



REGULAR MEETING

Wednesday, June 15, 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: May 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. NCAC Budget
- b. Jeff Brubaker, SLOCOG – Monument Sign Design
- c. Land Use Committee: Laurel Stewart, Chair (**Attachment B**)

1 – DRC2015-00130 CHATHAM LANE LLC APN# 022-014-03 The owner of a 2,423 sf single family residence located at 201 Chatham Lane, corner of Moonstone Drive and Chatham Lane, is requesting a Minor Use Permit for a waiver of the distance requirement between vacation rentals, thereby allowing the residence to be use as a vacation rental.

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00130_CHATHAM_LANE_LLC_MUP_Ref_Pkg.pdf

2 – DRC2015-00118 WHITE WATER PROPERTIES LLC APN#022-371-003 & 004

This application is for a conditional use permit to remodel the White Water motel (6820 Moonstone) and, to the north, the Windrush residence/motel (6790 Moonstone). An apartment at the White Water would be converted to a motel unit and lobby. The residence and 2 motel units at Windrush would be converted to 5 motel units and required parking.

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00118_WHITE_WATER_PROP_LLC_CUP_Ref_Pkg.pdf

VI. NCAC Reports

- a. **Transportation Committee:** Bruce Fosdike (**Attachment ___**)
- 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
MAY 18, 2016
At Rabobank

PRESENT: Bambi Fields, Marj Sewell, Barbara Beane, Susan McDonald, Don Sather, Shana McCormick, Ted Siegler, Cindy Steidel, Bruce Fosdike, Laurel Stuart, Paul Carlson, Dixie Walker, Debby Mix, Aaron Linn,

Bruce Mumper, Mary Webb.

ABSENT: Mike Lyons

EXCUSED: Dawn Dunlap, CeCe Lomeli, Mike McLaughlin, John Nixon.

The meeting was called to order by Chairman Ted Seigler at 6:32 PM.

CONSENT AGENDA

- Agenda Approval – Bruce Fosdike moved to accept the agenda, 2nd by Shana McCormick. Unanimous
- Minutes Approval: April 2016.
Laurel Stewart requested amendments. Bruce Fosdike moved to accept the minutes as amended.
Bambi Fields 2nd. Unanimous.

PUBLIC COMMENT:

- Debby Mix – Dawn Dunlap said a colt was stolen from Harmony.
The Eucalyptus trees were removed at the Rodeo Grounds, now there is
No wind break.

REGULAR PUBLIC AGENCY REPORTS:

- Public Safety – Commander Taylor stated that there were 256 calls for service from Harmony to the Monterey County Line.
Great Summer Camp (replaces the DARE Program). Call SLOsherif.org to apply.
- Cambria SCD – Director Bahringer
 - Nothing to report –
 - Cambria Tourism Board is authorized to pay for infrastructure -- \$100,000.

We could be eligible for 40% of the \$.

- Marjorie Ott would like to fix the back of the Pewter Plow Playhouse.
- Paul Carlson asked about water usage if one stays within the 8 units.
No problem. No penalty.
- Susan – Are they taking reservations for the \$\$? Dir. Bahringer –People will be asking for grants.
- Beautify Cambria wants to build sidewalks.
- Cheri McKee said that Lodge Hill is on the list for a walkway.
- \$\$ can't be used for regular maintenance.
- Many volunteer organizations help with clean up.
- Mary Webb – Add more water connections? Director Bahringer said no new meters will be accepted.

County Supervisor: Cheri McKee for Bruce Gibson

- Stripping for Main and Burton on the list of projects.

- Median maintenance Must be one time \$\$.

Volunteers will be needed to sustain it.

- Supervisor Gibson thanked the retired board members for their service. Cheri passed out certificates to each person.
- Cheri will check on Pine Knolls for street cleaning.

County planning – Airlin Singewald

- CCSD – Project going for approval for recycle.
- Vacation rental on Moonstone project –hearing Jun 3. Recommending denial
- Debby Mix – Trying to find out about a project. Will have person call Airlin.
- Laurel – Email – research a Vacation rental—check on Permit View.
- Bambi – Recycle -- petition circulated supporting keeping location
- Laurel – Cookie Crock parking lot is near houses.

REGULAR BUSINESS

LAND USE COMMITTEE

- DRC 2015-00113 – Keough

598 sf detached shop/office. Consistent with possible use as a guest house.

Recommend approval with use to be consistent with CZLUO 23.08.032 Residential Accessory Uses (e)(1)(i-iv) Guesthouse/Home Office limitations on use and (g)(1) Workshops or studios limitations on use.

Bruce Fosdike moved to approve with additional condition that the space be consistent with unconditioned space uses. No second. Motion died.

Susan McDonald moved to approve as submitted. Shana 2nd.

Non conditional (not to be used as a guest house).

8 yes, 1 opposed, 1 abstained.

- DRC2015-00102—Harding

Demolish ad replace with 1073 sf home with 100 sf deck.

Approve with suggestion of saving the 6 inch oaks

Bruce F. moved to approve with the recommendation that the applicant make every effort to retain the small (under 6") oak at the south corner of the parcel and the mature (18") non-native tree to the southeast of the structure.. Aaron Linn 2nd. Unanimous.

- DRC2015-00112 – Papendorf

Retired a lot on Andover to build on Norfolk – 2296 sf home.

Bruce F. moved to accept with recommendation of highlighting the stucco exterior with textural elements as suggested in the NCAP Design Standards (NCAP 7-70). Shana 2nd. Unanimous.

NCAC REPORTS

Siegler gave a report on the Executive Committee meeting held on 5/14.

Transportation Committee: Bruce Fosdike

- Suggested adding a mirror at corner of Burton Circle and Burton. Can't be done on a county road – no history of accidents on that corner.
- Street lighting on Main Street were checked and are OK.
- Right of way at Tipton and Warren. What is the standard?
- Adding 40 mph sign to cover Hwy 1 from Fog's End to past the bridge.
- Debby—On April 14 USA marks were made on San Simeon Creek Road. Nothing has been done and marks are gone. Chuck holes still there.
- Aaron Linn—lots of bushes obstructing the road in Tin City, Santa Rosa Creek Road, and San Simeon Creek Road,

Treasurer's Report—Bruce Fosdike

\$1275.93 on hand

Environmental Report – Bruce Mumper

- See bulletin to care for plants along roadways. See attachment E – Cal Fire
- FFRP grant from Cal State Conservancy—taking low income students from Paso Robles on field trips to Coast.
- Laurel – comment on controlled burn on Fiscalini Ranch
- Bruce –Fire Safe dollars were approved.

Corresponding Secretary's report –CeCe Lomeli

According to Ted, 4 letters were sent

Website Committee Report—Paul Carlson

Work in progress

Email to be sent to Ted for comments and a brief bio from board members

OLD BUSINESS

None

NEW BUSINESS

None

Shana McCormick moved to adjourn. Debby 2nd.

Next meeting -- June 21, 2016

Attachment B –

Land Use Committee Report, NCAC June, 2016

The committee met at 3:30 pm, Monday, June 6th. Attending were Bruce Fosdike, Vari MacNeil, Marj Sewell, Mary Webb, Claudia Harmon Worthen, Don Sather, Tony Church and Laurel Stewart. Guests attending were John Lamb, John McGarry, Barbara Crowley and County Planners Airlin Singewald and Zarina Hackney. Absent excused: Mike Lyons, Steve Cole. We reviewed and arrived at recommendations for the following two projects:

1 – DRC2015-00130 CHATHAM LANE LLC APN# 022-014-03 The owner of a 2,423 sf single family residence located at 201 Chatham Lane, corner of Moonstone Drive and Chatham Lane, is requesting a Minor Use Permit for a waiver of the distance requirement between vacation rentals, thereby allowing the residence to be use as a vacation rental.

In 2014 the owner of this property was cited by County Code Enforcement because it was being used as a vacation rental without a permit or business license. This application for a waiver was subsequently filed.

The coastal ordinance, Section 23.08.165 states “no residential vacation rental shall be located within: (1) 200 linear feet of a parcel on the same side of the street as the vacation rental; and (2) 200 linear feet of the parcel on the opposite side of the street from the vacation rental; and (3) 150 foot radius around the vacation rental...measured from the closest property line of the existing residential vacation rental unit, and/or other visitor serving accommodation, to the closest property line of the property containing the proposed residential vacation rental unit. This location standard can be modified through Minor Use Permit approval when a Development Plan is not otherwise required.”

COMMITTEE DISCUSSION: There is a vacation rental just across the street (202 Chatham), one next door on Moonstone Beach Dr., and one facing the next street north which are all within the proscribed distance. Grandfathering in of vacation rentals has caused such clustering which would not be permitted under the present code. Residents B. Crowley, J. McGarry and J. Lamb all testified for denial of waiver. Mention was made of NCAC resolution for strict enforcement of vacation rental ordinance standards.

RECOMMENDATION: LUC consensus is for recommending denial of the waiver and no modification of the location standard, citing: (1) one existing permitted vacation rental is within the proscribed 200 feet across the street, another is within 200 feet on the same side of the street, and a third is within the 150 foot radius, (2) Cambria residents came out to support denial of waiver, (3) approximately 28% of the developed parcels in this residential neighborhood are currently vacation rentals and (4) on July 14, 2014 the NCAC unanimously approved a motion requesting that “all ordinances that apply to the North Coast Region are to be strictly upheld and enforced by the County and County Planning for vacation rentals”.

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COMMITTEE DISCUSSION: Windrush: Noticed areas marked out in chalk in the unpaved area wrapping around paved parking at rear? Would like to see planting of drought tolerant plantings other than succulents/cacti. One of existing parking spaces will be changed to van accessible; good feature. New deck and 2 patios will extend out toward street front property line in area of existing landscaping, but no farther than front of White Water. Concern: enough EDUs of water available? (CCSD confirmed by email, 6/6/16) Project appropriate to the zoning and current uses in area. Traffic increase?

RECOMMENDATION: LUC consensus is for recommending approval, with suggestion that the existing unpaved area at rear of Windrush around parking lot remain unpaved as shown on plan, and any additional plantings be drought tolerant, but other than succulent/cacti. New deck and 2 patios added at front of property should be preferably permeable.

Other topics:

Airlin Singewald announced hearing of an appeal to the Board of Supervisors of a denial of distance waiver for a vacation rental in Cayucos on June 21st, if anyone is interested.

He also said that the Christmas Market will be elevated to a hearing at the Planning Commission rather than by a Planning Officer to address community concerns regarding traffic and parking and a cap on attendance numbers. There was also some discussion with him about quality of work and compliance by two cell site construction companies in Cambria.

Laurel Stewart, Committee Chair

Attachment C –

Traffic Committee Report for June 6th 2016.

Committee - Bruce Fosdike, Laurel Stewart, Mary Webb

Public - John Lamb, County Roads - Yama Mohabbat

Discussion on San Simeon Road easement brushing complaint. Yama will look into when County crews might be able to view the road and return with a plan or action to this issue.

A County wide bike plan is up for review and will have more information later.

Pot holes at Sea Chest and Blue Dolphin where discussed and will confirm that they have been handled.

John Lamb stated that there were people sleeping in their cars at a rental home at 1845 Ogden. This has been occurring over several nights. He has contacted SO, CHP and now Traffic/County Roads. Discussed and concluded that this is a CHP issue if the cars are parked on the street or an SO/Code enforcement issue if they are on the property itself. He will follow-up.

Bruce Fosdike Chair