



REGULAR MEETING

Wednesday, November 16, 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:** October 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. **Nominate and appoint the 2017 Election Committee**

b. **Transportation Committee:** Bruce Fosdike (**Attachment C**)

c. **Land Use Committee:** Laurel Stewart, Chair (**Attachment B**)

1 – Project: DRC2016-00024 VAN BEURDEN

Project location: 5223 Hillcrest Dr., Cambria / APNs:013-311-011 and -012

Planner: Kacey Hass Date referred: 10/21/2016

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2016-00024_VAN_BEURDEN_MUP_Ref_Pkg.pdf

2 – Project: DRC2016-00022 FISKE

Project location: 2130 Wilton Dr., Cambria / APN: 023-204-071

Planner: Kacey Hass Date referred: 10/21/2016

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2016-00020_FISKE_MUP_Ref_Pkg.pdf

3 – Project: DRC2016-00020 BKS CAMBRIA LLC

Project location: 202 Monte Cristo Place, off Highway 1 / APN: 013-181-005

Planner: Brandi Cummings Date referred: 10/4/2016

http://slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2016-00020_BKS_CAMBRIA_LL_CUP_Ref_Pkg.pdf

4 – Project: DRC2016-00006 RAGGED POINT INN

Project location: 19019 Coast Highway 1 / APNs: 011-011-010, -018

Planner: Schani Siong Date referred: 10/19/2016

http://slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2016-00006_RAGGED_POINT_INN_MUP_Ref_Pkg.pdf

5 – Project: DRC2013-00048 RAMEY (Ragged Point Inn Phased Resort Plan)

Project location: 19019 Coast Highway 1 / APNs: 011-011-010, -018

Planners: Kate Shea and Schani Siong Date referred: 8/30/2016

Extended 30 days on: 10/19/2016

VI. NCAC Reports

- a. Transportation Committee:** Bruce Fosdike (**See Item V. b.**)
- b. Website Committee Report:** Paul Carlson
- c. Treasurer's Report:** Bruce Fosdike (**Attachment D**)
- d. Environmental Report:** Bruce Mumper
- e. Corresponding Secretary's Report:** Cesilia Lomeli
- f. Community Outreach Committee:** Shana McCormick

VII. Old Business:

VIII. New Business:

- a. Holiday Party**

Adjourn :

Attachment A –

NORTH COAST ADVISORY COUNCIL

Wed., October 19, 2016

Rabobank Community Room

Chairman Ted Siegler called the meeting to order at 6 :30 PM.

I. ROLL CALL:

Present: Marjorie Sewell, Barbara Beane, Susan McDonald, Shana McCormick, Mike Lyons, Ted Siegler, Cindy Steidel, Bruce Fosdike, Paul Carlson, Dixie Walker, Debby Mix, Aaron Linn, Bruce Mumper, Mary Webb.

Excused: Bambi Fields, John Nixon, Don Sather, Laurel Stewart, Dawn Dunlap, CeCe Lomeli.

There is a quorum.

II. CONSENT AGENDA

Agenda Approval

Bruce Mumper moved to accept the agenda. Bruce Fosdike 2nd.

Unanimous

Minutes Approval

Paul Carlson moved to accept the minutes. Susan McDonald 2nd.

Unanimous

III. PUBLIC/COUNCIL COMMENT

- Bob Sfarso – now teaching at Cuesta. He told of the Promise Cuesta, which guarantees free schooling for one year, 8 million dollar donation. Now offering to expand for a second year to all Coast High students. Working on a third promise to include books. Coming from three different entities.
- Steve Cole – no public comment
- Aaron Linn – What is happening at the Rod and Reel?
- Steve Cole – have moved some mobile homes on property to rent for \$150 per month. No utilities yet, still in progress. Owner wants to put in high end mobile homes. State has control over these mobile parks. Don't know what will really happen.
- Mary Webb – updates – State will be involved in process of the mobile home park. So will Coastal Commission.

IV. REGULAR PUBLIC AGENCY REPORTS

Public Safety—not here

CCSD – Director Bahringer

- CCSD getting an award for having no insurance claims in the last 5 years.
 - Debby Mix – What is the impact that the rain will be having on the tracer tests? Ans: There should be no impact at all.
 - The EIR is out and will be heard at the next CCSD meeting.
- County Supervisor—Bruce Gibson – Not here due to the death of his father this afternoon.
- County planning: Schani Siong – will talk to the Ragged Point project.

V. REGULAR BUSINESS:

- Ragged Point Project- Richard LeGros, architect
DRC2013-00048 – Ramey – 19010 Coast Highway 1
- Mr. Ramey – Family bought Ragged Point in 1963, then he moved in

in 1964. 3 generations on the property. Wanted to share with all people. Want to expand the property to share with everyone. Richard LeGros presented the project—went through the Coastal, and talked about hopes and dreams.

- To be done in 5 phases
- Phase 1 – Redoing residence of rooms—built in 2003 Refiguring
- Phase 2 – Employee housing -- done with Phase 1—they are interconnected.
- Phase 3 – Re-do the restaurant roof to be a garden with a bar on the terrace, plus rooms.
- Phase 4 – Motel built in the 70’s. Remove and replace with new rooms. Two-thirds are on one level.
- Phase 5 – far west day spa and --- Roofs will be planted with gardens, putting extra water in cisterns. New water systems will allow for water to be conserved. All to take in views. Buildings will be part of the landscape. Help to retain rain water. Moving water system to a different part of the property.
- Accessibility very important; everything is accessible.
- Roadways and parking will be permeable with water directed to cisterns.
- Heavy timber, cedar, horton steel, all native plants, expanding parking from 100 to 160 parking places.
- Mary Webb –Read Laurel’s report. 25 year project—do you need approval for whole thing or in phases?
- Schani Siong—Evaluate the whole project of 5 phases. The family can come back and tweak the project over the years.
- Richard LeGros said it will cover about 10-15 years. The family pays as they go. Employee housing will be completed in about a year. There are Early People remnants-grinding rocks and such. Saving those. Want a variety of prices of rooms to meet the needs with all visitors.
- Mike Lyons – how did you determine the # of parking places? Ans., Still working with the family – think about events there. Still to be determined. Have done all the stuff—

- Mary asked about the EIR, Environmental; everything is done. She wants to make sure that all the hoops have been done.
- Ted – Table till next meeting—need more information to look at employee housing, additional rooms, retail shops, 3000sq. ft. garage (space for 15 cars for valet parking)

Request for MUP to install 5 mobile homes on the Ragged Point site to replace substandard employee housing LUC.

Mary doesn't have report. There was a discussion about what to do about it. To be evaluated at the November meeting.

DRC 2016-00014 – Durkee, 2350 Marborough

3,789 Sq. Ft with a 1412 Sq.Ft. addition including a garage and a great room.

- Approval with recommendations.
Do lot lines need to be merged? No. but would like to Include it.
Bruce F. moved to approve with recommendations—see p. 6 of minutes. Susan M. 2nd. Unanimous.
Bruce asked to send letter to county and CCSD, Susan M. 2nd. Unanimous.

DRC 2016-00011 – Stauffer

Demolish 1072 Sq. Ft.. residence and built a 2450 sf residence and a 625 sf detached garage. Remove 1 oak. 640 guest house .

Susan M.. moved to approve with conditions. Paul 2nd.
8 yes, 1 abstention.

IV. NCAC REPORTS

Transportation Committee – Bruce Fosdike

- Hazardous Deer Crossing between Burton and Cambria

Drive. Proposing a flashing lighted sign—Solar powered to warn divers—Bruce F. to contact CalTrans.

- Center and Burton -- Stop sign not noticed—Yama looking to add limit lines onto the street to distinguish it from the Ped crossing.
- Radar sign on Ardath near Trenton to alert drivers that the speed limit is 30 mph.
- “No Parking” sign at Nitwit Ridge is obscured by brush. Yama is looking into having crews cut brush back.
- Amanda – The sidewalks – are they being done? Not yet.

Treasurer’s Report—Bruce Fosdike

\$2530.51 as of 10/13

Website Committee – Paul Carlson

No report. Progressing

Environmental Report – Bruce Mumper

Test sites on Ranch—done for the moment

- Bruce F. – wash under vehicles before leaving a fire area, so we don’t take disease out of the forest.
- Kathe—difference between Bay Laurel and Oak—check for disease

Corresponding Sec. – CeCe Lomeli –not here.

Community Outreach. – Shana McCormick

- Jan. 18 – 5-6:15 – before NCAC meeting and before the voting for upcoming elections. Wine and cheese for people in the neighborhood. Perhaps Bruce Gibson could join us.

The meeting was adjourn at 8:40 pm. Dixie moved for adjournment.

Respectfully submitted,
Marj Sewell, Secretary

Attachment B –

Land Use Committee, NCAC – Report for November, 2016

The committee met on Nov. 7th, 1:00 p.m., at Heritage Oaks Bank, Cambria. Attending were Don Sather, Mike Lyons, Steve Cole, Laurel Stewart, Mary Webb, and Tony Church. Members of the public included Bernd and Max Schaefer and Rebecca Isaacs. Traffic Committee Chair Bruce Fosdike and SLO County's Yama Mohabbat and Mike Britton joined us for discussion on item #5. We considered 5 projects.

1 – Project: DRC2016-00024 VAN BEURDEN

Project location: 5223 Hillcrest Dr., Cambria / APNs:013-311-011 and -012

Planner: Kacey Hass Date referred: 10/21/2016

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2016-00024_VAN_BEURDEN_MUP_Ref_Pkg.pdf

County describes a “remodel of an addition to [an] existing single family residence.” The application describes a proposed “864 [sf] detached garage, 640 [sf] guest house, remodel existing residence”. On the attached parcel sheet, County shows the guest house as 690 sf.

Plans show that *it is actually a proposed remodel of and addition to the existing residence on one parcel, plus new construction of a guest house with attached 3-car garage on the adjacent parcel. Plan dimensions indicate the actual square footage of the proposed garage portion of the new building is 792 sf and the guest house portion is 634 sf.* The owner indicated at the site visit that the two parcels would be merged.

Although we are pleased with the look of the project, the proposed merging of parcels, and the apparent design of the new building to be set back about 10 feet from a 30” mature and healthy Monterey pine, we had the following concerns:

1) With a shallow-rooted Monterey of that size the root system will probably be impacted by digging for the garage wall foundation and the required sloping of the ground away from the exterior wall for drainage. Moving the building back a few more feet may be advisable. A number of mature pines and oaks growing at the back of that parcel were not shown on the plans as they should have been, so it is difficult to determine if moving the building back would impact them.

2) The proposed guest house portion of the new building exceeds the Coastal Zone Land Use Ordinance limitation of 600 sf maximum for a guest house. We see no reason for the 30sf bump-out for counter

and sink at the rear of the guest house, and we suggest eliminating that space in order to (almost) comply with the allowed square footage. We would like to see all other conditions of CZLUO 23.08.032 Guest Houses adhered to as well.

NOTE: The floor plan of the main residence remodel fails to show a new deck off the master bedroom. The deck is shown in the rear elevation drawing only.

RECOMMENDATION: Approval, if 1) the guest house portion of the new building is reduced by at least 30 sf, (by eliminating the projecting sink/counter bump-out, for instance), bringing the guest house within 4 sf of compliance with ordinance limits, 2) the trees at the front and back of the proposed guest house are assessed and the positioning of the new building a few feet back is considered, 3) the use of permeable paving for the large new driveway expanse is recommended to the applicant, and 4) the parcels are merged.

2 – Project: DRC2016-00022 FISKE

Project location: 2130 Wilton Dr., Cambria / APN: 023-204-071

Planner: Kacey Hass Date referred: 10/21/2016

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2016-00020_FISKE_MUP_Ref_Pkg.pdf

This project is the construction of an ADA accessible guest house.

The guest house adheres to the limitation of 600 sf. It connects to the main residence, but we presume the connecting vestibule will not be conditioned (heated/cooled).

The proposed positioning on the property and the pitch and orientation of the roof will take the proposed guest house well up into the canopy of a large, healthy oak tree (possibly 200 years old, and still producing acorns) which extends over from the neighboring parcel. In lieu of cutting of the canopy, which could unbalance, damage or kill the tree, the applicant should consider reorienting the house so the roof ridge runs from front to rear of the property. In any event, a qualified arborist should be called in to properly assess any treatment of the oak required, preferably in concert with the neighbor.

RECOMMENDATION: Approval, providing that 1) serious consideration is given as to how to avoid impact to the large oak tree extending over the building site, 2) any assessment of and any treatment of the oak be performed by a qualified arborist, and 3) the vestibule connecting the two buildings be unconditioned.

3 – Project: DRC2016-00020 BKS CAMBRIA LLC

Project location: 202 Monte Cristo Place, off Highway 1 / APN: 013-181-005

Planner: Brandi Cummings Date referred: 10/4/2016

http://slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2016-00020_BKS_CAMBRIA_LL_CUP_Ref_Pkg.pdf

Proposed Conditional Use Permit/Coastal Development Permit to allow for the re-development of the decommissioned Cambria Air Force Radar Station into the following: 1) a reservation-only, 25-space tent camping visitor facility for adults 18-years and older; 2) a gymnasium for indoor sports; 3) an outdoor sports facility utilizing the existing multi-sports court; 4) a facility for vocational and educational seminars and retreats; 5) a restaurant; 6) a military history museum; 7) a coffee shop; 8) a convenience store; and 9) a caretakers residence. The proposed project is also requesting a modification to section 22.30.430 [sic][CZLUO 23.08.161] to allow a caretaker residence in excess of 1,200 sf. The proposed project will utilize existing structures and no grading, landscaping, or vegetation removal is proposed. Although not included in the application, the applicant told us they are also considering a greenhouse.

The committee applauds the intent to improve this property and put it to creative use. We have no objection to allowing the larger caretaker residence, nor to any of the proposed uses of existing buildings.

Among our various concerns: ---The proposed bluff-top tent-camping site is sloping and exposed. Proposed parking of vehicles on vegetation at undeveloped campsites could cause environmental deterioration of this “meadow” area, and presents other dangers. Bathroom structures would be preferable to the portable toilets proposed for a permanent camping facility.

-Many of the buildings are awaiting clearance for abatement of lead and asbestos, and will have to be brought up to structural standards before being put to proposed uses.

-There will be increased and commercial traffic on the road easement through neighboring properties, and re-routing past quarry operations at the entrance will probably be needed but has not been planned.

-Water for all uses and fire protection is proposed to come from wells which have not all been put back into commission. NOTE: Although this property is outside the Urban Reserve Line, an easement runs from the Fiscalini Water Storage Tank and the CCSD historically provided water to the active Air Force Radar Station, as well as to the subsequent private owner. It appears the CCSD currently has no obligation to provide the property with water or sewage service. County Planning did not refer this project to them for their review. Adequate water and sewer, for the life of the proposed project, should be assured and not be sourced from the CCSD.

RECOMMENDATION: We cannot recommend approval. 1) We feel functional aspects of this proposal haven't been considered in enough detail. 2) This is not proposed as a phased project, and if it goes forward it should not be phased. We feel that all buildings and facilities proposed for use should be abated for the lead and asbestos they may contain, should be structurally restored and should be cleared for occupancy before allowing any of the proposed uses. 3) We are particularly concerned about the proposed camping and parking on a sloping, exposed and undeveloped bluff-top "meadow" site, for environmental, health and safety reasons.

4 – Project: DRC2016-00006 RAGGED POINT INN

Project location: 19019 Coast Highway 1 / APNs: 011-011-010, -018

Planner: Schani Siong Date referred: 10/19/2016

http://slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2016-00006_RAGGED_POINT_INN_MUP_Ref_Pkg.pdf

A minor use permit is proposed to install 5 temporary mobile homes for employee housing at Ragged Point Inn.

RECOMMENDATION: We recommend approval of this temporary correction of code violation and accompanying establishment of a 25-foot setback from the bluff edge. Care should be taken to ensure protection of the stand of mature Cypress along the setback.

5 – Project: DRC2013-00048 RAMEY (Ragged Point Inn Phased Resort Plan)

Project location: 19019 Coast Highway 1 / APNs: 011-011-010, -018

Planners: Kate Shea and Schani Siong Date referred: 8/30/2016

Extended 30 days on: 10/19/2016

This phased expansion and redesign of the Ragged Point Inn is described in the Land Use Report for the October 19, 2016 NCAC meeting. Subsequent to this meeting, County Planning forwarded to the Land Use Committee reports dealing with site geology, visual impacts, water, sewage, and planting scheme. We had questions regarding the content of these reports. For instance: Numbers of new units vary from report to report and are not consistent with the plan description. The correct number of employee units, the new spa pool and facilities, and laundry do not figure into water requirement calculations. Visual impacts along the scenic highway – light, vegetation removal, building design features and intensification and style of built environment – are described in the report which assesses

those features as all inconsistent with area plans and standards, so modifications and mitigations are suggested. Description of the proximity to surface of bedrock indicates intense disruption for proposed undergrounding of structures and parking and waste water plant. The traffic study doesn't seem complete, not addressing sight-lines, ingress and egress, and traffic complications associated with construction phases. Etc.

There are no property lines indicated on plans we have received, and there is no clarity regarding particularly the southern boundary of the property and the positioning of the underground waste water treatment plant. There is concern about effects of run-off on marine protected sites which have been established some time after permits to discharge were granted to the property.

RECOMMENDATION: The general consensus of the committee is the project is too great an intensification of use for the size of the property. Nevertheless, without recommending approval, we suggest the following:

1) Because of the complexity and environmental sensitivity of most of the project phases, we highly recommend an EIR for the project , and 2) a property survey should be performed to confirm at least the southern boundary of the property and plans provided which show the dimensions and placement of the water treatment plant adjacent to that boundary.

Attachment C

Traffic Report for November 7th 2016

Bruce Fosdike

Mike Britton and Yama Mohabbat – County Roads

Mary Webb present at LUC meeting

Mike Britton came to discuss the use of asphalt for the sidewalk project at Eaton X Burton that was brought up at the September Traffic meeting. He stated that the decision was made to use asphalt rather than concrete by a previous County Roads person in order to save money. It was discussed that if any future projects are brought to this committee that a description of specific materials to be used will be requested, as asphalt is not considered a standard material for sidewalk use.

A request was made through Steve Cole for Margaret Randall for a drainage issue at 3290 Bradford Circle. County stated that they are acutely aware of the issue as this area has had a history of drainage problems, and that they will revisit the site to see what options are available. Britton to advise.

Progress on the “Deer signs” for Hwy 1 between Burton and Cambria Dr. will check on progress this month and should have an update at the December meeting.

A request has been made to add some “Handicap” parking spaces to the West Village. County is looking locations to add 4 ADA spaces.

Mr. Britton would like to inform the Council and public that if there are any issues with the local roads (other than Hwy 1 and its approaches which are the responsibility of CalTrans) like maintenance, trash or road conditions to contact them directly at 781-5252.

Ramey project (Ragged Point) was discussed. It was noted that a substantial majority of traffic going southbound would probably continue southbound after stopping at the site. Whereas, a large portion of northbound traffic would return southbound after stopping, since this site is a draw for local San Luis residents to visit. This would mean that a much smaller number of people would be returning northbound after stopping. A traffic study by Central Coast Transportation Consulting noted that (traffic rates are 45% from the north and 55% from the south). The project is providing 3 access points for ingress and egress. It was noted that traffic from the north will see the site prior to reaching it, as opposed to traffic from the south that has no indication of the property prior to coming upon the site just after negotiating a sharp uphill right turn. This currently causes some drivers to miss the most southerly entrance and turn into one of the two farther north.

It is the Traffic Committees recommendation (in conjunction with the Land Use Committee) that the driveway farthest to the north be for ingress only. The Center access will be for both ingress and egress from either north or southbound but should be widened to allow for a median to separate ingress and egress. This will prevent people exiting to not block access to those entering. The south entrance will be for southern egress only allowing for better sightlines to enter

the traffic lane. This will allow for 2 ingress driveways for either north or south. We would also like to have Caltrans consider a northbound left turn lane for the center driveway and a continuation of that lane (bypass lane) for northbound egress from that center driveway. According to the traffic study this is not necessary. But from a practical point of view it should be re-considered due to the constrained area of the development.

“No Parking” areas placed on Hwy 1 along the frontage of the site to allow for better sightlines for egress was proposed by the traffic study. And we also agree with this proposal. County Roads and Caltrans will need to weigh in on this project due to its size and complexity.

The farthest south delivery/valet entrance was not included in this discussion as there was no information on its placement and sightlines, nor did the traffic study include it in their review. It should be posted so as not to be used by the public.

Bruce Fosdike

Traffic Chair

Attachment D

Treasurers Report for November 2016

Available balance of \$2507.93 as of 11/10

Accounts paid:

10/18 Ted Siegler – copies for meeting	\$22.58
--	---------

Bruce Fosdike

Treasurer