



## REGULAR MEETING

Wednesday, February 17<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: January 2015 (**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: CCSD Director

##### c. County Supervisor: Supervisor Gibson

##### d. County Planning: Airlin Singewald

#### V. Regular Business:

##### a. Land Use Committee: Mary Webb, Chair (**Attachment B**)

DRC2015-00074 – Nankivell, MUP to wave the distance/separation standard allowing an existing 4bdrm residence to be used as a residential vacation rental at 5840 Moonstone Beach Dr. Cambria APN 022-052-052

DRC2015-00078 Verizon, MUP for new 4' canister antenna mounted to an existing JPA pole. Associated equipment and meter ped at grade level in the public right –of-way approximately 543' northwest from the centerline of Kerwin St. adjacent to 2025 Oxford Ave. Cambria APN 024-093-030

#### VI. NCAC Reports

##### a. Transportation Committee: Tony Church (**Attachment C**)

##### 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, Conditions of Service forms

#### X. Old Business:

#### XI. New Business:

Adjourn :

## **Attachment A – NORTH COAST ADVISORY COUNCIL MEETING**

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

Present: Mike Lyons, Jason Anderson, Bruce Fosdike, Cecilia Lomeli, Tony Church, Ted Siegler, Jim Webb, Debby Mix, Marj Sewell, Shana McCormick, Barbara Beane, John Nixon.

Excused: Dawn Dunlap, Mike McLaughlin, Bambi Fields, Mary Webb, Heide Santos, Marty Main.

Absent: Laurel Stewart, Vari McNeil.

### CONSENT AGENDA

Agenda Approval: Ted Siegler moved to accept the agenda as presented.

Tony Church 2<sup>nd</sup>. Unanimous

Minutes Approval:

- Jim Webb - correction – Attachment A—Daniel Bowman is Director of SLO Land Conservancy  
Spelling changes to the ad in Attachment D. Bruce F. will address corrections when it comes up in the agenda.
- Tony Church noted that “Good story about high speed chase—stolen” be stricken under Crosby Swartz Public Comment.  
Tony moved to accept the minutes as corrected. Debby Mix 2<sup>nd</sup>. Unanimous.

### PUBLIC/COUNCIL COMMENT

- Jeff Walters-Area 2 said some apparent healthy trees were removed along with some that were not, but could not comment further.  
Jeff is also concerned is that the water plant makes lots of noise—made Suggestions on ways to muffle the sound.
- Steve Cole suggested that the tree removal website be placed on our website.
- Shana McCormick said that an arborist needs to be licensed to work in the area.
- Jason took photos on Red Mt. Rd that shows base rock washing down the road after it was graded –no erosion control.
- Tina Dickinson – At San Simeon Creek –Washburn Area that one couldn’t see the well field that was under 3-4 ft. of water. San Simeon wells 1,2,and 3 are shut down. EWS Project should not have been done.
- Debby Mix – Water coming off the hill with debris. Does that go in our drinking water?

## REGULAR PUBLIC AGENCY REPORT

Public Safety: Commander Taylor – We have had 250 calls from Dec. 16 to Jan. 20. Vandalism, lots of burglaries, violence, moving illegal camping. This is from Harmony to Ragged Point. Suspect of multiple Business thefts - Brennon was apprehended in Hawaii.

- Steve Cole said lots of internet scams; don't respond to them.

### CCSD – Director Bahringer

- Cal Fire marked some of his trees – will take pics for replacement. Most tree removal is legit.
- James Ramirez from the County – wants to survey the town to see if the walk around town could be improved.
- Spoke about restriping the parking spots, so that one backs in rather than driving straight in. Would save backing out accidents.
- Spoke about lifting restrictions on water use at next meeting.
- Debby Mix – With all the standing water, is it possible that the water below is contaminated? Director Bahringer -- No. The water is safe. The water people are being diligent.
- Kathy Tanner – Water running into basin may be when the CCSD was rinsing the pipes from the EWS shut down. The pumps are shut down.
- Tina D. – Wells were shut down. Did the Health Dept. shut them or who did? Concerned about water safety. Dir. Bahringer stated that the professionals are taking care of it, but he will inquire.
- Jason Anderson – Concerned about contaminating the water. Will the CCSD do anything about Red Mt.? Dir Bahringer - It's outside our boundaries - the County's concern.
- Jeff Walters – Can have a polluted creek, the well underneath is OK.

### County Supervisor: Bruce Gibson

- Work with Fire Safe Focus Group – Still working on dead trees.
- Preparation for storm events. Cal Trans checking culverts and such.
- Working on ways to help the Homeless groups. Still working on the money end—resources.
- Tina D. – Do property tax dollars go into the general fund for water and waste water? Super. Gibson – would need to know the line item to answer.
- Debbie Mix – thank road crews for cleaning up water, debris on San Simeon Creek.

### County Planning: Airlin Singewald

- Issued a new letter to allow for tree removal – submit picture of new tree to County. (1-1ratio)
- Update on the Verizon cell towers. Land Use permits were approved. Verizon will submit new plan for building permit.

Bruce Fosdike stated that the Regional Transportation Plan people were to be here, but couldn't make it. It's about the ½ cent tax. They will come next month to do a presentation. They are looking for public input.

## REGULR BUSINESS

### LAND USE COMMITTEE – Mike Lyons

- DRC2015-00049 – Anderson

Recommend approval with the following:

- A. Lots to be merged resulting in a single residential parcel of 7800sqft.
- B. Requirements for maximum gross structural area and footprint be met.
- C. Applicant to retrofit all toilets and showers to CCSD standards or better.
- D. Driveway extension to use permeable pavers.
- E. Two removed oak trees to be replaced on-site according to North Coast Area Plan.
- F. Monterey Pine on-site to be retained.

G. Guest house addition is not to be rented as a separate dwelling unit.

Jeff Edwards (owner representative) said lot merger is pending, should be completed today. He also agreed to the modifications.

John Nixon moved to approve the modifications for project. Tony Church 2<sup>nd</sup>.  
Unanimous.

- DRC2015-00016 – Fiscalini Ranch

Recommend approval with the following: [FRP responses in ( )]

- A. Health concerns regarding the proposal to burn some felled trees on site.  
(FRP acknowledges the concern and will do their best to conduct burns in a responsible manner.)
- B. Concern over lack of controlled access to FRP: recommended setting up a “Right of Entry” onto the Ranch.  
(FRP understands this concern arose out a recent incident on the ranch, and agree a Right of Entry system might help insure contractors fully understand what we expect of them and that they're held liable for not meeting these requirements. The CCSD is party to most contracts for work on the ranch and would likely have to initiate any such agreements. We can discuss this at an upcoming FFRP Board meeting and make a recommendation to the CCSD, should the board decide to do so.)
- C. Concern of damage to FRP from heavy access and road building.  
(FRP currently does not have any plans to use heavy equipment on this project other than the truck driving the chipper, nor are any additional roads planned.)
- D. Concern of damage to healthy trees from the process of removal of dead and unhealthy trees, non-native plants, and small trees. (FRP is concerned about this as well, and while some collateral damage is unavoidable, FRP will try to keep it to a minimum.)

E. Reminder to use best management practices established per the North Coast Area Plan and Title 23 of the CZLUO. (FRP – Point taken and will do.)

F. LUC requests project updates from the County and FRP as plans proceed.

(FRP is happy to provide the LUC with updates as the project moves forward.)

Motion to approve with listed conditions made by Tony Church. Debby Mix 2<sup>nd</sup>.

Ted Siegler requested to modify the motion to delete B - ambiguous, and F - updates need to come to NCAC not LUC. Bruce Gibson clarified that it's not in the LUC's purview to make these types of stipulations. Motion withdrawn.

Motion by Ted Sigler to approve the project with items A,C,D,and E. 2<sup>nd</sup> by John Nixon. 7 yes. 2 no. Motion passed.

- SUB2015 – 00040 – Reid, lot line adjustment of APN's 022-232-031,045, and 046. LUC recommends approval per project description. Ted Siegler moved to approve the project according to County regulations. Shana McCormick 2<sup>nd</sup>. Unanimous

- DRC2005 – 00076 – Wolcott variance. Not referred to LUC. Code Enforcement action and Airlin Singewald will follow-up.

#### NCAC REPORTS

- Traffic Committee - Tony Church

Two meetings with the January presentation from Regional Government about road tax proposal – suggested projects listed. Parking at the old Soto's Market will be discussed.

- Website Committee-Ted Siegler. Working on procedures

Steve Cole – is there a shortcut to website? No

- Treasurer's Report: Bruce Fosdike for Heide Santos. There is a balance of \$2054.

- Environmental Report: No Report.

Jeff Walters stated that permeability would be ruined by hydraulic fracturing.

- Corresponding Secretary's Report: Cesilia Lomeli. Working on the Spanish Outreach.

- Community Outreach Committee: Shana McCormick. Will get back to it soon— update coming.

- Election Committee: Bruce Fosdike for Heide Santos. Need to request \$500 for the ad for "Call for Candidates" in the Cambrian. Bruce Fosdike motioned for \$500 for the ad. Jason Anderson 2<sup>nd</sup>. Unanimous.

Debby Mix moved to adjourn. Jason A. 2<sup>nd</sup>. Unanimous.

Next meeting 2/17/16.

Respectfully submitted by  
Marj Sewell.

**Attachment B –****LAND USE COMMITTEE MINUTES, Final DATE: February 1, 2016**

Called to order: 3:45 by Mary Webb, Chair

Present: Mary Webb, Claudia Harmon Worthen, Bob Sfarzo, Tony Church, Jason Anderson, Marj Sewell, Steve Cole, Laurel Stewart, Mike Lyons. Not attending: Vari MacNeil

Also present: Airlin Singewald, Barbara Bronson Gray, David Brown, John Lamb, and Barbara Crowley.

1. [Direct Link to VERIZON referral package.](#)

2025 Oxford St, Cambria

Date: 1/27/2016

Planner: Airlin Singewald

Applicant Name: VERIZON

Case Number: DRC2015-00078

Project Description: MUP APN: 024-093-030 application to add a cell phone extension to an existing pole at 2025 Oxford Street and ancillary ground equipment within 12 linear feet of the pole.

It was reported by Airlin that this cell addition was actually one of the four described in prior cell addition coverage maps in October of 2015 although the site was modified from Ardath/Madison to Oxford in the interim. Committee discussion and public input mirrored that of the minutes from last fall.

**Voting decision:** recommend APPROVAL: 5 recommend DENIAL: 2  
abstaining votes: 2

2. [Direct Link to NANKIVELL referral package.](#)

[5840 Moonstone Beach Drive](#)

Date: 1/6/2016

Planner: Airlin Singewald

Applicant Name: NANKIVELL

Case Number: DRC2015-00074

Project Description: MUP

APN: 022-052-052

MUP to Waive the distance/separation standard allowing an existing 4 bdrm. residence at 5840 Moonstone Beach Dr. to be used as a residential vacation rental.

It was reported by a former NCAC member and another public attendee, and confirmed by Airlin, that no waivers to Vacation Rental distance requirements have been given since the Vacation Rental ordinance was last revised.

A list of Vacation Rentals advertised, but not indicated on SLO County Vacation Rental identification map for surrounding area was provided to Airlin for consistency.

A list of site addresses was provided to Airlin for consistency with SLO permit view website.

**Voting decision:** unanimous to recommend DENIAL. The Land Use Committee does not support a waiver to the distance requirements in the Vacation Rental Ordinance on the Nankivell project.

Meeting adjourned at 5:10 pm

### **Attachment C** – Traffic Committee Report, 1<sup>st</sup> February 2016

The meeting was called to order at 3.00 p.m.

Present: Tony Church, Laurel Stewart, Mary Webb and Bob Sfarzo

Guests: Yama Mohabbat (SLO Transportation Division), Mike Lyons, Jason Anderson, Steve Cole, Airlin Singewald, Claudia Harmon Worthen, Marj Sewell, John Lamb, Marcella and Andre Ponce. Barbara Crowley, Barbara Bronson Gray, Dave Brown

I want to give advance notification that the July meeting of the Traffic Committee and the Land Use Committee will now take place at 3.00 pm on Tuesday the 5<sup>th</sup> July and the September meeting will take place on Tuesday the 6<sup>th</sup> September.

The first topic considered was the request by Marcela and Andre Ponce, the new owners of Soto's True Earth Market for a change in the restricted time frame posted in front of 2244 Main Street. Currently the posted 30 minute restriction applies to two parking places and the request is to change this to a 15 minute limitation. More importantly, if this is not feasible they have requested that the curb be highlighted in green or yellow paint and that the white road markings be redone to properly indicate the designated parking places. The committee had no problems with the request and this was noted by the County representative. Marcella took the opportunity to also express her concerns about the dangerous nature of the intersection of Bridge Street and Main Street and wondered whether a stop sign could be considered. The committee discussed and although speeding traffic was a significant factor no recommendation was agreed.

The committee then considered items that were raised by Jim Bahringer from the CCSD. First was the presentation that was given to the Lions by a James Ramirez from

SLO County who is apparently looking to get input on the pedestrian environment in Cambria from citizens by conducting walking focus groups in March through May. As we had no knowledge of this we requested Yama to explore this matter with the possibility of the committee receiving a similar presentation. Jim also commented on reverse angle parking that he had observed in Washington State feeling that it could be considered for the West Village as a safer alternative. This idea had been raised to the County before and has not gained traction or support. Finally, Jim had provided photos of the failing fencing at the bottom and on the east side of Burton Drive caused by erosion. Yama confirmed that this had been reported to the maintenance crews and thought that this was due to be fixed if it had not already been done.

It was confirmed that the signage issue at the intersection of Burton Drive and Pineridge Drive had been resolved but credit could not be established. Barbara Bronson Gray was thankful but reminded the Committee about past signage problems that may reoccur with the upcoming election season. Going forward the issue will be monitored.

I updated the committee on some citizen complaints that had been received with specific details on erosion on San Simeon Creek Road. This had already been reported to the County but Yama was asked to follow up. He had already been advised of other citizen complaints about potholes and culvert problems that as yet had not been resolved and we remain hopeful that these will receive attention.