



## REGULAR MEETING

Wednesday, April 20<sup>th</sup>, 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:** March 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. **Country Coast Classic:** Comments requested, 6/25/2016 (**Attachment B**)
- b. **Eady Hotels:** Comments requested, ABC referral - Cambria Shores Inn 6276 Moonstone Beach Drive, Cambria. (**Attachment C**)
- c. **Land Use Committee:** Mary Webb, Chair (**Attachment D**)

DRC2015-00096 Pacific Cambria LLC – Proposed MUP to conduct an annual Christmas Market on an existing resort commercial use at 2905 Burton Dr. Cambria APN: 023-431-003.

[http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00096\\_PACIFIC\\_CAMBRIA\\_LL\\_C\\_MUP.pdf](http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00096_PACIFIC_CAMBRIA_LL_C_MUP.pdf)

DRC2015-00097 Orellana – Proposed MUP for a new 2 story single family residence of 3572sf at 930 Drake St. Cambria, APN: 023-067-008.

[http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00097ORELLANA\\_MUP.pdf](http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00097ORELLANA_MUP.pdf)

DRC2015-00099 Kuswa – Proposed MUP to add an upper level deck to an existing single family residence at 1700 Londonerry Dr. Cambria APN: 024-241-024.

[http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00099\\_KUSWA\\_MUP.pdf](http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00099_KUSWA_MUP.pdf)

DRC2015-00103 Somers – Proposed MUP for the removal of an existing deck are, the addition of new deck areas, and an interior remodel of the 1<sup>st</sup> and 2<sup>nd</sup> floor of an existing single family residence at 5249 Whitehall Ave, Cambria APN: 022-227-019

[http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00103\\_SOMERS\\_MUP.pdf](http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00103_SOMERS_MUP.pdf)

**VI. NCAC Reports**

- a. Transportation Committee:** Tony Church (**Attachment E**)
- b. Website Committee Report:** Ted Siegler
- c. Treasurer's Report:** Heide Santos
- d. Environmental Report:** Mary Webb
- e. Corresponding Secretary's Report:** Cesilia Lomeli
- f. Community Outreach Committee:** Shana McCormick
- g. Election Committee:** Heide Santos – Results of election  
Seating of new Council Member's
- h. Appointment of Agriculture and Environmental Council Members:**  
Appointees may address Council.
- i. Election of Officers**

**VIII. Old Business:****IX. New Business:****Adjourn :****Attachment A – NORTH COAST ADVISORY COUNCIL MEETING**

March 16, 2016 at Rabobank

The meeting was called to order at 6:30 PM by Chairman Bruce Fosdike.

Present: Tony Church, Heide Santos, Ted Siegler, Shana McCormick, Jason Anderson, Mary Webb, Mike Lyons, Debby Mix, Bambi Fields, Laurel Stewart, Marj Sewell, Vari McNeil, Cecilia Lomeli, Cindy Steidel, Mike McLaughlin, Bruce Fosdike.

Excused: Barbara Beane, John Nixon, Marty Main, Dawn Dunlap, and Jim Webb.

**CONSENT AGENDA**

Agenda Approval – Mike McLaughlin moved to accept the agenda. Ted Siegler 2<sup>nd</sup>.  
Unanimous.

Minutes Approval – Mike McLaughlin moved to accept the agenda. Ted Siegler 2<sup>nd</sup>.  
Unanimous.

**PUBLIC COMMENT**

- Robert Davis – Morro Bay – Bikeways Group – There's a Bike Plan on line at <http://www.slocounty.ca.gov/Assets/PW/Traffic/BAC/County+Plan+2015-16+Update+Draft.pdf>. Make requests to Michelle Matson at [mmatson@co.slo.ca.us](mailto:mmatson@co.slo.ca.us). Working on Windsor to Santa Rosa, Moonstone, Main St.
- George Marshall – Mgr. – Cambria Nursery. The Christmas Market in its 5<sup>th</sup> year. Parking is now off site. Working on details for this Christmas. Mary Webb stated that the project went well last year.
- Bambi Fields – Fundraiser for Earl Moon went well – a spaghetti dinner. Another fundraiser for Tim McCalheim is set for April 13.

### CANDIDATES FOR ELECTION: Area 2

- Mike McLaughlin – Lives in Cambria. Coaches baseball and softball and subs at High School. Has 4 children. Attends Santa Rosa Church. Sits on Cambria Healthcare District, Lions Club.

### FIRESAFE FOCUS GROUP – Shirley Bianchi

- Best group Shirley has ever worked with. Really focused on safety
- Best change is names of areas rather than numbers—Fire people out of area would have no idea where to go.
- Tips for evacuating –what to take with you. Have a bag ready. Need to know of people who need help in evacuating.
- Bruce Fosdike – Wildland Urban Interface Drill – training on May 5. More info coming.

### REGULAR PUBLIC AGENCY REPORTS

- Commander Taylor – 266 calls from Monterey County line to Harmony.
- Director Bahringer
  - Fire Safety Group – CCSD is working on a plan of a local hazard grant.
  - No surcharges through June.
  - Next agenda for CCSD is not set yet.
  - High School does get water from CCSD. The well is for landscaping. The Schools water is OK. High School is on septic, thus the odor, but Leffingwell is on sewer system.  
CeCe Lomeli said there is now a filling station for kids to fill their bottles at the High School, Middle School, and Elementary School.
  - Debby Mix – How come we can use more water now? There’s more water available now.
  - Heide Santos – Tree fell in neighborhood. It’s a 911 call. Tree was taken away.
  - Donald Archer feels that allowing to wash cars sends the wrong message.
  - Jason Anderson – Red Mt. Rd. – can’t answer question because it’s under investigation.
- Supervisor Bruce Gibson
  - CCSD – Working on a plan to complete the EIR soon for the Water plant.
  - On 3/28 the 1<sup>st</sup> connection to the sewer will be made in Los Osos.
  - Transportation – repairing roads –money has dried up because of less gas usage and lower cost of gas.
  - Laura’s Law – Mental health care – Cost would be about \$50,000 per person to help as many as 10 people a year.
  - Approved the mental health hospital in Templeton, including road repair.
  - Mary Webb – Asked whether adding modules to Diablo for use of desal water? Already permitted to do 500 acre feet per year, currently doing about 100 acre feet for plant use. On the agenda for next week at County BOS.
- County Planning: Airlin Singewald
  - Nankivell – DRC2015000074 – county recommending denial—Hearing April 8
  - Friends of Fiscalini Ranch – Hearing April 8
  - Sansone –County recommending denial –Hearing April 14

- Christmas Market – Working out details and length of time for Market to continue. Under Coastal Commission. Will go back to LUC
- Recycling center -- Hearing March 24.
- Mary Webb – Asked Airlin whether roads in and around the well field and new water project were supposed to be paved. Concerned that a chlorine truck was stuck and had to be towed.

#### PRESENTATIONS:

HomeShare SLO: Anne Wyatt

- Getting ready to start one in SLO County
- Cater to senior population
- Affordable housing - flexible
- 1 in 10 homes in Cambria – (family size) has one person over 65 living there, could rent out a room.

Mary Webb - Concerned about increased water use and traffic impact to neighborhoods.

(Bruce Fosdike had to go to emergency-Laurel Stewart took his place)

SLOCOG –Transportation tax initiative: Ron DeCarli and Stephanie Hicks.

- Plans and programs funding for the region’s short and long term transportation needs.
- Independent from county
- Facilitate transportation systems, street maintenance, bike lanes,,
- \$35 million per year
- Funded boardwalks, downtown enhancements
- State funding is dropping (better fuel efficiency, gas prices dropping)
- Questions about issues – rated by people here. (were given clicker to vote for what works for each of us –31 people in room.)

LAND USE COMMITTEE: Mary Webb

DRC2015-00090 – Grommisch – 1000 Warren Road. Detached garage and conversion of existing garage to a guesthouse. See attachment C Application incomplete –make an effort to save the 2 oak trees. Since it’s a vacation rental, must be rented as one rental.

Mary moved to recommend approval with conditions stated in LUC report. Laurel 2<sup>nd</sup>. Unanimous.

#### NCAC REPORTS

- Transportation: Tony Church
  - Request for parking changes at 2244 Main St. will take 2-3 months.
  - Potholes in parking areas opposite the Sea Chest Restaurant along Moonstone Beach were discussed. Also State Park parking lot at south end of Moonstone Beach has deteriorated.
- Website – Ted Siegler
  - Cleanup – nothing major. Bob Sfarzo left the website committee.

- Treasurer's Report: Heide Santos
  - \$1746.55 on hand.
  - Already ran one ad for election for \$400; will run one more.
- Environmental Report: Mary Webb. None
- Corresponding Secretary: CeCe Lomeli
  - 3 letters sent last month.
- Election Committee: Heide Santos
  - Area 2 voters must have ID to vote.
  - Election is April 5 at Heritage Oaks Bank. 10-6.  
Heide moved to accept ballot and advertisement: Shana McCormick 2<sup>nd</sup>. 10 yes. 1 abstention.
- Community Outreach: Shana McCormick
  - At Farmer's Market 2 Fridays
  - Posters (bilingual) will be placed in various places.

OLD BUSINESS None

#### NEW BUSINESS

- Appointment for Area 8 Alternate
- 3 candidates –Dixie Walker, Paul Carlson and Holly Stodder (passed away this morning), so just 2.
- Dixie Walker – CERT, pres. of Lion's Club, Products person, been here since 1993, other volunteer groups
- Paul Carlson – 10 year resident, Viet navy vet, Dance Club, field tech for Hughes Aircraft, wants to have a sustainable water supply and cell phone coverage.
- Mary Webb moved to appoint Dixie for alternate. Debby Mix 2<sup>nd</sup>. 9 yes, 1 no, 1 abstention.

Heide moved to adjourn at 9:22 pm. Laurel 2<sup>nd</sup>.

Respectfully submitted,  
Marjorie Sewell

**Attachment B –**

## Country Coast Classic

Gene Cerise Memorial

April 12, 2016

**Subject:** CALTRANS and SLO County Special Event Permit  
16<sup>th</sup> Annual Gene Cerise Memorial Country Coast Classic Bike Ride

The intent of this letter is to provide CALTRANS and SLO County with documentation attesting to the fact that local authorities are aware of the upcoming Country Coast Classic bike event. This year's event will be held on Saturday, June 25, 2016. Staging and a post ride barbecue will be held on the Lions Pinedorado grounds on Main Street in Cambria.

Three route options are available to the riders. Cyclists will begin leaving Cambria around 7a.m., and the last riders are expected to complete the course by 4:30p.m. It is expected that upwards of 200 cyclists will participate in this event.

- **Century:** riders proceed south on Highway 1, east on Highway 46, then left on Oakdale Road for a ten mile loop through the wine country. Riders return to Highway 46 on Vineyard, ride back west on Highway 46, then north on Highway 1 to the Pinedorado Grounds for lunch. After lunch, the riders head north on Highway 1 to Ragged Point, where they turn around and ride back to the Pinedorado Grounds.
- **Half century:** riders head north on Highway 1 to Ragged Point, where they turn around and ride back to the Pinedorado Grounds.
- **Short ride:** riders head north on Highway 1 to a rest stop just north of the elephant seals viewing area, where they turn around and ride back to the Pinedorado Grounds.

There will be 4-5 SAG drivers on the route at all times. Drivers will carry basic first aid supplies, and will be instructed to call 911 if there is an emergency requiring medical assistance. All riders are required to wear a helmet and will sign a waiver. Cyclists will be provided with a "safe rules of the road" document as part of their route directions. CALTRANS approved signs will be posted per the attached document. Cyclists will follow all the rules of the road and will ride to the right hand edge of the road. The California Highway Patrol has been made aware of the event, and will not be providing traffic control assistance.

Jim Rogers, Event Co-chair, 805.909.1462

*Mary Ann Carson, Exec. Director* Mary Ann Carson  
Cambria Chamber of Commerce: (Signature/Print name)

\_\_\_\_\_  
North Coast Advisory Council: (Signature/Print name)

**Supporting the youth of Cambria, Cayucos and San Simeon through the annual Country Coast Classic Bike Ride**

Country Coast Classic Inc. is a 501(c)3 non profit corporation | Tax ID # 47-4897087

P.O. Box 6, Cambria, CA 93428 | tel. 805.924.0223 | email [admin@countrycoastclassic.org](mailto:admin@countrycoastclassic.org) | web [www.countrycoastclassic.org](http://www.countrycoastclassic.org)

**Attachment C –**

SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PLANNING AND BUILDING**

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

976 OSOS STREET, ROOM 300 · SAN LUIS OBISPO · CALIFORNIA 93408 · (805) 781-5600 · TTY/TDD  
RELAY – 711 EMAIL: [planning@co.slo.ca.us](mailto:planning@co.slo.ca.us) · FAX: (805) 781-1242 · WEBSITE:  
<http://www.sloplanning.org>

March 24, 2016  
North Coast Advisory Council  
Attn: Bruce Fosdike, Chairperson  
PO Box 533  
Cambria, Calif. 93428-0533  
Subject: **Application for a Type 42 Alcoholic Beverage Control License  
Beer and Wine Sales – Eating Place**  
**Applicant: Eady Hotels, Inc.**  
**Cambria Shores Inn – 6276 Moonstone Beach Drive, Cambria**

Dear Advisory Council:

The Board of Supervisors is required to determine that public necessity or convenience exists with certain types of licenses. This is also necessary for new licenses when the number of alcoholic beverage licenses in an area exceeds the County average for a census tract. The Board delegated this duty to the Planning and Building and Sheriff Departments with the condition that these requests be referred to the advisory committees for an opportunity to comment.

The Department of Alcoholic Beverage Control will still perform review of licenses for personal qualification of the applicant, citizen protests, appropriateness of zoning, and proximity to schools and residential areas. Issuance of a letter from the local agency determining public convenience or necessity will not preclude protest of the issuance of the license for any grounds.

The project being referred to you today is:

An application for a Type 42 (Beer and Wine Sales – Eating Place) license for Eady Hotels, Inc. for use in the guest lounge at the Cambria Shores Inn, located at 6276 Moonstone Beach Drive in Cambria.

The purpose of this letter is to gain your input related to the sale of alcohol at this location. If you have comments or concerns, please respond **by April 24, 2016**.

Sincerely,

Michael T. Conger

Planner – (805) 781-5136 [mconger@co.slo.ca.us](mailto:mconger@co.slo.ca.us)

**Attachment D - LAND USE COMMITTEE MINUTES****APRIL 4, 2016**

Called to order: 3:30 by Mary Webb, Chair  
Present: Mary Webb, Bob Sfarzo, Tony Church, Marj Sewell, Steve Cole, Laurel Stewart, Vari MacNeil, Jason Anderson, Mike Lyons. Absent excused: Claudia Harmon Worthen. Guest: Don Sather

**1 .[Direct link to SOMERS referral package](#)**

Date: 03/25/2016  
Planner: Cody Scheel  
Applicant Name: SOMERS  
Case Number: DRC2015-00103  
Project Description: MUP  
APN: 022-227-019, 5249 Whitehall, 5227 sq. ft. site

Proposed Minor Use Permit for the removal of an existing deck, the addition of new deck areas, and an interior remodel of the 1st and 2nd floor off an existing 3 bdrm. single family residence. No mitigation measures proposed.

Site visit by LUC April 2, 2016

**CONSENSUS:** recommend approval as described

**2. [Direct Link to KUSWA Referral Package](#)**

Date: 3/30/2016  
Planner: Schani Siong  
Applicant Name: KUSWA  
Case Number: DRC2015-00099  
Project Description: MUP  
APN: 024-241-024, 1700 Londonderry and Arliss  
Proposed minor use permit to add a 242 SF upper story deck to existing single family residence, replace one window and new exterior stucco.

Site visit by LUC on April 2, 2016 Owner and contractor met with LUC on site.

**CONSENSUS:** Recommend approval, with comments:

- a. Endeavor to keep any runoff on site, per North Coast Advisory Plan
- b. Adherence to guidelines of NCAP regarding outdoor lighting within the Highway 1 view shed



### 3. [Direct link to ORELLANA referral package](#)

DRC2015-00097 Orellana

Project Description: MUP

APN 023-067-008, 930 Drake Street

Proposed MUP for a new two story 3 bdrm., 2.5 bath sfr with attached 2 car garage. Single family residence of 3,572 SF. Monterey pine removal requires 4:1 replacement. Oak removal requires 6:1.

#### **UNRESOLVED ISSUES INCLUDE:**

\*Cambria CSD declared a Stage 3 Emergency Water Shortage Condition-therefore there "have been changes to the capacities of the community's resources, including but not limited to water supply...such that there is no longer sufficient capacity remaining to serve project."

\* No documentation of Will Serve or Intent to Serve letter containing name of current applicant (Orellana)

\* Missing 1/13/16 letter "showing active transfer from 367 Ivar", APN 023-086-039

\* No documentation of an "outstanding Intent to Serve" on sending or receiving parcel per CSD minutes of [5/22/14, Agenda Item 9D](#).

\* No documentation approving extensions to this Intent to Serve past 2006

\* Should Intent to Serve be allowed to build ahead of Affordable Housing Projects and other Intent to Serve applicants listed in 5/22/14 CSD minutes?

**DISCUSSION:** unable to make recommendation to NCAC on this application due to lack of copy of CCSD "Intent to Serve" letter and questions about status of any possible changes to CCSD board policies, resolutions, or regulations regarding approval of new residential or commercial water uses in Cambria. Chair will continue attempt to resolve issues this week in order to finalize recommendations prior to the 4/20/16 NCAC meeting.

#### **UPDATE:**

CSD Gen. Mgr Gruber emailed the chair on April 6, 2016 stating *"The CCSD has no concerns relating to his project ,and will continue to honor it's active service commitment. The CCSD has determined that he has satisfied all of procedural requirements."* In addition Gen. Mgr. Gruber **submitted an active service transfer agreement referencing Orellana name dated 5/30/14.**

**CONSENSUS: Recommend Denial** (8-2) considering the following:

1. NCAC letter to SLO County Planning on 6/20/14 LRP2013-00012 that the NCAC *"requests that the Cambria Service area be certified LOS III."*
2. NCAC letter to SLO County Planning on 8/25/14 DRC2013-00112 Cambria CSD Emergency Water Project finding that *"the current CDP application is insufficient for review and the project evidently incompatible with coastal requirements and policy and other requirements and law, so that the*

*project may change substantially. Until we know what the project is, we cannot make a recommendation. We would like to do so after the project has been revised and a revised application (project description) provided.*" No new EWS project information has been sent to NCAC since that time and the CSD has still not completed their application for the emergency water project.

3. NCAC letter to SLO County Planning on 8/23/13 that *"NCAC approved a motion to submit to the CCSD, a NCAC majority position opposing the issuance of intent to serve letters until a verifiable water source is identified"*.

4. Project is inconsistent with CZLUO 23.04.430 - Availability of Water Supply and Sewage Disposal Services.

5. Project is inconsistent with CSD's declaration of a Stage 3 Emergency Water Shortage Condition. Cambria has been under mandatory enhanced water conservation measures and the community us under water restrictions since January 2014.

6. Project may be inconsistent with Local Coastal Plan requirement that 20 percent of Cambria's water supply be reserved for visitor-serving and related commercial uses . NCAP Planning Area Standard 2a

7. Project is inconsistent with the terms of the County's emergency CDP, *"water from the Emergency Water Project cannot be used to serve new development."*

8. Project may be inconsistent with findings supporting a conclusion that the Project would not adversely impact Santa Rosa and San Simeon Creeks. NCAP Planning Area Standard 4.

If NCAC approves Land Use Committee Recommends that County condition the project, if they should approve the Minor Use Permit, to (1) make every effort to avoid impact to the two oaks currently cited for removal as well as the one cited to be "impacted" by construction, and that (2) mitigation replacement planting of oaks be at the ordinance ratio of 6:1 and pines at the ordinance level of 4:1, and that County require mitigation planting take place on a site (or sites) with enough room for that number of trees at maturity. Additionally, since the CCSD is providing a "transfer of meter", the Ivar parcel 367 Ivar 023-086-039 be retired and underlying lots merged.

#### [4. Direct link to PACIFIC CAMBRIA LLC referral package.](#)

Date: 3/8/2016

Planner: Airlin Singewald

Applicant Name: PACIFIC CAMBRIA LLC

Case Number: DRC2015-00096

Project Description: MUP

APN: 023-431-003

**CAMBRIA PINES LODGE XMAS MARKET**

Proposed Minor Use Permit to conduct an annual Christmas market on an existing resort commercial use.

Questions regarding multiuse permit and what might be recommended as re-opener.

**CONSENSUS:** Recommend 2 year permit approval for the event described in the 2016 Market Project Description, with

- a. Requirement that 3 existing temporary structures used for the Christmas Market be removed as per the 2016 MUP approval by California Coastal Commission
- b. Recommendation that for reasons of traffic and pedestrian safety, the Cambria Nursery parking lot be used only for staff and vendors, minimizing automobile entry and exit from this site.

**NEW BUSINESS:**

By unanimous consensus the LAND USE COMMITTEE recommends reinstatement of a motion approved by North Coast Area Council on March 19, 2014, to wit:

*“Therefore, be it resolved, that the North Coast Advisory Council strongly urges and advises San Luis Obispo County to not approve permits for any new home or commercial construction that would be provided water services by the CSD in Cambria, CA until a long term water supply project for Cambria, CA has been approved by regulatory agencies and is in operation....”*

**Meeting adjourned: 4:45 pm**

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**Attachment E -** Traffic Committee Report, 4<sup>th</sup> April 2016

The meeting was called to order at 3.05 p.m.

Present: Tony Church and Mary Webb

Guests: Yama Mohabbat, Jason Anderson, Marjorie Sewell, Steve Cole and Mike Lyons,

On behalf of the committee I thanked Yama for his actions in attending to various traffic issues. The potholes at the southern intersection of Main Street and Highway 1 and the potholes on Burton Drive, half way down the hill from Eton Drive, have been fixed. Also, progress is being made with regard to the problems that have been reported on San Simeon Creek Road. The potholes in the parking areas opposite the Sea Chest Restaurant along Moonstone Beach Drive have still to receive attention.

I informed the committee that James Grennan, the Public Safety Superintendent from California State Parks, has advised me that he has forwarded the complaint regarding the deterioration of the parking lot at the southern end of Moonstone Beach Drive to State Park's District Maintenance Chief and hopefully this will result in some action.

Yama updated the committee on the parking request relating to 2244 Main Street. The parking places on the street will be realigned in relation to the parking restriction signs and they will also be repainted. The curb will be painted green to highlight the restricted area but the 30 minute time restriction will not be changed.

Yama also advised that the County had received a request for no parking signs, between the hours of 2.a.m. and 6 a.m., be placed in front of the Harmony Café in the West Village, as there was a concern that some people had been sleeping in their cars at that location. There are already several ordinances in place covering Cambria and Yama will be investigating the current signage and will report back at the next meeting.