR WATER TANK FOR FIRE SUPPRESSION REPLACED W/B981156/004		
PMT2002-24834	EXP	Related Parcel
Description:		
INSTALL 86,000 GALLON WATER TANK REPLACED W/B981156/004		