



REGULAR MEETING

Wednesday, August 17, 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: July 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. **Transportation Expenditure Plan - Annie McGruddy for SLOCOG**
- b. **Land Use Committee:** Laurel Stewart, Chair (**Attachment B**)

1 – Project: DRC2016-00001 SUVANTO

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2016-00001_SUVANTO_MUP_Ref_Pkg.pdf

APN: 022-181-018

Project location: 486 Bristol, Cambria

Planner: Brandi Cummings

Proposed Minor Use Permit to enclose 216 square feet of exterior stairs of this 2-story residence for a total of 2323 square feet, with interior remodel of walls, cabinets, etc. (and extension of an existing upstairs deck by 108.5 sf.)

2 – Project: DRC2015-00149 FINLEY

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APN: 024-243-064

Project location: 1770 Spencer, Cambria

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Proposed Minor Use Permit to construct a one story garage/shop, approximately 500 square feet on an 11,977 sf property, involving the moving of a retaining wall and paving of a driveway and proposed turnaround area.

- b. **Discussion and consideration of Dispute Resolution Policy (Attachment C)**

VI. NCAC Reports

- a. Transportation Committee:** Bruce Fosdike **(No report)**
- b. Website Committee Report:** Paul Carlson
- c. Treasurer's Report:** Bruce Fosdike
- d. Environmental Report:** Bruce Mumper
- e. Corresponding Secretary's Report:** Cesilia Lomeli
- f. Community Outreach Committee:** Shana McCormick

VII. Old Business:

VIII. New Business:

Adjourn :

Attachment A –

NORTH COAST ADVISORY COUNCIL
July 20, 2016

The meeting was called to order at 6:35 PM by Chairman Ted Siegler.

Present: Bambi Fields, John Nixon, Marjorie Sewell, Barbara Beane, Susan McDonald, Mike Lyons, Ted Siegler, Bruce Fosdike, Laurel Stewart, Paul Carlson, Dixie Walker, Debby Mix, Aaron Linn, Bruce Mumper, Mary Webb, Cesilia Lomeli.

Excused: Mike McLaughlin, Don Sather, Shana McCormick, Cindy Steidel, Dawn Dunlap.

CONSENT AGENDA:

Laurel Stewart – add to agenda for Christmas Market in case people want to respond -- Ted will reopen Public Comment.
John Nixon moved to accept Consent Agenda. Bambi Fields 2nd. Unanimous.

MINUTES APPROVAL:

P. 4 -- DRC 2015 –Chatham –should say without a license
Laurel moved to accept. Susan 2nd. Unanimous.

PUBLIC COMMENT:

Steve Cole –1640 Main. –Steve is the sole person on property. He was given 48 hours to vacate property. He really has 60 days. Owner called to cut power lines and remove meters. Perhaps People don't know how often this happens. Need to work with permits. An old house on property was torn down which may have had asbestos. Code Enforcement came down –Ian Landreth told them to stop, but very persistent. Reactivated Steve's service. Bruce Gibson said that Airlin is on it and is proactive.

Debby Mix-wants to thank the County for fixing up San Simeon Creek Road.

Susan McDonald – Fire Safe – Bruce Fosdike is working on educating the public –organizing public, organizing fire neighborhood groups, help with evacuation, working with CCSD, Cal fire, Cambria Fire Dept. Working on home groups to work with neighborhoods to further fire safety, mass project to take chips for Covell Ranch to make energy (for electricity).

Sponsoring speaker on water sheds—Aug. 4 at Vet’s Hall – 2-4PM. Litigation for fire – Environmentally friendly – at waste water plan on Park Hill.

REGULAR PUBIC AGENCY REPORTS:

PUBLIC SAFETY – Commander Taylor

- 427 calls for service from Harmony to Ragged Point.
Extra service from new officers to help here.
- John- Contracting with county for additional service.
It’s premature as to what will happen.
- Marj - transients on Windsor.
- Com. Taylor—transients don’t feel safe in Homeless shelters.
Do have more training going on.
- Kathe Tanner – CCSD - some cleaning on camps.
- Bambi – RTA bus will give transients a free ride to Morro Bay or to SLO. Get free food at Vets Hall on Monday and Thursday

CCSD – Director Bahringer

- EIR Water project is on track to finish by Aug.
- Bio Mass – Hope it’s moving along.
- Aug 3—special meeting – weed abatement and for waste water plant operator.
- Mary Webb – Why are we in a Stage 3? Dir. Bahringer –it will be discussed Aug. 24 meeting

COUNTY SUPERVISOR – Bruce Gibson

- Hope we can ramp up the help for the homeless population.
- Need special people to help homeless—drug help.
- Special parking meter to help homeless --to make donations
- Rod and Reel- Working on it, but Airlin will address it.
- Local Hazard Mitigation Plan for Fire safe. 50 million dead trees in the So. Sierras. Working to get on task force for funding.
- Approved the ½ cent tax for the ballot for transportation—must be passed.
- Steve Cole – Diablo Canyon- PGE—not seeking to renew—

- Sup. Gibson- economics problem—renewable energy the best way to go. Will negotiate the desal plant for So. County. CCSD never had an expiration date on water renewable energy -- is coming along with alternative energy—wind, solar.

COUNTY PLANNING – Airlin Singewald

- Issue extension for time to respond. Asked CCSD in next 60 days. 1—for sustainable water service. 2 – want to include growth. Well level info. 3. describe info to date on the project .
- Letter from district to respond to information on application.
- Cambria Christmas Market --continued till Aug. 11. Large impact on neighborhood. Extended 1000 ft. for impact on neighborhood.
- Aug 5 –Verizon will be up for comment on Oxford.
- Rod and Reel –Said it would require a demolition permit, tore house down anyway.

State permit for mobile park doesn't include demolition of Buildings. Code Enforcement stopped work. Rod and Reel have never obtained correct permits—now are looking into doing that. Complex problem.

- Laurel—Does a demolition permit take more time? Airlin -- Administrative over the counter permit, so they got that. It's an
- Bruce Fosdike – didn't say what it was for – 16 units – on hold.
- Kathe Tanner – return the project to be an upgraded to a mobile home park and rent them -- requires a coastal development permit.
- Mary Webb – 1995-denied closure because of need for affordable housing, Will it be affordable housing? Not sure sure how it will play out.
- Steve Cole – concerned about fines for work done illegally.
- Bruce Gibson – Should be fines, but not in place yet. Work to get people in compliance—more interested to getting proper ending with a good result.
- Insight checked house for asbestos—found none.

REGULAR BUSINESS

SLOGOG Monument Sign for San Simeon – Is placement OK ?

2000' or 800'. Laurel – closer to San Simeon is better.

Bambi - Would have this sign put wherever as quickly as possible.

Bruce Gibson – Cal Trans really looking into actual placement.

Land Use Committee gave no recommendations.

Aaron Linn moved to support the sign for 800'. Paul 2nd. Unan.

LAND USE COMMITTEE – Laurel Stewart

- DRC2015—00146—Minor use permit to allow the demolition of an exiting residence to increase open space and remove a

hazardous waste structure. Nothing worth saving. LUC approves. Bambi Fields – wants an email to know when the demolition will happen; she wants to save some plants.

Bruce Fosdike moved to approve demolition and save anything possible. Mike Lyons 2nd. Unanimous.

- DRC2015 – 00133 Maher – Proposed minor use permit to demolish existing house, built in 1971, and build a 2840 sq. ft. family dwelling. Check archaeological site. Will move stairway to save pine trees. People in back will lose their view. Cultural LUC report approves, if cultural resource report is OK.

Paul Carlson moved to approve. John Nixon 2nd. 1 abstention, 12 yes.

- DRC2015 – 00137 – Verizon. Pole will be visible from Hwy 1. Need to look where it is and the views one sees. Unsure how much it's needed. Couldn't come to consensus. Recommend that showing where poles are, projected coverage.

Susan – need more contact along Hwy 1.

Mary – distance of poles for service. We need a plan. Put them on buildings and hide them.

Paul Carlson—working on a more high powered coverage – 4G.

Commander Taylor – Police cars need them and need a high level tracking.

Bruce F. – moved to table it for now; need more information.

Mike Lyons 2nd. Unanimous

the county create a map

of coverage for

NCAC REPORTS

Traffic Report – Bruce Fosdike—

- Under control for Parade
- Sidewalk complete by nursery. Why is it asphalt for part of it?
- Rumble Strips – noisy
- From Yama – Tell Advisory Council that the speed limit at Santa Rosa Creek Rd. to State Hwy. 1 is going to be posted at 40 mph.
- Debby Mix is happy that San Simeon Creek Rd is fixed.
- Kathe T. – Does Cal Trans know if the noise level drops as the rumble strip settles down? Kathe will ask Cal Trans.
- Steve Cole – Knew who to contact when he had trouble with the Rod and Reel Trailer Park, because of his experience on the LUC

Website Report – Paul Carlson

Making progress and will improve

Treasurer's Report – Bruce Fosdike

\$1189.58 on hand

Environmental Report– Bruce Mumper

- Be happy if grant comes through for 13 acres of property

adjacent to Strawberry Canyon.

- Forest Group invited Cal Poly Professor to speak on Aug. 10
- FFRP working on 3 test plots—removing dead trees- did a good job on test plot 3. Then can work on 1 & 2.

Corresponding Secretary – CeCe Lomeli

Letters were sent out last month.

Outreach Committee – Shana not here.

OLD BUSINESS – none

NEW BUSINESS

Dispute Resolution Policy not in place. If something can't be fixed, open for discussion. A problem can be brought to council; if not fixable, then vote. The Dispute Resolution Policy will be brought for a vote at the August meeting.

Mary –How long has the action of 2/3 vote to remove a member from NCAC? Ted – about 20 years.

Bruce Fosdike moved to adjourn. Aaron Linn 2nd.

Respectfully submitted,
Marjorie Sewell
Secretary

Attachment B –

Land Use Committee, NCAC - Report for August, 2016

The committee met on Monday, August 1, at 1:00 p.m., Heritage Oaks Bank, Cambria.

Attending: Don Sather, Mike Lyons, Tony Church, Claudia Harmon Worthen, Marj Sewell, Mary Webb, Laurel Stewart

We discussed two proposed MUPs. Also on our agenda were the revision of a cell site installation on Whitehall and new plans and application for the cell site on Exotic Garden Drive, but since we had received nothing yet from Planning and Airlin Singewald was not able to be with us, we have no updates on those projects.

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1) We noted a discrepancy between the application statement that the new Gross Structural Area (GSA) would be 2,323 sf. and the plans, which show an *existing* GSA

of 2,574 (an *existing* lower level of 1,367 sf and an *existing* upper level of 1,207 sf). The proposed new GSA with addition of 216 sf would therefore be 2,790 sf. We also note that the application statement that the addition (the enclosure of exterior entry stairs to create an interior entry with stairs and upper story mezzanine) would total 216 sf. It appears to be closer to an addition of about 170 sf.

The North Coast Area Plan standards allow for up to 1,700 sf of Footprint and 2,600 sf of GSA without purchase of Transfer of Development Credits (TDCs). Whichever the correct square footage of the addition, it appears the project would require purchase of TDCs based on the excess GSA.

2) Since the new GSA may trigger additional project features for compliance with our local services district fire safety ordinance, please take note of our fire department review of the project.

RECOMMENDATION: We suggest a motion, including the above 2 points, to recommend approval of the project MUP.

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Based on the committee site visit and conversation with the applicant, it appears he would be amenable to surfacing the driveway in a permeable manner. Retention of runoff on site was our concern.

RECOMMENDATION: We suggest a motion, including our suggestion that the driveway and new turnaround area be permeable in nature (either gravel or permeable pavers), to recommend approval of the project MUP.

Laurel Stewart

LUC Chair

Attachment C

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.