



REGULAR MEETING

Wednesday, March 16th, 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: February 2016 (**Attachment A**)

III. Public/Council Comment: Limited to items NOT on the agenda (3min per person).

IV. Candidates for Election: Area 2 Candidates (3min per person)

V. Firesafe Focus Group: Shirley Bianchi

VI. Regular Public Agency Reports:

a. Public Safety: Commander Taylor / Parker / Sargent MacDonald / Odom

b. Cambria Community Services District: CCSD Director Bahringer

c. County Supervisor: Supervisor Gibson

d. County Planning: Airlin Singewald

VII. Presentations:

a. Homeshare SLO: Anne Wyatt (**Attachment B**)

b. SLOCOG Transportation tax initiative: Stephanie Hicks (**Attachment C**)

VIII. Regular Business:

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

DRC2015-00090 Grommisch – MUP for a new 756sqft. detached garage and conversion of existing garage to a guesthouse at 1000 Warren Rd. Cambria.

APN 023-025-014 [http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-](http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00090_GROMMISCH_MUP.pdf)

[00090_GROMMISCH_MUP.pdf](http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00090_GROMMISCH_MUP.pdf)

IX. 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 - Ballot and Ad approval (**Attachment F**)

X. Old Business:

XI. New Business: Appointment of Area 8 Alternate

Adjourn :**Attachment A – NORTH COAST ADVISORY COUNCIL MEETING**

February 17, 2016 at Rabobank

The meeting was called to order by Chairman Bruce Fosdike at 6:33 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, Mike McLaughlin, Mary Webb, Laurel Stewart, Marty Main, Bambi Fields, Dawn Dunlap, Vari McNeil.

Excused: Heide Santos.

CONSENT AGENDA

- Agenda Approval: Bruce Fosdike moved to add to agenda – applicant for Area 6 under new business. Ted Siegler 2nd. Unanimous.
- Minutes approval: Cece Lomeli moved to approve the minutes. Shana McCormick 2nd. Unanimous.

PUBLIC/COUNCIL COMMENT

- None

REGULAR PUBLIC AGENCY REPORTS

- Public Safety – Commander Taylor
 - Hit –run in parking lot at 6:25 PM. Feb. 17.
 - 286 calls from Harmony to Monterey County line.
 - Vari McNeil– Where do violators come from? Local, outside, and kids.
 - Brendan Bailey—If you're being followed, what do you do? Call 911 and stay on the line.
- CCSD – Director Bahringer
 - Approved new water rates for March.
 - Not bringing an outside interests for fire chief, looking from within the current department.
 - Presentation for 150th anniversary for Cambria.

- \$4,000,000 for sanitary plant
- Group of people who can fill in when there's an emergency
- Resolution to revise rules for water use.
- Bob Sfarzo—About water services – temporary fix
- Laurel Stewart –asked about protests about water.—ans. Results are being tallied and check for duplications.
- Equipment cleanup – debris is being cleaned up in San Simeon Creek bed.
- Cece Lomeli—attended CUHS meeting –about recycling water at H.S. – Is it safe to drink? Well on H.S. grounds? Bathrooms smell like sulfur. CCSD would be happy to test the water, but the H.S> is on well water and not in the district.
- Mary Webb – 70 acre feet of water as produced. Only 30 acre feet actually delivered. Dir. Bahringer will check.
- County Supervisor—Bruce Gibson
 - Office hours – 4-5 at the Cambria Library on Wednesdays.
 - Meeting for maintenance of the medians along Main St. in March.
 - Provide for CCSD – town criers (the Pravers) to be there to announce for 150 years for Cambria.
 - Dead trees –25 million for California –\$150,000,000 for tree removal.
 - Bob Sfarzo—Is Gov. Brown's road budget declining because price of gas has dropped 12 cents a gallon.—need to figure out how to keep the roads up. Ans. – The Governor is proposing a fee increase in gas tax, diesel tax.
 - Laurel Stewart—Are road crews authorized to remove trees? Not on private property.
 - Mary Webb—Giving water from our watershed to Cal Tans for new road up the Coast. No info on this.
- County Planning - Airlin Singewald not able to be here.

REGULAR BUSINES

- Land Use Committee – Mary Webb
 - DRC2015-00074 – Nankival 5840 Moonstone Beach Drive 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.

LUC 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.

Mary Webb moved to recommend denial. Bambi Fields 2nd. Unanimous.

- DRC2015-00078 – Verizon moved to 2025 Oxford APN: 024-093-030 from a previously approved location.

MUP 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.

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

Mary Webb moved to recommend approval. Mike Lyons 2nd. 11 yes, 0 No, 1 abstention. Motion passes

- Barbara Grey encouraged adding cell towers for emergency services to communicate with hospital or other emergency services better.

• Transportation Report – Tony Church.

- New fencing has been installed on Burton Drive by County. New owners of Soto's True Earth Market are requesting a change of the parking at 2244 Main St. from 30 min to 15 min—now awaiting County's decision.

- Tony unhappy with representatives leaving before meeting is ended. Also states that the Executive committee actions was unprofessional at best in regard to the Land Use Committee, in a recent letter. Tony will not seek re-election in April but plans to remain on Traffic and Land Use as a citizen.

• Treasurer's Report – Bruce Fosdike for Heide Santos

- The ad for the 'Call For Candidates' in the Cambrian in color was \$400.

- Website Committee Report - Ted Siegler - None
- Environmental Report – Mary Webb - None
- Corresponding Secretary’s Report: Cesilia Lomeli
 - Sent 2 letters. Copies to board
- Community Outreach Committee – Shana McCormick
 - Promote upcoming area election. Set up at Farmer’s Market for 3 consecutive Fridays. Pass out trees, candy, made a 3 fold information board for NCAC. Feb. 26, Mar. 4, and 25th.
 - Laurel Stewart – Consider voting.
 - Kathe Tanner – Are all areas covered? Can one still apply? Yes, and be appointed later.
- Election Committee – Bruce Fosdike for Heide
 - 5 candidates for area 2 – Marty Main, Mike McLaughlin, John Nixon, Bob Sfarzo, and Brendan Bailey.
 - 3 candidates for area 4 – Jason Anderson, Susan McDonald, Don Sather
 - 1 candidate for area 6 – Ted Siegler
 - 0 candidates for area 8
 - 3 candidates for Environment – Mary Webb, Laurel Stewart, Bruce Mumper
 - 2 candidates for Agriculture – Dawn Dunlap, Debby Mix

OLD BUSINESS: None

NEW BUSINESS:

- Cindy Steidel of Marine Terrace is an applicant for alternate in Area 6.

Ted moved to appoint Cindy for alternate. Marty Main 2nd Unanimous.

Ted Siegler moved to adjourn Marty 2nd. Unanimous. 7:30 PM.

Attachment B – HomeShare SLO Program presentation

In partnership with: Cambria Connection, Morro Bay Resource Connections Office, Estero Bay Alliance for Care (EBAC) and Morro Bay Seniors Inc.

Homesharing provides housing options and opportunities for community connection

Individuals and communities can benefit from Homesharing. Shared living makes efficient use of existing housing stock, provides affordable housing options and helps preserve the fabric of the neighborhood by helping seniors age in their homes.

HomeShare programs offer a secure structure for home sharers to meet and form household arrangements. Program staff screen program participants and help with other arrangements. There are more than 60 homeshare programs operating in the US. Some programs have successfully matched tens of thousands of clients over 40 years of operation.

A homesharer might be anyone: a senior citizen, a person with disabilities, a working professional, service worker or a single parent.

For more information, please contact Anne Wyatt

a.reneewyatt@gmail.com, (805) 296-0013

National Shared Housing Resource Center:

<http://nationalsharedhousing.org/>

Affordable Living for the Aging Los Angeles (ALA) Homeshare

Video: <http://www.alaseniorliving.org/program-video>

HIP Housing HomeShare: <http://hiphousing.org/programs/home-sharing-program/>

Elderhelp San Diego: <http://www.elderhelpofsandiego.org/programs-and-services/homeshare/>

Attachment C –

SLOCOG plans and programs funding for the region's short and long term transportation needs. Most recently, staff reported to the SLOCOG board that the region is facing a \$225M deficit in funding when assessing our region's 10-year funding needs. In 20 years, the picture is even bleaker. State and Federal transportation funding is in crisis with no solution in sight. The cost of transportation improvements and the time it takes to make them is already double what it was 10 years ago. Our stressed system will only become more congested and potholed. This negatively impacts our economy and quality of life.

In October 2015, the SLOCOG Board authorized staff to engage in additional public outreach to both inform the public of this impending crisis and to gather more feedback on solutions. One potential solution identified is to become a Self-Help County and enact a ½ cent sales tax countywide to fund a specific Transportation Expenditure Plan. Self-Help County status means all funds remain local, can only be spent on projects and programs identified in the ballot measure's Expenditure Plan, takes a 2/3 majority of the voters to approve and includes a sunset date with citizen oversight. It would generate approximately \$25M a year to be used solely on regional and local transportation projects. Since October, SLOCOG staff has met with almost 70 different community, business and civic stakeholder groups to solicit input on priorities should we pursue Self-Help.

Ron De Carli, SLOCOG Executive Director, will present a review of how transportation funding has changed over the years to get us to this point. At the end of the presentation, he will ask for specific citizen feedback on transportation priorities via an interactive clicker technology. Responses to this presentation will be included in the data used to inform a possible future Expenditure Plan.

Attachment D – LAND USE COMMITTEE MINUTES

DATE: March 7, 2016

Called to order: 3:30 pm, by Mary Webb, Chair

Present: Mary Webb, Claudia Harmon Worthen, Bob Sfarzo, Tony Church, Marj Sewell, Steve Cole, Laurel Stewart, Vari MacNeil, Mike Lyons

Also present: Susan MacDonald, Don Sather

DRC2015-00090 GROMMISCH

Applicant Name: GROMMISCH

Case Number: DRC2015-00090

Project Description: MUP

APN: 023-025-014

MUP to construct a new, detached 756 SF garage, and conversion of existing, detached 528 SF garage to a guesthouse/workshop (264 SF each). Main Residence is 1,110 SF on a 17,500 SF lot. 1000 Warren Road is an approved Vacation Rental in 2004, with name change approved in 2014. Location of new garage would require the removal of 2 oak trees. No formal site visit could be arranged due to lack of availability of project rep.

Zoning and Land Use Elements

AS - Archaeological Study Area

GS - Geologic Study Area

TH - Terrestrial Habitat

Discussion:

- A better effort should be made to eliminate inconsistencies between project description and plans submitted with the referrals, and to provide more complete applications.
- Note that the property is an approved, licensed vacation rental and therefore should be part of project description.

- Question of whether adjustments to location of new garage would alleviate need to remove 2 oaks.

CONSENSUS OF LUC: APPROVAL recommending that:

- Effort is made to save 2 oak trees. If removal is necessary, replacement of oaks is 6 to 1 on site. "NCAP Goal 7.A Residential Development in Cambria. Achieve residential design that avoids or minimizes impacts to the pine and oak forest."
- Adhere to width of driveway per "NCAP 7-69 (3) The portion of a driveway that is longer than 30 feet measured from the front edge of the garage should not exceed 10 feet in width, except as required by the Fire Department. Refer to CZLUO Section 23.05.104d for required minimum driveway widths."
- Reminder that as a vacation rental the guest house cannot be rented separately from main residence SPECIAL (S) USES 8-12 CZLUO

Old Business:

DRC2013-00020 SANSONE Proposed MUP for mini-storage development in Multi Family Zone County Planning Department has re-referred the application to NCAC in advance of a hearing requested by applicant.

Discussion: LUC and NCAC previously recommended denial and County land use regulations eliminate mini storage in multi-family zones Chair to email Airlin Singewald to ask if previous NCAC recommendations on this application will be represented in the "staff packet" at this hearing.

Should LUC request that NCAC send a representative to this hearing?

DRC-2015-00074 NANKIVELL MUP to waive distance requirements on Vacation Rental

Discussion: Hearing at County, date and time uncertain at time of today's meeting Should NCAC send a representative to express the unanimous DENIAL of the application taken at the NCAC meeting of Feb 17, 2016?

New Business:

Susan McDonald complained that materials from a used furniture business located at the old Cambrian building are being stored outside the building and near the creek.

Some think it is a health and safety issue. Chair Webb also had complaints regarding this business. The County usually answers that action in Cambria is "complaint driven" therefore a formal complaint should be filed with the County by the public.

LUC Member Stewart noted that site restoration was being enforced at the Cambria Pines lodge. She and others felt this was due to successful partnership between LUC, Coastal enforcement and staff working together with the County to achieve a positive outcome.

GENERAL DISCUSSION: Any citizen can come to the LUC to register a complaint on land use issues. Then it is properly the job of the LUC to take the matter up with the NCAC and/or County. LUC member Harmon Worthen noted that one formal complaint she made to the County remains unanswered.

ADJOURNED: 4:50 PM

Attachment E –

Traffic Committee Report, 7th March 2016

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

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

Guests: Mike Lyons, Vari McNeil, Don Sather and Susan McDonald

The Committee briefly discussed the Public Review Draft of the San Luis Obispo County Bikeways Plan – 2015/2016 Update. Bob Sfarzo had some questions and he has been advised to address these to Michelle Matson, the Bicycle Advisory Committee Secretary. The document provided is quite lengthy and was circulated online to the Committee. It was noted that the top twenty projects had been given an approximate completion date of 2035 depending on funding. Unfortunately, although there were some projects listed for Cambria, none made it into the twenty listed so changes in our area in the near term are unlikely.

We have been advised that the process for the request for parking changes at 2244 Main Street will take two to three months, according to the County's supervisory engineers. The owners of Soto's Under Earth Market have been updated.

Once again the potholes in the parking areas opposite the Sea Chest Restaurant along Moonstone Beach Drive were discussed, and as no action has as yet been taken, the County will be reminded. It was also pointed out that the State Park parking lot at the south end of Moonstone Beach has seriously deteriorated and an attempt to contact the State Park's representative will be made.

Attachment F –

North Coast Advisory Council

Official Ballot

Area 2 Representative

Directions: Fill-in oval

Please vote for up to 2 candidates

- Brendan Bailey
- Marty Main
- Mike McLaughlin
- John Nixon
- Bob Sfarzo



If you live in the Leimert Estates/Happy Hill/Moonstone area you are requested to vote for your representative.

The Candidates are:

- Brendan Bailey**
- Marty Main**
- Mike McLaughlin**
- John Nixon**
- Bob Sfarzo**



Here ye here ye!
Tis time to VOTE!

Voting will be held on Tuesday April 5th at Heritage Oaks Bank at 2255 Main St. from 10:00am to 6:00pm.

You must bring proof of residency in Area 2 in order to vote.

Please see map at

<http://northcoastadvisorycouncil.org/ncac-area-maps/>

You may vote for up to 2 candidates.

The candidate with the most votes will be a regular member and the second most will be the alternate.