



REGULAR MEETING

Wednesday, July 19, 2017
 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 2017 (**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 Voge / Parker / Sargent MacDonald / Odom

b. Cambria Community Services District: Director Bahringer

c. County Supervisor: Supervisor Gibson (Cherie McKee)

d. County Planning: Airlin Singewald

V. Regular Business:

a. Revisions to TDC Ordinance Jay Johnson

LRP2015-00014, COUNTY OF SLO (CAMBRIA TDC), Coastal E-Referral, North Coast Area Plan Amendment, Cambria

b. Land Use Committee: Laurel Stuart (**Attachment B**)

1) DRC2016-00125 HARMONY TOWN LLC Proposed vacation rental.

APN: 013-201-012 Address: 2186 Creamery Road, Harmony

Date referred: 6/5/17 Planner Cody Scheel

www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2016-99125_HARMONY_TOWN_LLC_Minor_Use_Permit.pdf

2) DRC2016-00122 SoCalGas Proposed Conditional Use Permit for the installation of twenty-one (21) twenty-nine foot (29') tall wooden poles [topped with an array of data collection box, solar panel, and antennae] in the public right-of-way to support SoCalGas Advanced Meter Communication Devices. Project locations are at various sites throughout the coastal area.

Note: We are reviewing only the nine (9) sites in Cambria, the one (1) site in San Simeon and the one (1) site in Harmony.

APN: Public Right-of-Way Date referred: 5/31/2017 Planner: James Caruso

www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2016-00122_SoCalGas_Conditional_Use_Permit_CAMBRIA.pdf

VI. NCAC Reports

- a. **Transportation Committee:** Allen Lavelle
- b. **Website Committee Report:** Paul Carlson (**Attachment C**)
- c. **Treasurer's Report:** Mike Lyons
- d. **Environmental Report:** Bruce Mumper
- e. **Corresponding Secretary's Report:** Laurel Stuart
- f. **Community Outreach Committee:** Dixie Walker

VII. Old Business:

VIII. New Business:

Adjourn :

Attachment A –

NORTH COAST ADVISORY COUNCIL

Minutes of June 21, 2017 meeting

Rabobank Community Room

Chairman Ted Siegler called the meeting to order at 6:32 pm.

Members present: Barbara Beane, Susan McDonald, Don Sather, Mike Lyons, Ted Siegler, Laurel Stewart, Paul Carlson, Dixie Walker, Aaron Linn, Bruce Mumper, Mary Webb, Allan Lavelle, Bambi Fields, Iggy Federoff, Cindy Steidel, Debby Mix

Excused: Dawn Dunlap, John Nixon, Marj Sewell

Also present: County Supervisor Bruce Gibson, County Planning Department Senior Planner Airlin Singewald, County Enforcement Supervisor Art Trinidad

II. Consent Agenda

- a. **Agenda Approval:** Susan McDonald moved to remove the names "Parker", "Sergeant MacDonald", and "Odom" from the list of Public Safety officers who would give reports.
APPROVED UNANIMOUSLY

b. Minutes: Paul Carlson moved to approve without changes, Seconded by Barbara Beane:

APPROVED UNANIMOUSLY

III. Public Comment/Council Comment:

Hank Krzciuk, San Simeon resident, asked Supervisor Gibson about a possible beautification grant from County Parks and Recreation Department for San Simeon. Supervisor Gibson replied that in the newly authorized County budget there is \$100,000 set aside for “tourist infrastructure” but that it must be spent on purposes serving the “visitor economy” and that there is “no specific allocation for San Simeon or Cambria.”

IV. Regular Public Agency Reports:

a. Public Safety: Commander Vogue

134 calls for service (112 in May, 2017), 19 audible alarms, 23 suspicious circumstances, 4 telephone scams, several notable incidents. Cambria High School incident “overblown”

Reminder of July 4 celebration in Shamel Park, Sheriff’s Department will be in full deployment.

b. Cambria Community Services District: Director Bahringer

CCSD meetings on June 22, 2017. Closed session at 4:00 pm and Public Meeting at 6:00 pm, Cambria Vets Hall. Dir. Bahringer noted a probable “long meeting” and many agenda items, including a service agreement to recoup sales tax that was paid on expenditures for the Emergency Water System, the result of which could return some major funds to the District., consideration of authorization to allow the CCSD general manager to work cooperatively to co-locate the CCSD Fire Department and the CCHD ambulance company at 2850 Burton Drive, and to approve the Fiscal 2017-18 budget.

c. County Supervisor: Bruce Gibson

After 2 months absence, nothing special to report concerning Cambria specifically. SLO County approved Fiscal year budget for 2017-2018 of \$590,000,000. Sup. Gibson commended 2700 County employees for their hard work in providing services. Sup. Gibson personally objected to several budget items, particularly on the subject of better affordable housing, but these amounted to about 1% of the budget as a whole. The budget was approved on time, and a balanced budget is mandatory for the County. Upcoming major topics of discussion will focus on a coordinated statewide plan regulating cannabis and water. A “trailer bill” unifies regulatory efforts regarding the medical and adult use of cannabis after Proposition 64 passed in the recent

election. Meetings and hearings will be held on the County level to regulate the local component of cannabis issues, including hearings in the summer in preparation for State licensing at the first of next year, but for sure “huge social changes” are to come surrounding this subject.

Questions to Supervisor Gibson:

Hank Krzciuk: What is the situation on groundwater funding for other areas of the County?
 Answer: \$2,000,000 from the budget has been moved to other groundwater basins; there will be no use of local water. \$750,000 goes into flood control funding for water supply resiliency.

Ted Siegler: What percentage of the \$590 Million goes to health care? Answer: About 40% goes into health and human services, including Cal Works, Cal Fresh, Child Protective Services, Adult Protective Services, and the Department of Public Health. Although most of the money is from Federal and State sources, the County is the service provider for many Federal and State health projects.

Sup. Gibson: \$45 to 50 Million of discretionary funds are spent on the Sheriff’s Department and public safety. Here the funding is more local than State. The County budget is a “moral document” affirmed by an Op-Ed piece written by Supervisors Gibson and Adam Hill.

d. County Planning: Airlin Singewald, Senior Planner, updates

Hearing on the ORELLANA Minor Use Permit appeal is to be held July 11 at the County Board of Supervisors’ meeting concerning the use of a water meter transferred from a project that was never completed.

Hearing to be held July 13 at the County Planning Department on DRC2016-00111 WINDELER, single family parcel 2600 block of Ramsey Street in Cambria. Request for a variance to waive North Coast Planning Area Standard CW-8 requiring hookups for water and sewer services provided by the CCSD. County will not support the request for a variance.

Transfer Development Credit update: The County’s plan to expand the area where lots can be retired under the TDC program will be on the LUC agenda next month.

A “will serve letter” request has been received for development of worker housing in San Simeon. To date no requests for development have been approved by the County in water restricted areas.

Guest Speaker, Art Trinidad, SLO County Code Enforcement Supervisor: updates

Vacation rentals: acknowledgement of presence of Mr. Martin Verhaegh, “father” of local vacation rental ordinances. Definition of “short term rental” is less than 30 days. Short term rentals in Cambria require a business license, a full process of the application, and in some cases zoning

clearance. Some require a Minor Use Permit. These regulations also apply to hotels and Bed and Breakfast facilities. While the original regulations were passed to exert control over rental restrictions in towns such as Cambria and Cayucos, they have been extended to cover rural areas in response to concerns about violations of ordinances covering the inland area such as Adelaide, particularly on the subject of public events. These regulations have dramatic differences compared to those in the coastal zone.

A private consultant, Host Compliance, has been working on identifying all rentals in the County using algorithms monitoring communications between renters and companies such as Home Away and Airbnb. "Spiders" link this information to County Assessor records and Google Earth in an effort to determine the exact addresses of potential violators. Complaints from neighbors have been factored into this research. The initial results found 1100 short term rentals, both legal and illegal in unincorporated areas. As a first step, "gentle" letters have been sent to owners of subject properties suggesting responses to Code Enforcement which might entail applying for Minor Use Permits and business licenses. To date only about 50 property owners have responded.

Second letters will be sent out "next week" with a "tougher tone" suggesting that legal action for code enforcement might be necessary. Marie Cullinane has been put in charge of this project, and she can be reached at (805) 781-5704, mailto: mcullinane@co.slo.ca.us

The goal is to maintain "neighborhood cohesiveness" and to stop any "wanton ignorance" of the rules. Mr. Trinidad acknowledged the lack of enough hotels in areas of the North County.

Code Enforcement is "mired in cannabis management" and will add officers to work with the Sheriff's "green team." This subject will be addressed in the July meeting of the County Board of Supervisors. The Emergency Ordinance prohibits cultivation of cannabis with some exceptions for medical use, but all plants grown must be inside residences.

The Strategic Plan for Code Enforcement is to come up with a list of priorities, the goals of which include community projects, pro-active enforcement with no waiting for reports of problems in public areas, and a "broken windows" approach to reduce acceptance of blight and to change the culture of vandalism and destruction. Mr. Trinidad encourages contact with him directly at (805)781-5705, mailto: atrinidad@co.slo.ca.us

Question from Debbie Mix: Are vacation rentals illegal due to placement? Answer: County is using the available tools to enforce the rules on required distances, etc.

Question about administrative responsibility for the old "Rod and Reel" mobile home park. Answer is that this facility and similar mobile home parks are originally under the jurisdiction of SLO County. Then, after the permitting process and approval, they are transferred to the Department of Housing and Community Development except when there are environmental concerns. The H.C.D. for this area of the State only has one investigator to cover all of Monterey, San Luis Obispo, and Santa Barbara Counties.

Question from Joe Crowley: Airbnb rentals are often in unallowed areas. Answer: We will wait to see how many applications we will get for M.U.P.s to convert to legal vacation rentals. Sup. Gibson added that the presence of so many short term rentals has had a "drastic effect" on availability of long term rental housing.

Question from Barbara Crowley: Can we get a list of renters and violators; what can we do, and is there a transparent layer on your website showing the current legal short term rentals? Answer: because some of the suspected violators might well be able to establish that they have been wrongly accused, we do not want to publish these names. But you are encouraged to contact Marie Cullinane at Code Enforcement. There is a path on the website to find the transparent layer showing permitted vacation rentals.

Mr. Trinidad: The timeline of this effort is:

First letter, gently reminding: This has already been done

Second letter: going out next week, more aggressive about enforcement

Repeat the “spidering” of the area with the algorithms used by Host Compliance

Third letter: possible legal action

Comment by Paul Carlson: Although encouraging adherence to regulations and laws governing vacation rentals, a reminder that Cambria’s economy depends on them.

V. Regular Business

a. Land Use Committee: Laurel Stewart

1. ABRAHAM: DRC-2016-00085. Recommend APPROVAL with the condition that the deck area be reduced in size according to the revised plans submitted by project architect David Brown. Motion: Mike Lyons, Second: Paul Carlson. **Unanimous approval voted.**

2. WEINMEISER: DRC2016-00123. Recommend APPROVAL with plan alteration to allow extension of driveway pavers across County right-of-way to the existing street pavement. Motion: Paul Carlson, Second: Aaron Linn. **Unanimous approval voted.**

3. ECOPLEXUS: DRC2016-00109. Recommend APPROVAL provided that (1) this project be sized for minimal impact to the Highway 1 view shed, with replacement planting for removed trees on a 2:1 basis in the perimeter area to further screen the project from view shed, and (2) the project not to be overbuilt for power requirements. Moved: Ted Siegler, Second: Mike Lyons. **Unanimous approval voted.**

4. CAMBRIA CSD (Landowner). Applicant: Friends of the Fiscalini Ranch Preserve (FFRP): DRC-2016-00108. Recommended APPROVAL of Option B: removal of 154 Eucalyptus trees with retention of 21 trees over 18 inches in diameter. Motion: Paul Carlson, Second: Iggy Federoff. **Vote to APPROVE: 7 for, 0 against, 2 recused, 2 abstaining.**

5. WINDELER: DRC2016-00111. Recommend DENIAL of variance request. Motion: Iggy Federoff, Second: Susan McDonald. **Vote do DENY: 9 For, 0 against, 2 abstaining.**

6. ACCESSORY DWELLING UNIT ORDINANCE: LRP2016-00009. Revisit of referral 3/21/2017. Recommend that NCAC send a letter to SLO County Planning restating the original recommendation ONLY for pavement of access to secondary dwellings. Moved: Laurel Stewart, Second: Paul Carlson. **Vote: For 8, 2 against, 1 abstention.**

VI. NCAC REPORTS

- a. **Transportation Committee:** Chair Allan Lavelle reported on committee discussions reflecting Council and public concerns about dangerous conditions of deer on Highway 1, especially between Cambria Drive and Burton Drive. Ideas were put forth during the NCAC meeting including discussions of fencing, lower speed limits, warning signs, and flashing lights to reduce accidents along that corridor. NCAC Traffic Committee will continue discussions about options with Caltrans and report back to the Council at a future meeting.

Discussion of traffic and parking problems at NitWit Ridge. Traffic Committee will look into sorting out confusion of parking/no parking signs and re-installing “no smoking” signs to reduce fire danger.

- b. **Website Committee:** Paul Carlson. Links have been added to NCAC website to report potholes and other problems. Social media site “NEXT DOOR” will also post this information. Next month, the hope is to post meeting times and agenda ahead of schedule.
- c. **Treasurer’s Report:** Mike Lyons. Original balance from May 17 report: \$1,668.56, after one check for \$31.53, new balance of \$1,637.03.

With the kind assistance of Jennifer Perryman of The Cambrian, the dispute over payment for newspaper ads during the recent NCAC elections has been resolved.

McClatchy Papers has acknowledged an overpayment of \$76.68.

NCAC will be refunded by a check.

- d. **Environmental Report:** Chair Bruce Mumper expressed happiness with the compromise reached on removal of Eucalyptus trees on the FFRP (see **V a. 4 above**) and noted a fundraising campaign by Greenspace the Land Trust via the sale of the new “Men of Cambria Cook” cookbook.

- e. **Corresponding Secretary:** Laurel Stewart: 1 letter sent out, signed by Ted Siegler.

- f. **Community Outreach Committee:** Dixie Walker. Committee met on June 19th and will support outreach with 5 new efforts: local social media (“Next Door” etc), NCAC website links for information from County and current updates, trifold brochure with a map of NCAC areas and emergency information, local radio announcements (105.3 and 103.5), and bulletin board postings of NCAC meetings and activities. Recommendation to approve

funding of \$120.00 to purchase 200 trifold brochures. Moved: Susan McDonald, Second: Bruce Mumper Result: **APPROVAL unanimous.**

Susan McDonald reminded all that The Cambrian no longer reports regularly on events concerning the NCAC, but she encourages submission of public service information that would require no editing. This can be submitted to Susan McDonald or Ted Siegler.

9:10 pm, meeting adjourned.

Attachment B –

Land Use Committee Report – July, 2017

The LUC met on Monday, June 3rd, with Don Sather, Mary Webb, Mike Lyons, Tony Church, Steve Cole, Claudia Harmon Worthen, Laurel Stewart and guest Bob Sfarzo present. We reviewed three applications.

1) DRC2016-00125 HARMONY TOWN LLC Proposed vacation rental.

APN: 013-201-012 Address: 2186 Creamery Road, Harmony

Date referred: 6/5/17 Planner Cody Scheel

www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2016-99125_HARMONY_TOWN_LLC_Minor_Use_Permit.pdf

RECOMMENDATION: The committee suggests that the NCAC recommend approval of a vacation rental in this existing single family residence, with the understanding that any remodel will maintain the structure's character and existing number of 3 bedrooms/2 baths.

BACKGROUND AND DISCUSSION: On our site visit, applicant agent Tom Halen described the current application for vacation rental as preliminary to application for a remodel, and mentioned the intent to keep the house at the current number of bedrooms and bathrooms, to maintain its character, and to have a resident contact person on site in Harmony. This use is consistent with the visitor-serving nature of Harmony.

2) DRC2016-00122 SoCalGas Proposed Conditional Use Permit for the installation of twenty-one (21) twenty-nine foot (29') tall wooden poles [topped with an array of data collection box, solar panel, and antennae] in the public right-of-way to support SoCalGas Advanced Meter Communication Devices. Project locations are at various sites throughout the coastal area.

Note: We are reviewing only the nine (9) sites in Cambria, the one (1) site in San Simeon and the one (1) site in Harmony.

APN: Public Right-of-Way Date referred: 5/31/2017 Planner: James Caruso
www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2016-00122_SoCalGas_Conditional_Use_Permit_CAMBRIA.pdf

RECOMMENDATION: The committee voted to recommend approval with the condition that SoCalGas make every attempt to co-locate their data recording arrays on other utility poles in the vicinity of each proposed site. The recommendation should include an explanation of community concern over proliferation of new, stand-alone technology infrastructure in residential neighborhoods, in scenic view sheds, and where utilities have been almost entirely placed underground (i.e. Cabrillo Drive, San Simeon). The Council may want to attach a list of possible co-location options compiled by one of our committee members.*

* LUC Attachment

<u>Selected Site</u>	<u>Description</u>	<u>LUC Suggested Co-location Site</u>
SLO01-A	On Pierce near Newport (Lodge Hill)	Existing pole on west side corner of Pierce & Newport, ~ 50' from 01-A
SLO02-D	On Ardath west of Trenton (Lodge Hill)	Existing pole @ 1297 Haddon
SLO10-A	On Ardath south of Benson (Lodge Hill)	Existing pole @ 2255 Benson or pole below 2235 Benson
SLO12-A	On Randall east of 692 Randall, near St. James (Lodge Hill)	Existing pole @ 1577 St. James or 1650 St. James
SLO15-E	On Pickwick east of 3262 Pickwick near Roscoe (Top of the World)	Existing poles @ 1580 & 1663 Pineridge or at 1740 Spencer
SLO09-B	On Northampton east of 988 Northampton near Hillcrest (Pine Knolls)	Existing poles @ 825 & 967 Suffolk
SLO07-D	On Buckley across from 6460 Buckley near Charing (Leimert)	Existing poles @ 6430 & 6420 Buckley
SLO06-B	On Cambria Pines Rd. east of 6755 C. Pines Rd. across from Buckley (Leimert)	Existing pole @ 6640 Buckley
SLO05-A	On Bridge south of 4363 Bridge, east side of street (East Village Cambria)	Existing pole @ 4357 Bridge
SLO04-A	On Castillo Dr. north of 8994 Castillo in front of Motel 6 (San Simeon)	Existing light posts (no wires) in front of restaurant Manta Ray
SLO13-D	On Old Creamery Rd east of 2225 Old Creamery Rd on west side of the road (Harmony)	Existing poles across the road from proposed location

BACKGROUND AND DISCUSSION: On site visits and via email, the committee made outreach to the neighbors of the proposed sites. We are unanimously in favor of placing technology infrastructure on existing structures as described in the Coastal Zone Land Use Ordinance, Section 23.08.284 Communications Facilities, particularly

Section 23.08.284b.3.ii. Co-location, where “new location” is at the bottom of five placement options which are ranked by desirability. We also would like assurance that this is the sum of support devices SoCalGas will be/needs to be installing.

SoCalGas is filing for a Conditional Development Use Permit rather than a Minor Use Permit as it is opting for new locations, which requires a CDP. They do appear to have been sensitive in most cases to locating proposed new poles at parcel borders or in front of surrendered vacant parcels (i.e. Pickwick location)

Note: After the above recommendation was arrived at in our meeting of June 3rd, Olivia Gutierrez of SoCal responded to an earlier LUC request for information. She cited obstacles to contracting for co-location with other utilities, and plans to attend the July 19th meeting to explain SoCalGas’s position.

3) LRP2015-00014 / County of SLO – Public Review Draft of proposed amendments to the Land Use Element/Local Coastal Plan (North Coast Area Plan) and the Coastal Zone Land Use Ordinance – Title 23 of the County Code applicable to the Cambria Transfer of Development Credits [TDC] program. This project was authorized by the County Board of Supervisors on November 15, 2016. The draft amendments would expand the range of potential “sender sites” (lots that would be retired and no longer eligible for residential development) and would clarify language for “receiver sites” (lots for which an applicant could apply for a land use permit for a larger residence through purchase of TDCs). www.slocounty.ca.gov/Assets/PL/referrals/coastal/LRP2015-00014_SLO_County_Cambria_TDC_Program_GPA.pdf

RECOMMENDATION: These amendments are not time-sensitive, as an application for a MUP or CDP would be. The NCAC is only hearing a formal County presentation on this project review draft at this July 19th meeting. We strongly recommend that County Planning & Building extend the time period for a serious, and not rushed, community review and comment. We recommend that the amendment process not go forward at this time.

COMMITTEE DISCUSSION: We identified some problems with the draft amendments which we can bring up during/after the formal presentation on July 19th.

Attachment C –

Website Report

• Website calendar has been updated for balance of year with exception of December. Chairpersons of LUC and Traffic should advise me of any changes to the website that need to be made if different than

normal schedule. Meeting dates need to be confirmed for September since normal meeting date is on Labor Day. Chairpersons are requested to advise me at pcarlson@charter.net of scheduled meeting date (if any) and time for September.

The NCAC website is in need of several volunteers to assist with maintenance and updates for the rest of the year and ongoing. Anyone that is interested in serving on the website committee should let me know here and now or contact via email pcarlson@charter.net . I have been working on instruction sheets for volunteers so there will be written help in accomplishing tasks if and as needed. Working on the website provides experience with website blogs that will become ever more important in the future and is a community service that will help in the NCAC Outreach Program, providing information about upcoming issues at LUC and NCAC meetings.