



REGULAR MEETING

Wednesday, September 16th, 2015
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:** August 2015 (**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 Cliff
- c. **County Supervisor:** Supervisor Gibson
- d. **County Planning:** Airlin Singewald

V. Regular Business:

- a. **Land Use Committee:** Mary Webb, Chair (**Attachment B**)
DRC2015-00016 Cambria CSD – Proposed MUP for pine forest restoration including thinning trees, removing invasives and replanting/seeding pines and understory at Fiscalini Ranch Preserve, Cambria. APN – 013-101-086,013-121-026, 013-131-038, and 023-411-022.
DRC2015-00018 Drummond – Proposed MUP to construct a detached 2 car garage on the site of an existing single family residence at 2301 Wilcombe Dr. Cambria. APN 024-0420-030.
DRC2015-00023 Tharp – Proposed MUP to add an 80sf deck off the master bedroom and 270sf deck on the west side to wrap around from rear deck. A total of 350sf at 698 Drake St, Cambria. APN 023-067-002.
DRC2014-00138 McQuarrie – Proposed MUP for an addition of 768sf and remodel to an existing residence at 1745 Newhall Ave, Cambria. APN: 023-161-021.

VI. NCAC Reports

- a. **Transportation Committee:** Tony Church- (**Attachment C**)
- b. **Website Committee Report:** Ted Siegler
- c. **Treasurer's Report:** Heide Santos
- d. **Environmental Report:** Mary Webb
- e. **Latino/Latina Report:** Cesilia Lomeli
- f. **Corresponding Secretary's Report:** Cesilia Lomeli
- g. **Community Outreach Committee:** Shana McCormick
- h. **Bylaw Committee Report:** Ted Siegler – Approve Bylaw revision (**Attachment D**)

X. Old Business:

XI. New Business:

Adjourn :

Attachment A – NORTH COAST ADVISORY COUNCIL

August 19, 2015

The meeting was called to order by Ted Siegler at 6:30 pm.

Present: Mary Webb, Debbie Mix, Heide Santos, Ted Siegler, Shana McCormick, Jim Webb, Tony Church, Mike McLaughlin, Mike Lyons, Vari

McNeil, Marty Main, Cece Lomeli, Laurel Stuart, Bambi Fields, Barbara Beane Marjory Sewell, John Nixon

Excused: Dawn Dunlap, Jason Anderson, Bruce Fosdike (came about 8:30.)

Absent: Clive Finchcamp

Agenda Approval:

- Vari would like to add an item on agenda – discuss – can't add but it can be under New Business – Things that need to be done around Cambria
- Bruce on Firesafe Committee, OK to be there as private citizen .
- * By-laws to be tabled to next month.

Agenda Approved as amended. Unanimous approval

Minutes Approval – Heide moved to accept the Minutes as written; 2nd Laurel. Unanimous

PUBLIC COMMENT:

- Mark Rochefort – CCSD come before council: people have spoken against the project, but there has been overwhelming support for project and want to thank the District and County.
- Tina Dickenson – CCSD is run by rules and regulations, must be approved by community. EIR must be done. \$4 ½ million in debt. No water from project as yet.

- Robert Davis – SL Bicycle event coming through Cambria to lighthouse on Sept. 26, 1200 riders – from Morro Bay to Cypress Point (Estuary area) – opens at 7 am, closes at 5 pm. Call 543-5973 for more info.
- Heide Santos – mentioned that Super. Gibson has suggested that everyone be kind and respectful during a meeting.

REGULAR PUBLIC AGENCY REPORTS

- Public Safety –Sergeant Rassmussen from the Sheriff’s department reported on 271 calls, many fires, many homeless have been removed, mail thefts—more in the summer—kids usually.
- CCSD: Director Clift – Meeting today for financial information – related to the emergency water program. Committed 2/3 of available dollars. \$3 ½ million grant coming in, but CCSD is being sued by a water group. Get county to modify rules on Stage 3 emergency. There’s a possibility of being able to water outside once a week. Fire Dept. – Capt. Bitto’s retiring, but an Engineer will be a temporary Capt. with other engineers being trained; positions will be filled. On Aug. 31 at 1:00 pm and Sept. 3 at 6 pm at Vets Hall Director Thompson and Director Clift will be there to hear what the community wants in a fire Department.

Public Comment from Tina Dickenson, Mary Webb, Jim Webb

What days can we water? What is the cost? Subcontractor from San Simeon. Settled and paid bills. EIR—when?

- Supervisor Bruce Gibson –
 - County Resources are going to Santa Margarita fire
 - TOT from motels – \$6 million in general fund money, for road maintenance, DA, Grand Jury and numerous general purposes; so can’t leave it in the community of origin. Tries to help communities in need.
 - State grant of water resources –now have been granted the \$\$\$ the County is helping the CSD; CDP is an issue.

Comments from Tina Dickenson, Heide Santos, Mary Webb, Peter

Chaldecott

- Need to check cross walks and stop signs.
- Dead trees are depressing –Answer from Sup. Gibson – Cal Fire marking individual trees, removal on Covell Ranch. People on private property are removing trees. CCSD chose not to accept the blanket permit w/o the indemnity clause.
- Thanks for fixing Santa Rosa Creek Rd. –it will be finished soon.
- County Planning – Airlin Singewald no report – Mary asked about Harmony. Airlin says it's a different permit.

CAMBRIA FIRESAFE FOCUS GROUP

- Jim Webb moved for that it isn't the NCAC's business to appoint a representative. Any member is free to join the Fire Safe Focus Group but representation of the NCAC must be in accordance with the bylaws. 2nd by Heide. 11-1 in Favor.
- Shana thanked the Firesafe Committee for showing up. Mary asked if there is a Firesafe committee in each area of Cambria—not yet. How to notify Hispanics, students in schools –working on that info. So many details to sort out, according to Shirley Bianchi.

LAND USE COMMITTEE – Mary Webb

DRC2015-00006 – Crawford

- MUP proposed for a new detached garage (1,155 sq. ft.) plus a laundry addition. Garage to hold trailers, cars. Remove 1 pine tree. 2 – 5000 gal. water tanks to be added--will impact the trees along the fence
- Recommend - remove 6' fence
 - reduce overall size of non-potable tanks
 - use permeable paving

Mary moved to deny because of size. 2nd by Bambi, Secondary motion - Jim Webb moved to approve with the changes suggested by LUC. 2nd by Heide. Laurel added friendly amendment that total paving be permeable, shifting position of tanks to avoid damage to trees. Add forest committee letter to Minutes. (see at end) Motion passed 11-1 in Favor.

DRC2014-00158 – Bailey – vacation rental on 313 Drake.

Mary moved to recommend denial of DRC2014-00158 Vacation Rental Waver citing the NCAC motion of 7/14/14 which reads “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.” 2nd by Tony. Unanimous

DRC2015-00009-11 – Verizon—proposed MUP for 3 new 2’ OD

Canister antenna mounted to an existing JPA pole with associated equipment and meter pedestal at grade level at 3 locations. Visuals reason for project. How many will there be?

- Aaron Anderson at Verizon said— dropped cells, so need more canister antenna, not on private property – can’t have more than 2 cell boosters on a pole. Equipment is near a pole.
- Public Comments - from Paul Carlson, Bob Dees, Shirley Bianchi, Sup. Gibson, Mark Rochefort, Barbara Bronson-Grey, Bob Horvath, Tom Grey, Bram Winter, Airlin Singewald, Heide Santos,
 - Need cells for safety
 - Some concerned about health issues
 - Cabinets are not well cared for.
 - Concern about property values
 - No reason to think they are dangerous
 - Need to have a strong consensus to install cell towers, wants to approve addition of cell boosters.
 - Firesafe Council – strongly suggests that the cell boosters be approved.
 - Cell services are used by fire and police emergency service and is necessary.
 - In favor of approval of cell boosters. Master plan –cited according to need. Extremely competitive business
 - Dorset and Whitehall – against cell boosters.

- Cell phone may stay on in an emergency.
- Health Care – Support cell service, need it for emergencies with medical centers – need it to be safe.
- Move it to Hastings and Dorset—dead end street. Signals about the same as TV and home phone.
- Support approval of cell boosters.
- Please approve—need cell phone coverage now.
- Hearing on Cell boosters on Sept. 4.
- Needs cell phone when all else fails—TV, land line, computer.

Heide moved to accept the project—subject to Department of Public Works reviewing site line issues. 2nd by Tony Church. Unanimous.

2599 Pineridge – Bambi moved to approve the site. Shana 2nd.

Unanimous.

Berwick site. Heide moved to approve. Mike 2nd. Unanimous.

NCAC REPORTS

Transportation Committee—Tony Church

- Parking at Cambria Pines Lodge – report we got was incorrect. Met with Dirk Winters. Tony moved that a letter be sent to Daniel Robinson at the Coastal Commission about the Christmas Market as outlined in the Traffic Report. 2nd by Mary Webb. Unanimous.

Treasurer’s Report – Heide Santos – \$1500 coming from county, \$860.39 on hand.

Environmental Report – Jim Webb

- Current research in ocean in Cambria area – through Cal Poly catch and release – count and check on species – fish in reference site as well as, reserve. Through NOAH Rock fish conservation area are restricted to 240 ft. – giving more area to fish. Need to be careful how these fish are released, so they will live.

Latino/Latina – CeCe Lomeli

- Supervisor Gibson is to help the Latino/Latina population with Spanish info on file. No evacuation plan. Trying to help give information. Work with Cal Fire so Latinos will have correct information.

Corresponding Secretary's Report – letter to the Coastal Commission about Christmas Market.

Community Outreach Committee –Shana McCormick

- Will have ideas next meeting. Getting information to the Latino community through churches, schools, laundromats. Invite government and leadership to visit NCAC meeting.
- Meet in small groups to give ideas for fire prevention. Bruce Fosdike has had a fire prevention meeting in his neighborhood.
- Have gov. group from H. S. and Jr. H. visit the NCAC.

Bylaw Committee Report – Continue to next meeting.

Transient Occupant Tax – TOT – Vari McNeil

Get some support for improving roads. How much money comes back here? In general fund so can't get \$\$\$ from that. Identify projects that come from the tourist trade. Invited to submit ideas to the Traffic Committee for follow-up.

Heide moved to adjourn the meeting. 2nd by many. Unanimous.

It was 9:45 pm.

Respectfully submitted,

Marj Sewell

Attachment B –

LAND USE COMMITTEE MINUTES

SEPT. 8, 2015

Present: Mary Webb, Tony Church, Laurel Stuart, Claudia Harmon-Worthen, Bob Sfarzo, Steve Cole, Marjorie Sewell. Absent excused: Vari McNeil, Jason Anderson, Mike Lyons

[Direct link to DRUMMOND referral package](#)

Applicant Name: DRUMMOND
Date: 08/05/2015
Planner: Brandi Cummings

Case Number: DRC2015-00018
Project Description: MUP
APN: 024-042-030
2301 Wilcombe - INFORMATION HOLD

Proposed MUP to construct a detached, 576 SF, two-car garage on the site of an existing single family residence. Geologic Study Area, Terrestrial Habitat. Lots must be merged prior to issuing a building permit per County staff (9/4/15). Applicant was informed of lot merger at time of permit application and has 90 days to decide. Forested Lot: Two (2) Monterey Pines removed (one dead, one 20") without permits. Replanting plan needed for both trees at 4:1 per County and there is room for pines on site.

Committee will make recommendation if applicant decides to merge lots. If application withdrawn committee wants this project referred back to us make recommendations on unpermitted 20" Monterey Pine removal.

[Direct link to THARP referral package](#)

Applicant Name: Tharp (Rich Reidl)
Planner: Brandi Cummings
Case Number: DRC2015-00023

Project Description: MUP
APN(s): 023-067-002
698 Drake Street - INFORMATION HOLD
Licensed Vacation Rental approved 3/31/14

Proposed MUP to add a 80 SF deck off the master bedroom and a 270 SF deck (350 SF total) on the west side to wrap around from rear deck. The west deck would require support structures placed in the current driveway, necessitating relocation of the driveway. County is checking deck size limitations. Moving driveway would require tree removals, and an encroachment permit due to

County right of way. High Fire Hazard, Geologic Study Area, Archeologically Sensitive Area and Terrestrial Habitat. Drainage plan needed on steep street frontage.

Committee will make recommendation when more information is available (plans are not complete) depending on whether driveway is moved or phase II of project is proposed.

[Direct link to MCQUARRIE referral package](#)

Applicant Name: McQuarrie
(Kirk/Lacey)

Planner: Cody Scheel

Case Number: DRC2014-00138

Description: MUP

APN: 023-161-021

1745 Newhall - **INFORMATION HOLD
NOT RELEASED**

Proposed MUP for a 768 SF addition including bathroom addition, to an existing 2079 SF single family residence (4 bed, 2.5 bath) and existing 570 SF garage. Addition of 110 SF Covered Porch, 162 SF impermeable deck, 538 SF permeable wood deck. Lot coverage of (6135 SF) will increase from 1804 SF to 2341 SF. Roof deck to be added. Project requires 382 SF TDC's.

Per county: New additions will conform to current setback requirements, rather than 1964 setbacks (3') that governed original construction. Interior staircase addition will correct nonconforming use of lower level as a 845 SF rental unit. Interior elevator will also be added.

Drainage, erosion and sedimentation plan and fire safety plan will be required, archeological review was performed. County planning has not reviewed corrections yet so project cannot move forward until County verifies calculations and recent applicant submittals. County will confirm deck size for conformity. Planner will recontact Land Use with those clarifications.

Concerns expressed by neighbors included impacts to ocean views from homes above and to the east, roof top deck (although an allowed use) out of character for neighborhood esp. if railings are solid (wall) rather than open (wire or clear), questions use of TDC eligibility, and general construction fatigue in this neighborhood due to an ongoing project at nearby location.

Recommendation: Land Use Committee recommends approval of project if deck addition calculations and GSA are verified by County as conforming to standards, objects are removed in the 3' setbacks (water softener cabinet), Drainage Plan is conducted keeping water on site to the maximum extent possible, guest unit is not rented as a separate dwelling, and all existing water fixtures meet new standards under Title 4 of District Code. Neighborhood concerns should be taken into consideration.

[Direct link to CAMBRIA CSD referral package](#)

Applicant Name: Cambria CSD
Planning: Airlin Singewald
Case Number: DRC2015-00016

Project Description: MUP
APN(s): 013-101-086, 013-121-025,
013-121-026, 013-131-038 and 023-
411-022

INFORMATION HOLD

Due to changing project descriptions revealed in community meetings subsequent to the Land Use Committee meeting of 9/8/15 this project is not clearly defined enough to analyze.

Holly Sletteland of FFRP offered site visits and attended our LUC meeting for extensive Q & A session. Project was put on Information Hold by County 9/9/15.

Respectfully submitted,
Mary Webb, Chair
9/11/15

Attachment C –

Traffic Committee Report, 8th September 2015

The meeting was called to order at 3.00 p.m.

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

Guests: Jeremy Ghent, Claudia Harmon Worthen and Steve Cole

At the meeting we discussed the following issues that Jeremy from the County agreed to review:

1. Parking at Nitt Witt Ridge
2. Visibility at the entrance/exit at the Medical Building at 2150 Main Street
3. Road narrowing at Sunbury Avenue due to erosion
4. Road closures and parking at Pinedorado
5. Road damage at the southern junction of Main Street and Highway 1
6. Traffic study in relation to proposed cell phone installation at Whitehall and Dorset
7. The “Private Drive Keep Out” sign posted at Piney Way (not the “Not A Thru Street” sign which is correct)

Jeremy also provided the following information:

1. The proposed yield sign at Berwick and Burton drive has been shelved
2. Business owners are responsible for the maintenance of the sidewalks outside of their premises

There were two new issues that Jeremy brought to our attention. The first related to delivery vehicle parking on Bridge Street and Main Street, which has caused complaints and congestion. The County suggested that the curb outside Bob & Jan’s Bottle shop on Bridge Street that is already designated for delivery vehicles between 7.a.m and 10 a.m., be painted yellow to highlight the area in order that this area is not used by non-commercial vehicles. The committee believed that this was a good suggestion, although may only partially resolve the situation due to the fact that at times there are multiple deliveries at that location. The second item was the updated North Coast Circulation Study which

was completed and adopted on the 16th December 2014 by the Board of Supervisors. A copy of the Study was provided and will be circulated to the Committee members for comment. Jeremy explained that the road improvement fund had marginally increased but remains relatively small as the fees are generated from building activity which remains low due to the building moratorium. As a result major delineated projects cannot be accomplished at this time.

Finally we discussed the upcoming Christmas Market scheduled to take place at Cambria Pines Lodge which is now under the jurisdiction of the California Coastal Commission. We had been provided with the plans for this year's event and it was recognized that the Lodge has made serious attempts to improve the parking situation. However, the concerns for pedestrian safety in and around the Lodge was still the paramount concern and the Committee welcomes comments from its members and the public on possible improvements, which will then be submitted to the Lodge and the Coastal Commission.

Attachment D – Bylaw Amendment

Please see NCAC Website at <http://northcoastadvisorycouncil.org/> for current revisions for Bylaw amendment.