

NORTH COAST ADVISORY COUNCIL

NOVEMBER 16, 2016

RABOBANK COMMUNITY ROOM

Chairman – Ted Siegler called the meeting to order 6:30 PM.

ROLL CALL: Barbara Beane, Susan McDonald, Shana McCormick, Ted Siegler, Cindy Steidel, Bruce Fosdike, Dixie Walker, Aaron Linn, Bruce Mumper, Laurel Stewart, Cesilia Lomeli, John Nixon, Don Sather, Bambi Fields, Paul Carlson.

EXCUSED: Debby Mix, Marjorie Sewell, Dawn Dunlap, Mary Webb.

CONSENT AGENDA:

Agenda Approval:

Paul Carlson moved to accept agenda. Bruce Fosdike 2nd unanimous

Minutes Approval

Bruce Fosdike moved to accept agenda. Paul Carlson 2nd unanimous

PUBLIC COMMENT:

Roland Soucie- a concern of the lack of accessible walkways for the handicapped, and would like attention by the Traffic Committee to address these concerns, ie East Village and side walk policies and the ADA standards. He was referred to the County and needed clarification regarding this issue. And was addressed in tonight's meeting.

Claudia Harmon- comment that the sidewalks do not meet state code requirements and affect those with mobility issues. There will be a Fall clean-up (Squibbing) sponsored by the Beautify Cambria Committee – this weekend 12:00-3:00.

Shana McCormick – The Christmas Market will have parking at the local High School.

Susan McDonald- There will be free Chipping service in Cambria -December 1-2.

Bambi Fields- Hospitality Night will be December 1, 2016 in Cambria.

REGULAR PUBLIC AGENCY REPORTS

Public Safety- Not present

CCSD – Director Bahringer

1. Integrated Waste Management kitchen waste recycling program 11/16 at CCSD meeting

2. Review the district finance officer employment agreement at 11/16 meeting
3. Recognition of Wastewater Treatment Plant employees

County Supervisor-Bruce Gibson

1. The Board process TDC program (Transfer of Development)- successful program
2. Ken Topping retired – from the Planning Commission and Mike Multari will take his place on the commission.
3. Measure J not sure if the proposal passed still pending.
4. Prop: 64 did passed and many issues regarding this proposal and there will still be local control.
5. Trailer Park Rod and Reel – still an issue for Code Enforcement

County Planning- Airlin Singewald

1. Orellano MUP – BOS appeal hearing Feb. 27, 2017
2. Chatham Lane MUP -hearing 3/17/2017
3. Rod and Reel Trailer Park – Code Enforcement involved and the case is open. Not sure about the fence and only available to a limited amount of RV's and or Trailers.

Aaron Linn- comment there is such a shortage in local and affordable housing in Cambria.

Regular Business-

A motion to choose Election Committee: 4 individuals selected: Cindy Steidel. Susan McDonald, Paul Carlson, Shana McCormick. The following areas are up for re-election; 1, 3, 5, and 7. The vote by the council was unanimous.

Laurel Stewart- comment that the Corresponding Secretary include more background and information regarding the different MUP addressed by the NCAC Council and the LUC.

Ted Siegler- The letters will remain as is and the information in the letters adequately expresses the concerns of the NCAC Council.

Land Use Committee: Laurel Stewart , Chair

Richard Le Gros- comment on the Ragged Point MUP –

1. There is a southern line on the property and has been identified by the survey plan.
2. There will be 4 access points in the plans on the property.
3. Caltrans is involved and the access will be wider and split off Highway 1.
4. There will be over 200 stalls for parking.
5. The report is now updated and the discrepancies are addressed.

Bruce Fosdike- Comment on the access of the ingress and egress – this will affect the entrance to the Resort.

Susan McDonald – there is a concern about the size and scope and the location, the visual impact, events and traffic impact.

Arilin Singlewald- There is no EIR and there is a local coastal plan, and the project is not final and the application is pending. The traffic plan is being revised and the visual impact is being addressed and a traffic study is completed.

Shana McCormick – comment on the usage of water, and the trees affected by the project.

Aaron Linn- Business report available?

Laurel Stewart- This project is on the scenic highway and is directly on the road.

Shana McCormick- This project must blend with the local community since the area at Big Sur is so spectacular and beautiful and still protect the environment.

Richard Le Gros- We are following the Coastal Act and there will not be any danger to the environment. This project has been in the works for 5 years and it will be an asset to Ragged Point area.

Bruce Fosdike- The recommendations from the Traffic Committee should be included in the motion.

Project DRC2013-00048 RAMEY (Ragged Point Inn Phased Resort Plan)

The motion is made to provide county planning the recommendations made by the LUC and Traffic Committee that include:

It is the Traffic Committees recommendation (in conjunction with the Land Use Committee) that the driveway farthest to the north be for ingress only. The Center access will be for both ingress and egress from either north or southbound but should be widened to allow for a median to separate ingress and egress. This will prevent people exiting to not block access to those entering. The south entrance will be for southern egress only allowing for better sightlines to enter the traffic lane. This will allow for 2 ingress driveways for either north or south. We would also like to have Caltrans consider a northbound left turn lane for the center driveway and a continuation of that lane (bypass lane) for northbound egress from that center driveway. According to the traffic study this is not necessary. But from a practical point of view it should be re-considered due to the constrained area of the development.

“No Parking” areas placed on Hwy 1 along the frontage of the site to allow for better sightlines for egress was proposed by the traffic study. And we also agree with this proposal. County Roads and Caltrans will need to weigh in on this project due to its size and complexity.

The farthest south delivery/valet entrance was not included in this discussion as there was no information on its placement and sightlines, nor did the traffic study include it in their review. It should be posted so as not to be used by the public.

1) Because of the complexity and environmental sensitivity of most of the project phases, we highly recommend an EIR for the project , and 2) a property survey should be performed to confirm at least the southern boundary of the property and plans provided which show the dimensions and placement of the water treatment plant adjacent to that boundary.

. Motion by Susan McDonald. 2nd Bruce Fosdike - Vote: Favor- 6 Opposed- 3 – motion passed. Council wants to review the project again when additional environmental information is completed.

Project DRC2016-00006 Ragged Point Inn

The motion is made to approve the project that as recommended by the LUC – first motion made by Shana McCormick – and Seconded by Bruce Fosdike – Vote: Unanimous.

Project: DRC2016-00024 VAN BEURDEN

The motion is made to approve this project with the recommendations of the LUC that 1) the guest house portion of the new building is reduced by at least 30 sf, (by eliminating the projecting sink/counter bump-out, for instance), bringing the guest house within 4 sf of compliance with ordinance limits, 2) the trees at the front and back of the proposed guest house are assessed and the positioning of the new building a few feet back is considered, 3) the use of permeable paving for the large new driveway expanse is recommended to the applicant, and 4) the parcels are merged.. Motion- Susan McDonald and Seconded by Paul Carlson. Vote: Unanimous.

Project: DRC2016-00022 FISKE

Motion by Bruce Fosdike and seconded by _____ to approve ties 4-4-1 – therefore no recommendation was made by the NCAC.

Project: DRC2016-00020 BKS CAMBRIA LLC

The motion is made to approve recommendations made by the LUC to not approve this project.

First motion Paul Carlson and Seconded by Shana McCormick – Vote: Favor -8 oppose 1 Motion to recommend denial passed.

NCAC REPORTS:

Transportation Committee; Bruce Fosdike

Discussion of the asphalt for the sidewalk project at Eaton X Burton that brought up at the September Traffic meeting. The asphalt was used instead of concrete to save money. In future projects that it is preferable that a description of specific materials to be used be requested, as asphalt is not considered a standard material for sidewalks.

County to revisit site of drainage problems at 3290 Bradford Circle.

Waiting for Caltrans answer to request for deer signs on Hwy 1.

County looking to add 4 ADA spaces in West Village.

Mike Britton, County Roads Dept., asks community to contact with road issues, 781-5252.

Website Committee Report: Paul Carlson

The website is still an ongoing project.

Treasures Report: Bruce Fosdike – Available balance - \$2507.93 as of 11/10 Accounts paid 10/18 Ted siegler – copies for meeting \$22.58

Environmental Report: Strawberry Canyon project. FFRP monarch butterfly habitat planting project.

Corresponding Secretary- Cesilia Lomeli 2 letters sent out

Community Outreach Committee- Shana McCormick – a flyer was presented for the Cambria Community to be distributed in English & Spanish about the NCAC Council. Motion by Shana McCormick, seconded by _____ to approve expenditure of \$110 for this project was approved unanimously.

Old Business:

New Business:

Christmas Party at Linn's Restaurant on December 14th at 5:30 PM and additional information will be sent out.

Bruce Fosdike- A concern about when to distribute the NCAC meeting notes to the council and when should they be made available.

Ted Siegler- The approval of the minutes will be discussed in the NCAC meeting and the notes will be sent out as before no changes.

Motion to adjourn First: Susan McDonald – Seconded -Cesilia Lomeli

Adjourn: 9:18

