



REGULAR MEETING

Wednesday, October 19, 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: September 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. Ragged Point Project – Richard LeGros, architect

4 - Project: DRC2013-00048 RAMEY (Ragged Point Inn)

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

Planners: Kate Shea, Schani Siong

Date of referral: 8/30/2016

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2013-00048_RAMEY_CUP_Ref_Pkg.pdf

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

2 - Project: DRC2016-00014 DURKEE

Project location: 2350 Marlborough, Cambria (Lodge Hill)/ APN 024-022-014

Planner: Brandi Cummings Date referred: 9/16/2016

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2016-00014_DURKEE_MUP_Ref_Pkg.pdf

3 - Project: DRC2016-00011 STAUFFER

Project location: 1107 Kenneth Dr., Cambria (Lodge Hill)/ APN 023-032-008

Planner: Brandi Cummings Date referred: 8/30/2016

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2016-00011_STAUFFER_MUP_Ref_Pkg.pdf

VI. NCAC Reports

- a. Transportation Committee:** Bruce Fosdike (**Attachment C**)
- 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:

Adjourn :

Attachment A –

NORTH COAST ADVISORY COUNCIL
September 21, 2016

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

ROLL CALL

Present: Bambi Fields, John Nixon, Marjorie Sewell, Barbara Beane, Susan McDonald, Don Sather, Shana McCormick, Ted Seigler, Laurel Stewart, Paul Carlson, Dixie Walker, Bruce Mumper.

Excused: Mike Lyons, Cindy Steidel, Bruce Fosdike, Dawn Dunlap, Debby Mix, Aaron Linn, Mary Webb, Cece Lomeli.

There is a quorum.

CONSENT AGENDA:

Agenda Approval: John Nixon moved to accept the agenda.

Susan McDonald 2nd. Approved unanimously.

Minutes Approval: Paul Carlson moved to accept the minutes. John

Nixon 2nd. Approved unanimously

PUBLIC COMMENT:

- Steve Cole-- Thanked Bruce Gibson and Cheri McKee for help with the Rod and Reel – Steve is free of it now.
- Paul Carlson—As of Sept. 6 the CCSD shows a map of Cambria for street cleaning. Can check to see when cleaners are coming.

PUBLIC AGENCY REPORTS

Public Safety – Commander Taylor

- 270 calls from Harmony to Ragged Point

CCSD – Director Bahringer

- Meeting tomorrow for CCSD
- Affordable housing—checking on availability
- EIR –came out Aug. 31, but will be extending the 45 day period
- Abandon evaporation pond, use it for storage of water—truck the chemicals out
- Renewing the Fiscalini tank at a cost of \$300,000 with 200,000 gallons of storage
- Absence on the BRP committee, may not add anyone else.
- Steve C. – How will the chemicals be removed? Ans: By truck.
- Tony Church—Letter in Cambrian –about fire hydrants.

County Supervisor – Bruce Gibson

- Good meeting about the new national monument hearing. Everyone was able to speak their piece. People came from everywhere. Part of it is for the Piedras Blancas Lighthouse.
- The Christmas Market was approved with a few tweaks. Will enforce parking.
- Work on the San Simeon sign is progressing. It will be closer to town. Work will start in the first part of the year.
- Kathe Tanner—Approved the Christmas Market –Yes, with tweaks.
- Steve Cole –Is there any reparations for the work done in the creek? Code Enforcement? Talked to the man in charge. Sheriff found that HCD didn't see the problem—said it's a civil problem. Owner is going to put in high end housing in the form of coaches. In Oct. affordable housing will be getting in the mix.

County Planning – Airlin Singewald

- Mobile Home Park will need a plan and county will be involved. Fish and Game may be talking to them.
- 201 Chatham will have a hearing on Oct. 14. Co. suggests denial.
- Orellana –on Drake, using water meter from a demo house, Appealed to board. Set for Feb.
- Christmas Market –Progressing
- Oxford Drive – Oct. 22 goes to board for cell tower appeal. Approved
- Tony Church – demolish and rebuild. Still will need an application.
- Water Project – CCSD—do Environmental Review on Oct. 14. Date for permit. Ted S. – What is procedure that it will come back to NCAC? Airlin --It will come back soon -- will need permit.

REGULAR BUSINESS

- a. Discussion to send thank you to State Parks for repair of parking lot overlooking the mouth of Santa Rosa Creek. Laurel moved to send letter to State Parks as a thank you. Susan McDonald 2nd. Unanimous.
- b. Discussion and consideration for appointment of John Nixon as the regular member for Area 2. Paul Carlson moved to have John Nixon as the Area 2 member. Susan McDonald 2nd. Unanimous.
- c. Land Use Committee
 - DRC2016-0004 Key. 325 Dorset. MUP for construction of 218 F workshop addition, new interior elevator addition, and 106 SF second floor deck. Paul Carlson moved to accept approval of the building. Bambi Fields 2nd. Unanimous.

NCAC REPORTS

Transportation Committee – Bruce Fosdike (done by Ted)

- Yama was not able to be there, but Cal Trans revised the rumble strips from Cambria drive to Main St.
- The asphalt sidewalk installed on Eton and Burton was a concern as was 4251 Bridge St. for raised asphalt, Center X West St. were not in ADA compliance. Yama did show up and he will look into the sidewalk issue. Other parts of town will be looked at as non-standard. This will be done in the near future by Don Spagnolo.
- Steve Cole – didn't want to say anything negative because of lack of space
- Susan McDonald – Talk about fixing sidewalks – having property owners fix them.
- Bruce Gibson – Property owners do have a responsibility, but will be looking into that issue.
- Tony Church – Tables encroach on sidewalk –difficult for people who are infirm
- Paul Carlson – need to be careful about the parking on Hwy 1 during Pinedorado.
- Ted S. – Have been issues. CHP sort of looks the other way.
- Dixie – Can't stop people from parking there during Pinedorado.
- Laurel – Need more people on the Traffic committee.

Website Committee report—Paul Carlson

- Everything is going well. Will add that John Nixon will be added. Will add that alternates are needed for Area 2 and Area 1.

Treasurer's Report—Bruce Fosdike

There is a total of \$2548.57 in the bank

Environmental Report – Bruce Mumper

- Not working on the Fiscalini Ranch because Cal Fire is out fighting fires. They will be back when possible.
- Coastal Cleanup –Sept. 17

There were 50,000 people out picking up trash in California

Corresponding Secretary—CeCe Lomeli

- Two letters were sent out and will get info to her for next letter.

Community Outreach Committee – Shana McCormick

- Set up visits to Farmer’s Market for the next 3 Fridays.

OLD BUSINESS -None

NEW BUSINESS – None

The meeting was adjourn was adjourn at 7:25 pm

Laurel Stewart moved to adjourn. Susan 2nd.

Respectfully submitted by

Marjorie Sewell

Attachment B –

Land Use Committee, NCAC – Report for October, 2016

The LUC met on Monday, October 3rd, 1:00 p.m., at Heritage Oaks Bank. Attending were Steve Cole, Marj Sewell, Mary Webb, Claudia Harmon, Don Sather, Tony Church, and Laurel Stewart. We considered 4 referred project applications.

1 - Project: DRC2016-00010 WHITE

Project location: 1890 Tweed, Cambria (Lodge Hill)/ APN 023-076-010

Planner: Cody Scheel Date referred: 8/30/2016

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2016-00010_WHITE_MUP_Ref_Pkg.pdf

This is a proposed Minor Use permit to add 171 sf of deck area, utilizing 263 TDCs.

At our site visit, owner David White told us County Planning had said that a minor use permit would not be required after all. Contacted on 10/3/16, planner Cody Scheel confirmed that the project does not require the TDCs, had been referred to us in error, and will be handled ministerially. No action from NCAC required.

2 - Project: DRC2016-00014 DURKEE

Project location: 2350 Marlborough, Cambria (Lodge Hill)/ APN 024-022-014
Planner: Brandi Cummings Date referred: 9/16/2016

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2016-00014_DURKEE_MUP_Ref_Pkg.pdf

This is a proposed Minor Use Permit to allow a 3,789 sf remodel of a home with a 1,412 sf addition including a garage and great room with interior access to the main house.

The committee approves of several aspects of the project: It is consistent with the size and appearance of other houses in the neighborhood, the applicant is using horizontal hardboard siding on the upper floors, and the planned driveway surface is permeable concrete.

On 8/28/16 County Planning approved a 4 to 1 lot line adjustment between parcels 023-022-014 and 023-024-015 (both Durkee properties, and both originally consisting of 3 lots). The enlargement of parcel -014 allows for the addition of the garage and great room. Although nothing prevents a lot line adjustment in this instance as opposed to merging of parcels, County Planning should remain aware of the Cambria community's goal of Buildout Reduction in considering future applicants' options.

We propose recommending approval of this project, with the inclusion of the above two paragraphs in the recommendation.

3 - Project: DRC2016-00011 STAUFFER

Project location: 1107 Kenneth Dr., Cambria (Lodge Hill)/ APN 023-032-008
Planner: Brandi Cummings Date referred: 8/30/2016

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2016-00011_STAUFFER_MUP_Ref_Pkg.pdf

This is a proposed Minor Use Permit to demolish a 1,072 square foot residence and build a new 2,450 square foot residence and a 625 square foot detached garage.

The committee suggests recommending approval of this project, noting that it is beautifully designed to fit the site; the property is forested with oaks, and the new residence has been sited to necessitate removal of only one oak, with the applicant replacing on site at the 6:1 ratio. A condition of the recommendation is that the existing guest house, approved as a 640 sf conversion of an existing cottage to a guesthouse on 9/9/2015, comply with all the provisions of CZLUO 23.08.032 Guest-houses/Home Office except the 600 sf Floorspace Area Limitation.

4 - Project: DRC2013-00048 RAMEY (Ragged Point Inn)

Project location: 19019 Coast Highway 1/ APNs 011-011-010, 011-011-018
Planners: Kate Shea, Schani Siong
Date of referral: 8/30/2016

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2013-00048_RAMEY_CUP_Ref_Pkg.pdf

This is a proposed Conditional Use Permit for a project which the planner refers to as “phased construction of new buildings, conversion of an existing garage and demolition of an unpermitted deck at the Ragged Point Inn site.” The application specifies it is a project involving extensive re-landscaping and expansion of 5 acres of gardens, addition of 32 new motel guest rooms, the replacement of restaurants, gas station, public restrooms with new construction. It also involves removal of non-code compliant employee housing, demolition of a non-code compliant spa deck and removal of non-code compliant Parkhouse. There will be construction of all new resort operations buildings (garage, office, laundry, employee housing, guest rooms) and construction of an all new resort spa and massage center. Parking areas will be enlarged and all asphalt paving replaced with water-permeable pavement. All above ground resort utilities are to be undergrounded. The project proposes replacing, enlarging and relocating the waste water treatment package plant (to tertiary treatment), and installation of underground cisterns to collect storm water and irrigation water for reuse.

The LUC is in agreement that the Ragged Point Inn conceptual plan presents an extensive and complicated project in a highly visible and sensitive location. It has been identified in presentation as a 25-year phased development, and over such time circumstances at the site could change, so the project could require modification. It needs close scrutiny by all governing agencies to assess the full range of impacts and cultural concerns.

Without recommending approval, the LUC can recommend the following:

- 1) Because of the complexity and environmental sensitivity of most of the project phases, we highly recommend an EIR for the project.
- 2) Understanding this is a twenty-five year build-out, as stated by the owner, we recommend the Council request the opportunity to review, in more detail, each construction phase prior to building permit application.
- 3) We recommend asking County Planning for a time extension of at least one month so that the Council can give its best consideration to the information provided by the applicant at this October NCAC meeting and by County Planning staff in attendance.

Respectfully submitted,

Laurel Stewart, Chair, LUC of the NCAC

Attachment C

Traffic Report for October 3rd 2016

Bruce Fosdike

Mary Webb

Yama Mohabbat – County Roads

A presentation was made from Mark and Susan Garman about better signage for warning drivers about the hazardous Deer Crossing area on Hwy 1 between Burton and Cambria Dr. They proposed placing a flashing lighted sign (see insert) in place of the ones that are now there. The sign would be solar powered and use small LED lights to warn drivers of the increased problem in this area. Chair Fosdike to contact CalTrans with this issue.

The stop signs at Center and Burton was brought up as not being noticed by some drivers. Yama noticed the issue first hand and will be looking into adding limit lines onto the street to distinguish it from the pedestrian crossing.

A radar sign was placed on Ardath near Trenton to remind drivers that the speed limit is 30mph. This area has been an issue with drivers driving too fast for conditions and passing. Will have an update on any changes for the November meeting.

The No Parking sign at NitWit Ridge just above the structure is obscured by some brush. Yama to look into having crews cut it back.

The sidewalk updating issue brought up at the September meeting has run into a problem. It appears that if any sidewalks are in need of repair/replacement, it would be the property owner's responsibility to pay for the work. This could cost a home or business owner someone thousands. We will look into possible alternatives. Also, a complaint was received last month about a couple of areas in the East Village that were in need of better ADA compliance. These areas were formally submitted on a complaint form from the Chair to County Public Works Don Spagnolo in charge of this area. A follow-up by him directly to the original complainant was made. This also will be on the next meeting.



Bruce Fosdike

Traffic Chair

Attachment D

Treasurers Report for October 2016

Available balance of \$2530.51 as of 10/13

Accounts paid:

9/25 Ted Siegler – copies for meeting \$18.06

Accounts received:

9/21 County BOS Stipend \$1500.00

Bruce Fosdike

Treasurer