



REGULAR MEETING

Wednesday, October 18, 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: September 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

b. Cambria Community Services District: Director Bahringer

c. County Supervisor: Supervisor Gibson (Cherie McKee)

d. County Planning: Airlin Singewald

V. Regular Business:

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

DRC2017-00024 HEARST HOLDINGS – Proposed Conditional Use Permit to utilize existing structures [sic] (Warehouse #1 and surrounding grounds) as an accessory to Sebastian’s Deli and the Hearst Ranch

Winery Tasting Room. APN: 011-242-010

San Simeon Road, Old San Simeon.

Planner: Brandi Cummings Date referred: 9/8/2017

b. Sidewalk Encroachment – Vault Gallery

VI. NCAC Reports

a. Transportation Committee: Aaron Linn

b. Website Committee Report: Dixie Walker

c. Treasurer’s Report: Mike Lyons (**Attachment C**)

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
September 20, 2017
Robobank Community Room

Ted Siegler called to order at 6:30 PM.

ROLL CALL:

Present: Iggy Federoff, Marjorie Sewell, Barbara Beane, Don Sather, Bruce Marchese, Mike Lyons, Ted Siegler, Cindy Steidel, Laurel Stewart, Dawn Dunlap, Aaron Linn, Bruce Mumper, Mary Webb,

Excused: John Nixon, Susan McDonald, Dixie Walker, Debby Mix.

CONSENT AGENDA**Agenda Approval:**

- Don Spagnola, Tran. Program Manager, added to agenda.
- Laurel Stewart moved to accept agenda. 2nd by Mike Lyons. Unanimous.

Minutes Approval:

- Public Comment – Should say Laura Schwartz (not Laurel) said, 100 projects were completed, 15 waiting.
- Public Comment – Should say the lower floor of the Cambria Medical Building.
- Public Comment – a pole will be added to Cambria Pines Rd (not Ridge).
- Public Comment – Dir. Bahringer, CCSD – purchased the old library building for \$409,000.
- Mike L. moved to accept the min. as amended. Iggy F. 2nd. Unanimous.

PUBLIC COMMENT

- Will Benedict—Lighthouse Century Bike Ride coming up on Oct. 14, 2017.
 - * Raise \$\$ for youth programs. \$75,000 to donate.
 - * Riders stay for 2 nights here. 1200 riders have signed up; usually up to 55 % stay here.
 - * Careful to respect community. 100 mile bike ride. Have waste, porta pots, 10 sag vehicles in place, and 3 highway patrol officers.
 - * Dir. Bahringer asked the numbers outside the area. Ans—San Francisco, Los Angeles, San Diego, Ventura.) Dir. B.-Tourism Board will help for next year.
 - * Ted S. asked to remind bicyclers that because of the Scarecrow Festival cars may not pay close attention.
- Dawn- Correction on agenda, it's Stewart.
- Ted S.-Talk with Sup. Gibson – Building moratorium, we'll have construction projects which have started to pop up in my neighborhood. People need to check their neighborhoods to see if projects that are proceeding slowly or creating a nuisance are showing up in their neighborhoods. Then get back to

me with listings. Talk about the impact on the neighborhood.

- Mary W. – Many projects are going through CCSD or the Co. – we are not seeing them. Will we see them?

REGULAR PUBLIC AGENCY REPORTS

Public Safety – Commander Voge

- 129 calls this month from Harmony to Ragged Point.
Jawbone found—took to an anthropologist – said it was prehistoric and non-Native. Mail stolen from mail boxes—might want to lock boxes.
Scams are noted. Art Trinidad – Code Enforcement for VR.

CCSD – Dir. Bahringer.

- Coastal Commission meeting in Cambria for a meeting.
- CCSD had many properties. Idea is to put a few of them up for sale.
- Bartels and Wells – do rate study --\$25,000.
- Dawn D. – How did CCSD acquire lots?
- Dir. B.- Most were purchased-here for a long time.
- Laurel S. – on Randall, CCSD owns.
- Dir. B.- if there are easements, the nothing.
- For new directors, will try again on Oct. 3-4- to come up with votes.

County Supervisor – Bruce Gibson

- Gave a couple of certificates for retired members – Allan Lavelle and Paul Carlson.
- Marie Cullinane – To provide local Code Enforcement. Resident of Cambria.
- Approved old library site.
- On Main Street, filling cracks. Preparing to put in chip seal to cover the road in 2018. County is putting fine chip seal.
- Approved VR on Windsor. Sup. Gibson voted against it.
- SLO Cog.org- renew plan do public transit—bike lanes, etc. What do you want? Do it on-line for the survey.
- Dawn – 2045?
- Mary W.—Rocks heading down Main Street. Ans.—to Hwy 1.
- Aaron L.- We need to get businesses back in business – need to get the rocks to Mud Slide. Santa Rosa Ck. – look at 2018.
- Tony C. – Are they going to do something about Bridge Street?
- Sup. Gibson—The only we heard about was Main Street.
- Aaron L.—At the Supervisor’s meeting, Animal shelter was brought up—a \$13,000,000 project, with serious obstacles.
- Sup. Gibson – There is a Animal Shelter on Kansas, but it is quite dilapidated and needs to be replaced. This would cover 7 cities; Paso and Atascadero wants to do their own shelters. Other buildings need to be replaced – human services, as well. Wants to take care of people first, then the animal shelter.

County Planning – Airlin Singewald

- Anything that requires a new water connection will start with CCSD, may not need a MUP. But if a MUP is needed then LUC will get paperwork, to answer Mary's question.
- Hank Kzryk – S. S. – Thanks Marie for work on Pico Creek stairway--getting striping and handrails are coming. Also thanks to Airlin.
- Airlin- New ordinance for Planning Commission for Cannabis for approval. No limit on indoor size—20,000 sq. ft. , 1-1 offset for outdoor, limit of 6 plants for personal use.
- No ordinance for Coastal Zone to grow plants. Update Table O. Sup. Gibson – up for review Oct. 3. State law changes Jan. 1, so want to get it done. Won't see changes on Jan. 1 for Coastal Zone.
- Mary W. – When will the start on project? Airlin – 6 months from now.

REGULAR BUSINESS –

Don Spagnolo , Transportation Program Manager

- American Disabilities Act- 2nd update transition plan – includes sidewalks, ADA ramps, traffic signals. Map showing where locations are. Main and Burton, Charing and Hwy 1, Main and Windsor, Eaton and Burton, School-House. Majority on Main Street.
 - Laurel S. - Looks like the Eaton and Burton are not compliant.
 - Don S – Specifications have changed; are different now than in 2015. If domes not present, then not compliant. It's State and Federal law. Added handicapped parking, now compliant. Traffic signals basically compliant. A grievance form is available to all.
 - Dawn – What about Santa Rosa and Main? No sidewalk, how do we access that?
 - Don S. – Only if it's in the place now; others will need to be addressed.
 - Sup. Gibson – Sidewalks have been addressed, on priority list.
 - Laura Schwartz – Will ADA have an impact on cost of remodels? Don S. –It might for public facilities.
 - Mike L. – Is this just ADA only?
 - Don S.- for others, too. Parking is a problem, traffic signals.
 - Mike L – Burton is improving. Look at the future for travel patterns. Parking lines could be made narrower. Dips in sidewalk, not qualified as a parking space, but it could if the dips were removed, especially at the Post Office.
 - Don S.—There is a standard for parking spaces, needs to be looked at. Talk to traffic dept. Resolution of revising the study.
 - What is it based on?
 - Don S. – Refer to traffic Comm. It's projected on new growth.
- Ted S.—Moot point because of water issues.

LAND USE

- DRC2017-00014 – Willems – 2015 Dorking
Adding the detached garage, shifting garage 3 feet will allow saving 2 oaks. Recommend to approve if project shifted 3 feet and removal of 1 oak and 1 hazardous pine, and 1 redwood. Owner and architect concurred. Laurel moved to approve with conditions. Aaron L. 2nd. Unanimous.
- DRC2017-00015 – Aiken – 2152 Latham
Adding detached garage and utilities for laundry area added to house. Follow for permeable driveway. Saved oak by dividing the driveway to garage.
Mike L. moved to approve as written. Don Sather 2nd. 8 yes, 1 no.
- DRC2017-00010—Grace—Pico Creek Access
Repair erosion along bluff face at Pico Creek. We approve with the condition that the area be seeded with native grasses.
Iggy F. moved to approve with conditions. Mike L. 2nd. Unanimous.
- LRP2015-00014 – County of San Luis Obispo.
Review Public Review Draft of proposed amendments to the Land Use Element/Local Coastal Plans (North Coast Area Plan) [NCAP] and the Coastal Zone Land Use Ordinance [CZLUO]—Title 23 of County Code, Applicable to the Cambria Transfer of Development Credits program.
- See agenda for details of recommendations for this project.
- Mike L.—Was there some thought of withdrawing the application?
- Laurel – Jay Johnson had questions, but were resolved. Read recommendations and comments
- Laurel S – Seems in total conflict with what we do.
- Airlin -
- Mary W. – Thanks for seeing Jay Johnson and going item by item –needs to be looked at.
- Mike L. – Agrees with Mary. Good job to put this together. Restrict the sale of the lots. Don't want to see TDC program thrown out.
- Laurel S.- Need some sort of cap, especially #'s1-4. County could review comments.
- Ted S. - Agree that # 8 that the Forest Comm. could be submit to the the County.
- Laura Schwartz - # 5 was suggested by Jay Johnson. The forest needs to be protected.
- Dawn – What agency takes care of water shed protection and erosion control?
- Airlin – They can't control it. Be impossible to maintain.
- Dawn – Have a client with land owned by conservancy; lost land to flooding of water shed – Contributes to water shed problem. Mud goes down the creek. Some people should buy lots—not to build, but to keep it safe.
- Laura Schwartz – Supposed to turn land to CCSD, but they didn't keep their end of the bargain.
- Aaron – Be careful of making rules to tightly.

- Ted. S. – Entirely voluntary to sell TCD's to land conservancy. If we didn't have # 5 and didn't have a resale provision would the land Conservancy be required would it limit the use of the acquired property?
- Mary W. – It hard to track when land goes from Conservancy to another owner.
- Crosby Schwartz – Land conservancy will put an easement on the property before it's sold.
- Airlin S – If we do allow a sale to adjacent land owners, the land owners is not allowed to build a larger home.
- Ted – It all needs to be tracked. The intention to begin with was to track properties and transfer to CCSD to leave as open space.
- Mike L - You can buy it, but you can't build on the property.
- Ted. S. -Track multiple owners; easement will show up
- Laurel S. – People will buy an adjacent property to place an RV on it. No permit acquired.
Laurel made a motion that we write our recommendation to the County
- #1 and 2 – Approve for reasons stated.
- # 3 – approve for reasons stated.
- # 4 – with language for further review
- # 5, 6, 7, – yes
- # 8- if you're willing.
- c. Limitation on Use of TDC's—not be used on sites within Monterey Pine Habitat Areas. TDC's not be used to increase building size on sites that contain wetlands, habitat for rare or endangered species, identified cultural resources, slopes in excess of 30 percent or excessive grading. Or removal of Monterey Pines, oak trees, or significant understory Vegetation is being proposed.

Don Sather 2nd. 7yes, 0 no, 2 abstentions.

Next meeting for the LUC is Oct. 2 at 1 PM. The meeting is usually the first Monday of the month at the old Heritage Oaks Bank.

NCAC REPORTS

Transportation Committee – Aaron Linn

- Moved meeting from Labor Day to the Tues. Didn't know who would come.
- Any info. from Allan Lavelle would be helpful
- Deer crossings in progress.
- Dawn- Anything being done on Santa Rosa Creek?
- Santa Rosa Creek in progress, but not yet.
- Bruce Marchese will join the Trans. Committee.
- Meeting will be the 1st Tuesday at 3 PM, next meeting is Oct. 3 at 3 PM. The meeting will be held at the old Heritage Oaks Bank.

Website Committee – Cindy Steidel for Dixie Walker

- Agenda on the Website
- Working to get everything correct and in place. Will talk to Bob S. for help.

Treasurer's Report – Mike Lyons

- \$1469.15 on hand.

Environmental Report – Bruce Mumper

- For the Coastal Cleanup, there were 6444 pounds of trash picked up in SLO County. 1370 volunteers. FFRC – \$17,000 allocated to clean up trash-dead trees.

Corresponding Secretary's Report – Laurel Stewart.

- One letter sent for the Garcia Project.

Community Outreach Committee – Barbara Beane for Dixie Walker

- Passed out new brochure for NCAC.
- Ted S. spoke to UWC to tell about the NCAC. Rotary will be for November.
- CeCe will do the brochure in Spanish.

NEW BUSINESS

Dante Garcia is willing to be the Latin-Latina Representative. He was born in Mexico. He has been here for 20 years. His wife, Patricia, and Dante have 2 living children. The third child was drowned at Lake Nacimiento. He works at the Corner Bakery. He enjoys playing in different bands, play soccer. Bruce M. moves to have Dante Garcia on the board for Latin-Latina Rep. Aaron 2nd. Unanimous.

Don Sather moved to adjourn at 8:53 PM.

Respectfully submitted,
Marjorie Sewell,
Secretary

Attachment B –

Land Use Report, NCAC – October 2017

The Land Use Committee met on Monday, Oct. 2nd. Present: Don Sather, Mike Lyons, Mary Webb, Tony Church, Steve Cole, Laurel Stewart. We reviewed one referred project.

DRC2017-00024 HEARST HOLDINGS – Proposed Conditional Use Permit to utilize existing structures [sic] (Warehouse #1 and surrounding grounds) as an accessory to Sebastian's Deli and the Hearst Ranch Winery Tasting Room. APN: 011-242-010
San Simeon Road, Old San Simeon.

Planner: Brandi Cummings Date referred: 9/8/2017

All but one of the committee members attending the regular meeting had previously visited the site with Jim Saunders of the Hearst Ranch Winery. We reached consensus that approval could be recommended, with these considerations:

- (1) A "Deed of Conservation Easement and Agreement Concerning Easement Rights (Old San Simeon Village)" [or OSSV Easement Area] was recorded on February 18, 2005. We ask that County work with the Grantee or their successor easement-holder to ensure that this project complies with all applicable conservation easement requirements. (2) This project must be limited, as far as any structures go, to Warehouse #1. We support Jim Saunders stated goal to exclude from this project the grounds surrounding the old concrete warehouse and the old wooden warehouse by installing gates at either end of the wooden warehouse's loading dock..
- (2) This stated approval is limited to this specific project alone, and does not apply to any additional development or proposed uses in Old San Simeon Village.
- (3) We support, as indicated in this Hearst Holdings project proposal, a maximum of 12 events per year if consistent with conservation easement.
- (4) We encourage minimal signage and lighting, as applicant Saunders indicated was the project intent. Signage and lighting under the County purview should be consistent with County ordinance and conservation easement.
- (5) We are concerned about pedestrian safety in crossing between Sebastian's Deli/Hearst Winery Tasting Room and the project site, due to the right angle turn in San Simeon Road and poor visibility at this corner. We ask that Public Works and Planning take a close look at possible safety improvements in this regard.
- (6) Water for events is supplied from the Hearst Ranch.
- (7) Archaeological and Sensitive Habitat considerations are enforced per conservation easement and County ordinance.

Additional LUC business: The committee discussed a request to include certain language, as follows, in future recommendations regarding referred residential projects:

- (1) To assess each project as to whether it "subtracts from, adds to, or maintains the appearance of the neighborhood".
- (2) To make "a standard request that the County hold the developer accountable for timely completion of the project".

Committee consensus regarding the first suggestion was that, when it seems applicable, we already assess and comment on massing, size, materials (per NCAP Design Guidelines), etc. On the second point, we agreed that the Council may want to make this recommendation to County, but that to include it as a standard recommendation in our LUC review would be an overreach.

Respectfully submitted,

Laurel Stewart, LUC Chair

Attachment C –

Date: October 12, 2017

TREASURER'S REPORT

<u>Balance as of last Treasurer's Report, Sept. 25, 2017</u>	<u>\$1,469.15</u>
<u>Check #1048, Sept. 21, 2017 Ted Siegler, office supplies/copying</u>	<u>48.58</u>
<u>Check #1049 Sept. 25, 2017 Achievement House, NCAC brochure printing</u>	<u>66.26 *</u>
<u>Balance shown on Pacific Premier Bank statement Sept. 27, 2017</u>	<u>\$1,420.57</u>

- (Chk 1049 not cleared as of date of statement)

Mike Lyons, Treasurer
North Coast Advisory Council