



REGULAR MEETING

Wednesday, July 20, 2016
 Rabobank Community Room
 1070 Main St., Cambria, 6:30 PM

Agenda

I. Roll Call, Establishment of Quorum

II. Consent Agenda

- a. Agenda Approval:
- b. Minutes Approval: June 2016 (**Attachment A**)

III. Public/Council Comment: Limited to items NOT on the agenda (3min per person).

IV. Regular Public Agency Reports:

- a. **Public Safety:** Commander Taylor / Parker / Sargent MacDonald / Odom
- b. **Cambria Community Services District:** Director Bahringer
- c. **County Supervisor:** Supervisor Gibson
- d. **County Planning:** Airlin Singewald

V. Regular Business:

- a. **Consideration of placement of SLOCOG Monument Sign for San Simeon Acres**
- c. **Land Use Committee:** Laurel Stewart, Chair (**Attachment B**)

- 1- Project: DRC2015-00146 CAMBRIA CSD, referral date of 6/29/2016
http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00146_CAMBRIA_CSD_MUP_Ref_Pkg

Proposed minor use permit to allow the demolition of an existing residence to increase open space and to remove a hazardous structure.

- 2 - Project: DRC2015-00133 MAHER, referral date of 6/2/2016
http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00133_MAHHER_MUP_Ref_Pkg

Proposed minor use permit to demolish existing house, built in 1971, and build a 2840 square foot single family dwelling.

- 3 - Project: DRC2015-00137 COUNTY of SAN LUIS OBISPO (Verizon Wireless Package), referral date of 6/8/2016

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00137_COUNTY_OF_SAN_LUIS_OBISPO_CUP_Ref_Pkg

APN: Between/adjacent to 013-381-002 & -007, County Right-of-Way
 Highway 1, adjacent to Exotic Garden Drive, Cambria

Project location: Off of

VI. NCAC Reports

- a. Transportation Committee:** Bruce Fosdike (**Attachment C**)
- b. Website Committee Report:** Paul Carlson
- c. Treasurer's Report:** Bruce Fosdike (**Attachment D**)
- d. Environmental Report:** Bruce Mumper
- e. Corresponding Secretary's Report:** Cesilia Lomeli
- f. Community Outreach Committee:** Shana McCormick

VII. Old Business:**VIII. New Business:**

Introduce Dispute Resolution Policy draft for consideration at the August meeting.

Adjourn :

Attachment A –

NORTH COAST ADVISORY COUNCIL
June 15, 2016

Chairman Ted Siegler called the meeting to order at 6:31 PM.

Present: Barbara Beane, Susan McDonald, Don Sather, Ted Siegler, Cindy Steidel, Bruce Fosdick, Laurel Stewart, Paul Carlson, Dixie Walker, Cesilia Lomeli, John Nixon, Marj Sewell, Bruce Mumper, Mike Lyons.

Excused: Bambi Fields, Shana McCormick, Debby Mix, Dawn Dunlap, Aaron Linn, Mike McLaughlin, Mary Webb.

CONSENT AGENDA:

Agenda Approval: Bruce Fosdike moved to accept agenda. John Nixon 2nd. Unanimous.

Minutes Approval: Mike Lyons was excused. Page 3 –remove “non- conditioned use”. Date for June meeting should have been June 15, 2016.

John Nixon moved to accept minutes. Bruce F. 2nd.. Unanimous.

PUBLIC COMMENT:

Steve Cole -has a friend who is looking for a place to stay --to work in lieu of rent. He's reliable, honest (Steve has known him for most of his life). Phone number is 909-9797. CeCe may know someone.

REGULAR PUBLIC AGENCY REPORTS:

- Public Safety – Commander Taylor – 328 calls for service from Harmony to Ragged Point. He has a full staff now: everyone is back. More coverage. John Bell – Panga boats -- Addressing the problem now through electronics.
- CCSD – not present.
- County Supervisor – Supervisor Gibson

- Missed last meeting: attended a State Legislative Conference.
- 2026-17 Budget – will add 2 patrol deputies. One will be stationed at the south station in Oceano and the other in Los Osos. Now will be 2 on the graveyard shift – 9 PM to 6 PM,
- Total budget somewhere around 500 million dollars in general fund. Increased foster care, continuing Affordable Care Act, deputy staffing.
- Fire Safety in Cambria on Tuesday—an awareness meeting, an on going discussion. 150 million of tree mortality. Fifty million trees gone.
- Cherie McKee has been working on Public Works. More street cleaning in this area –monthly.
- Adding a sidewalk and crosswalk across from the Nursery to Schoolhouse Lane
- Kathe Tanner—Sidewalk up Burton? State doesn't have \$\$ together for improvement. (because cars are more efficient gas wise, will need to raise money.) Improvement money has gone to 0. County voters will have the opportunity to vote on a ½ % sales tax to work on infrastructure for local projects.
- Ted S. – In August CLOCOG will be presenting transportation expenditures. August 17 is the date for meeting.
- Mike Lyons—problem of dead trees—consider towing them out to sea. Super. Gibson – trees just rot and return to soil. Money comes from the Cap and Trade budget –made into lumber or burned—better to let trees rot.
- County Planning—Airlin Singewald
 - Vacation Rentals –Nankivell project will go dept. hearing on June 3. LUC recommending denial.
 - Orellana –new house, with a transfer of water meter. LUC recommended approval. Going to hearing on Fri, June 18.
 - Christmas Market—planning commission hearing July 14.
 - Recycling station –May 26 hearing – approved project. Move crushing of cans to a quarry near the Old Air Force station.

REGULAR BUSINESS

- NCAC budget – Nothing to report. Will cover website election, postage and will add up \$1500. Super. Gibson -- By July 1, have budget ready.
- SLOCOG--Rich Murphy and Jeff Brubaker – Monument Sign Design
 - Passed out a packet of designs for Cambria and San Simeon –update
 - Finish by Feb or March of next year
 - Mike Lyons –asked about sign and whether community organizations be shown on the north end of town as they are in the south end of town. No. Will the sign be visible from the North end or be distracting? Yes, but not distracting.
 - San Simeon sign will be placed a half mile south of Vista del Mar.
 - Each sign has their own design, including SLO sign.
 - Paul Carlson asked the cost of the 3 signs—Rich Murphy said construction would cost about \$450,000. Funded mostly by grants.
 - John Nixon – Design for Cambria sign based on Community suggestions?

Yes

- Don Sather –Could it be lower? It's 16 feet wide.
- Laurel Stewart – Plant with native grasses or wild flowers –Ans. - It will be restored to what it is now if disturbed.
- Bruce Mumper – Will it be lighted? ANS- No, there's no electrical there.
- * Mike Lyons – S.S sign placement looks great. Not impressed with location of Cambria sign since it's a redwood base, people may staple signs on it.
Ans. – Cal Trans will take care of it. Maintain sign – for trees. Will have a sustainable cocoon planter that saves water.
- Susan – Does SS. Chamber approve the sign. Ans.—Happy with location.
- Kathe Tanner—What about some planting around Cambria sign?
Ans.—Pass that along to designers about planting
- Bob Carr – Cal Trans. – Wanted minimal visual impact—believe it fits.
Worked with SLOCOG. Concerned about distance from San Simeon Acres.
- Cathy Steidel-- For San Simeon lots of traffic because of the zebras on site.
- Kathe Tanner – Asked about the distance between San Simeon sign and the first entrance. May not know there's a second entrance.
- Bruce Fosdike –It's set now and probably not worth changing.
- Bob Carr – Neither sign has been started; no permits, no survey done yet.
There needs to be an archaeological report and an environmental review.
- Ted – Hope he LUC or the Traffic Committee will talk this over.
- If the trees don't make it would be San Simeon's CCSD's responsibility to replace them

LAND USE COMMITTEE

- DRC2015 Chatham Lane LLC –APN# 201 Chatham Lane. In 2014 property was being rented as a VR with a license or approval. Wants waiver of distance requirement so the property can be a vacation rental. Need 200 linear feet and 150 ft. radius around the property supported denial of the project.
LUC recommended denial of the vacation rental.
- Sherry Bell – doesn't want any more VR in neighborhood. Too much night partying, barking dogs, noisy. Support LUC recommendation of denial.
- John McGarry – attended LUC and was impressed with handling of the situation. Recommends denial.
- Joe Crowley – agreed with denial.
- Bob Sfarzo – agreed with denial. Says Richard Breen is renting it now.
- Laurel Stewart – Went to Richard Breen, who was said to be renting it; he said he wasn't.
- CeCe Lomeli –Where did you get info on VR? Laurel went to the tax collector's office. Looked at the map and did the percentages.
- Paul Carlson – Recommends denial.
- Mike Lyons – Recommends denial.
Bruce F. moved to deny project. Mike Lyons 2nd. Unanimous.
- RC2015-00118 White Water Properties LLC APN#02371-003 &004
 - Application for a conditional use permit to remodel the White Water motel

to become White Water Cabins (6820 Moonstone) and, to the north, Windrush residence/motel (6790 Moonstone). Apartment at the White Water would be converted to a motel unit and lobby. The residence and two motel units at Windrush would be converted to 5 motel units and required parking; it will be called White Water Suites. We noticed chalked out lines for something in the back by the highway; we'd like to see the plan of that area.

There is a landscape planning of myoporum, but would rather

see native trees and plants. Recommend unpaved area by the Windrush be a permeable surface, plus drought resistance plants other than succulents. Recommend approval of project.

- Mike Lyons – Caretaker area in both buildings?

Laurel – no, the lobby for both buildings will be in the White Water.

- Susan McDonald – why succulents? Laurel—members of the committee suggested drought resistant plants, and they liked it. Susan wants that stricken from list.

Susan moved to approve but strike exclusion of succulents—drought tolerant OK. Mike Lyons 2nd.

- Paul Carlson – Plants not to be limited, but drought tolerant would be good.
- Laurel –when a home was built next to San Simeon State Park, palm trees were not allowed. The county took care of that.

Motion made by Susan McDonald: recommended approval, with suggestion that the existing unpaved area at rear of Windrush around parking to remain unpaved as shown on plan, and any additional plantings be drought tolerant. New deck and 2 patios added at front of property should be preferably permeable. 2nd by Mike Lyons. Approval unanimous.

- Laurel – Airlin announced meeting for denial on June 21. The county likes see the community turn out for such meetings.

The Christmas Market hearing has been elevated to Planning Commission.

The Verizon cell sites have been having some problems

NCAC REPORTS

- Transportation Committee—Bruce Fosdike
 - Haven't anything about mowing the brush
 - Susan said the County was there today mowing.
 - Bruce –Bike lanes are being addressed, the potholes addressed
Homeless people sleeping along the road
 - Yama told Bruce F. that clearance of road with plantings on road. –will decide whether its County of Cal Trans. It will be addressed case by case.
- Website Committee –Paul Carlson. –
will be up and running soon.
- Treasurer's Report – Bruce Fosdike
\$1207.64 on hand
- Environmental Report—Bruce Mumper
Attended Fire Meeting, Ralph Covell has Poly students working on the trees on his property. There's 5 thousand dead trees. Working at FFRC on trees with chipping, mulching. Workday on Sat.

- Corresponding Secretary's Report – Cesilia Lomeli
None
- Community Outreach Committee – Shana McCormick
None – excused

OLD BUSINESS –none

NEW BUSINESS

- Mary Webb – didn't think the vote was correct. Ted asked that the issue be taken up by the LUC, if desired. Make a different recommendation or leave it.
- Laurel – Orellana will be heard on Friday. Anyone who attends the meeting could hear what happens. Ted -Anyone can go as a private person, not the NCAC. It's really a moot point.
- Mike Lyons—MUP—concern of any new building and water use.

Bruce Fosdike moved to adjourn. Susan McDonald 2nd. Unanimous.
The meeting was adjourned at 8:35 PM.

Respectfully submitted,
Marjorie Sewell

Attachment B –

Land Use Committee, NCAC - Report for July, 2016

The committee met on Tuesday, July 5, at 5:30 pm, Rabobank community room.

Attending: Mike Lyons, Vari MacNeil, Laurel Stewart, Mary Webb, Tony Church, Marj Sewell, Claudia Harmon Worthen. Guests: Bob Sfarzo, John and Hilary Townsend, architect Douglas Greenfield

If the direct links fail to work for you, try: <http://www.slocounty.ca.gov/planning/referrals.htm> , click on "coastal" and check the list

1- Project: DRC2015-00146 CAMBRIA CSD, referral date of 6/29/2016

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00146_CAMBRIA_CSD_MUP_Ref_Pkg

Project location: 1777 Rodeo Grounds Rd, Cambria

Planner: Kerry Brown

Proposed minor use permit to allow the demolition of an existing residence to increase open space and to remove a hazardous structure.

This is an abandoned house on East Fiscalini Ranch. Built in 1972, it is in poor condition.

RECOMMENDATION: The committee recommends approval of the demolition, with salvage of any materials that may be of value.

2 - Project: DRC2015-00133 MAHER, referral date of 6/2/2016

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00133_MAHER_MUP_Ref_Pkg

APN: 023-133-013

Project location: 1835 Wales Rd, Cambria

Planner: Brandi Cummings

Proposed minor use permit to demolish existing house, built in 1971, and build a 2840 square foot single family dwelling.

Where the existing house sits and where the new one will be built, the property runs at 20% downslope west of Wales Rd, increasing to 25% slope on an undeveloped portion facing St. Thomas Rd. Neighbors from the east side of Wales, immediately opposite the project site, expressed concern that the increased height of the new house vs. the existing would block their ocean view. There was discussion among architect, neighbors and some committee members regarding possible changes to design to accommodate their concerns. The proposed project meets height restrictions. Any redesign to reduce height would necessarily involve the applicants approval and cooperation with the neighbors.

At our earlier site visit, the architect had been asked if the applicants would be willing to move the stairway from the back deck to the north, away from the Monterey Pine below the house. He reported the applicants were willing to do so.

The architect provided a May 2014 cultural resources assessment on the day of our meeting which includes recommendations for monitoring for archaeological material.

RECOMMENDATION: The committee recommends approval of the demolition of the existing house and construction of the replacement home, with a change of location of the back deck staircase from south-facing to north-facing to reduce impact to the Monterey Pine at the south property line. The only other redesign of the project we recommend would be any required based on "Management Recommendations" (pp 13-14) of the May 2014 Cultural Resources Assessment by Rebecca Anastasio.

3 - Project: DRC2015-00137 COUNTY of SAN LUIS OBISPO (Verizon Wireless Package), referral date of 6/8/2016

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00137_COUNTY_OF_SAN_LUIS_OBISPO_CUP_Ref_Pkg

APN: Between/adjacent to 013-381-002 & -007, County Right-of-Way Project location: Off of Highway 1, adjacent to Exotic Garden Drive, Cambria Planner: Airlin Singewald

Proposed Conditional Use Permit request by Verizon Wireless for new 30' UTILITY POLE, (1) new antenna, (1) new equipment cabinet, (4) new RRUS, (1) new PG&E Verizon Wireless Meter, (1) new wood fence enclosure.

The committee noted that this is visible from the designated Scenic Highway 1 and is adding another pole and equipment to the viewshed. It was also noted that there are buildings on property immediately south of the existing PG&E pole which might conceal/contain the site. No justification of need for the

site nor level-of-service goals were given. The radio frequency radiation report indicated only one provider could utilize the site.

RECOMMENDATION: The committee could not agree on a recommendation to the Council for this proposed CUP based on majority vote nor on consensus. However, the committee as a whole, including those who favored recommending approval of this specific project, would like the NCAC to consider a motion recommending that County (1) create a master map of existing cell sites (which would reference their physical type, carrier(s), radio frequency radiation, co-location capacities) and a projection of coverage goals and needs, and (2) closely adhere to Title 23 (Coastal Zone Land Use Ordinance) development standards regarding wireless facility co-location, site location and screening.

Other business: Discussion of options for new meeting place and time. Agreed to seek an arrangement allowing for mid-afternoon meeting time.

Laurel Stewart, Chair, LUC

Attachment C –

Traffic Committee Report for July 5th 2016

In attendance Bruce Fosdike, Mary Webb, and Marj Sewell

A letter from the Lyons Club was submitted (see below) about the upcoming Pinedorado event on September 3rd. Discussion about the effects of the past and future event, and the planning of temporary road closures was presented. The letter indicated that the event planning was well researched and complete with Parade Marshal's and Sheriff Deputies involved for traffic control. No further comment from the committee.

The construction of the intersection of Eaton and Burton was discussed. An ADA compliant sidewalk and crosswalk is being built at the site. This project was reviewed and approved about 3 years ago through the Traffic Committee/NCAC.

The new "rumble strips" on Hwy 1 were discussed due to the increased noise through the community. Questions about why this did not come through the Traffic/NCAC process. Answer – Cal Trans does not go through the County process when it involves the state highway system.

Pinedorado Parade 9/3/2016

Special Event Permit ENC20160410

The 68th annual Pinedorado parade will take place on Saturday, September 3, 2016. The parade starts at 9:30am at Main Street and Bridge Street in the East

Village and ends approximately at 11:30am at Main Street and Kent Street in the West Village.

There will be a barricade and parade marshal and deputy sheriff at Main Street and Eton from 7:30am to 11:30am to guide traffic. They will allow traffic to go through to Santa Rosa Creek Road and redirect parade participants to the designated parking area. There will be a manned barricade at Santa Rosa Creek Road and Main. There will be a manned barricade at the intersection of Eton and Burton at the Rodeo Grounds, which is the designated parking area. They will also instruct parade participants where the check-in location is at Main and Burton, and allow Burton Street merchants to come through with a parking pass available at the Chamber. Main Street will close at 9:00am to all traffic other than emergency vehicles. As soon as the last entry passes down the parade route, Main St will reopen and all of the barricades will be removed.

Thank you for your support of this event. Please do not hesitate to contact me if you have any questions.

Thank you,

Lani Zaragoza

Pinedorado Chairperson 2016

Attachment D -

Treasurer's Report for July 2016

\$1189.58 in Account

Invoices Paid for June15-July15

7/15 Ted Siegler \$18.06

Reimbursement for meeting copies

Bruce Fosdike, Treasurer

Attachment E -

**NORTH COAST ADVISORY COUNCIL
DISPUTE RESOLUTION POLICY
DRAFT JUNE 26, 2016**

Background: Periodically a dispute arises that goes beyond the normal give-and-take of a body dedicated to discussion of issues, some of which may be controversial. The NCAC Executive Committee recognizes that, at present, there is no formal policy or procedure for resolving such disputes. Therefore, the Committee proposes the following for consideration and adoption by the NCAC.

Policy: A dispute is not merely a disagreement although it may arise from one. For purposes of this Policy, a dispute is a conflict, that if not resolved, will disrupt the orderly function of the NCAC. It may involve two or more Council members or one or more members of the public and at least one Council member.

It is the responsibility of the Executive Committee, and ultimately the entire Council, to resolve disputes to restore order. If a dispute involves a violation of a member's obligations under the Conditions of Service Agreement, the Council may consider removing such member according to provisions in the Bylaws.

Procedure:

1. A Council member or a member of the public engaged in a dispute may forward to the Council Chair a request for resolution describing the dispute.
2. The Chair will distribute the request to the Executive Committee.
3. The Committee will decide, by majority vote, whether to take up the request.
4. The Chair will inform the requestor of the Committee's decision.
5. If the Committee decides to take up the request, the Chair will convene a meeting and invite all parties to the dispute to attend. Each party will have an opportunity to present his/her understanding of the dispute. The Committee's role will be to attempt to mediate a resolution acceptable to all parties.
6. If the parties are not satisfied, the dispute will be added to the agenda of either a regular or special Council meeting. At that meeting, the parties to the dispute will have an opportunity to present their understanding of the dispute. The Council may determine to take action after such presentation. If the Council does take action, it will be through proper motions and votes consistent with the Bylaws.
7. Once the Council decides whether or not to take action, no further presentations on the subject matter of the dispute will be heard unless the Council decides, through proper motion and vote, to reconsider.