



REGULAR MEETING

Wednesday, September 20, 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: August 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**)

1 - DRC2017-00014 WILLEMS. Proposed Minor Use Permit for the construction of a one-story, 660 sf detached garage.

Location: 2015 Dorking Ave., Cambria APN: 024-031-027

2 - DRC2017-00015 AIKEN. Proposed Minor Use Permit for the construction of a 960 sf detached garage and a 180 sf addition to the existing SFR.

Location: Latham Dr., Cambria APNs: 023-235-001, -002

3 – DRC2017-00010 GRACE. Follow-up MUP to emergency permit issued to repair erosion along the bluff face at the Pico Creek Access stairway.

Location: Pico Creek Access, San Simeon

4 – LRP2015-00014 County of SLO. Public Review Draft of proposed amendments to the Land Use Element/Local Coastal Plan (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.

VI. NCAC Reports

a. Transportation Committee: Aaron Linn

b. Website Committee Report: Dixie Walker

c. Treasurer's Report: Mike Lyons

d. Environmental Report: Bruce Mumper

e. Corresponding Secretary's Report: Laurel Stuart

f. Community Outreach Committee: Dixie Walker

VII. Old Business:

VIII. New Business:

Discuss and consider appointing Dante Garcia to the position of Latino/Latina Representative.

Adjourn :

Attachment A –

NORTH COAST ADVISORY COUNCIL
August 16, 2017
Rabobank Community Room

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

Present: Iggy Federoff, John Nixon, Marjorie Sewell, Barbara Beane, Susan McDonald, Don Sather, Ted Siegler, Cindy Steidel, Laurel Stewart, Dixie Walker, Dawn Dunlap, Aaron Linn, Bruce Mumper.

Excused: Mike Lyons, Debby Mix, Mary Webb.

Alan Lavelle resigned. Family issues.

AGENDA APPROVAL: Ted wanted to add to New Business—that Bruce Marchese be considered for appointment to Area 5 alternate. John Nixon moved to accept the agenda as amended. Dixie Walker 2nd.

Unanimous.

MINUTES APPROVAL: Dixie said the Chairperson of the Pinedorado Parade is Jeff Nielsen. Laurel said 100 projects have been built, but there are 15 more projects to come. Dawn Dunlap asked about an old building—what does it mean that a building can't be changed. Laurel said the character of the building can't be changed Susie McDonald moved to accept the minutes as amended. John Nixon 2nd.

Unanimous.

PUBLIC COMMENT:

- Iggy Federoff – Sept. 13 – 12:30 to 2:30 -- attended a meeting of the Cambria Health Care District. Members of Tennant will be coming to Cambria on Sept. 13 –12:30 – 2:30. Anyone who wants to be briefed on what will be available in Cambria by Jan., 2018 for health care, thanks to the Linn family. The lower floor of the Linn Building will be available; Mr. Linn will help with changes to the building. All non-medical people will be found other homes.

- Don Sather – So Cal Gas—transmitting towers –Park Hill and Happy Hill don't appear to have enough coverage. Approved, but have questions. Marj and Don met with Tim Mahoney, who has been knocking on doors to inform people.

Juan Maldonado, to gather information –For the Nelson's are able to move pole 30' feet on Leimert. Will use stand alone metal poles or concrete street lights. Will continue to knock on doors to engage people. As for Happy Hill and Park Hill, a pole will be added to Cambria Pines Ridge. All directional antennas.

Dir. Bahringer – can we help? Juan Maldonado has own people to do that.

Ted Siegler—Will coverage work and how will that be done? When?

Tony Church – Will any other poles be moved?

Tim Mahoney – Talked to some people, left information if not home. Will go back to see if they can connect. If new development areas show up, then may need to add poles.

Laurel Stewart -- How about Ralph Covell?

Tim Mahoney – Need his information. Need to move a pole at Newport and Pierce .

Working to get it adjusted.

Dawn Dunlap – Try Tara Covell – 927-3398 Ralph Covell's home. When pursuing the building of a pool a Coast Union, do resources and environmental checks.

REGULAR PUBLIC AGENCY REPORTS

Public Safety - - Commander Voge

There were 98 Radio calls from Harmony to Ragged Point. 13 audible alarms
18 suspicious calls, 1 Apple scam, Child hurt by mother-goes to child services,
elderly people have a helper come in—but these people steal from them.

CCSD -Director Bahringer

- East Ranch is being developed – should be done by the middle of September. Will include parking, handicapped access and a dog park (fenced). First step, then soccer fields will follow.
- Purchased the old library building for \$499,000. Hoping people will help offset cost of old library. Hopefully have a place where people can do research. Be a welcoming place.
- Will return trucks to rodeo grounds area.
- Change software to make it more simple, but know where all the meters are, know where all the manhole covers are, Can use a smaller staff.
- EIR was produced to build all the stuff on the Ranch. Stays the same; doesn't include a lot of extra stuff. Could make a change by re-entering and suggesting new sites. CCSD put in 2 ½ million dollars into the Ranch.
- Dawn Dunlap – At the old library site, where is parking? Across street, and at the Vet's Hall.
- Laurel – how about the old dog park for the schoolhouse.
- Tony Church—is there water there at the dog park? Possibly compostable toilets.

County Supervisor—Cherie McKee

- Bruce Gibson is speaking in SLO for bigotry and against Blacks. He did spend 45 min. at the Library today, before going for his speaking engagement.
- Bob Sfarzo – Street cleaning – Cherie- on a system. Contract with a street cleaning system.
- Aaron Linn – Santa Rosa Ck. Rd.—beyond Linn’s Farm. Needs work on the road. Nothing is happening. Worried about the rains this year. No road work yet.

County Planning—Airlin Singewald

- Amendment to the TDC program –Pulled until further study.
- V. R. – on Marine Terrace -- September 19 will be heard by board.
- Background –in Cayucos override—the decision to keep it a V.R.
- So Cal Gas – September 14 for further discussion.
- 100 permits for Cannabis ordinance – must work on who would be the best people to grow it. Sept. 14 for more discussion. Oct. 3 for cannabis discussion.
- Transfer water meter.
- Bob Sfarzo – TDC – are there legal easements to retired lots to do TDC’s? Some are permitted.
- Susie McDonald – Cannabis – would it need a MUP?
- Airlin – not set yet.. All will need MUP.
- Hank Krzciqak will be in charge of cannabis growing.
- Susie – Rod and Reel – Is it a RV park or what? Airlin -- Working with owner to have it in keeping with historical use. 10 RV’s and 10 mobile homes. Complicated issue. Ted S. –Is there a limited amount of time to complete construction? Been going on for five years – debris, porta pots. Proposed as a mobile home park.
- Cindy S. – Coastal Commission meeting at Lodge –Sept 13, 14, 15.
- Aaron L. – no place for RV’s to park – people move from place to place.
- Harry Farmer—should be serious penalties on owner.
- Ted S. – Building needs to be done in a timely manner. Make sure they code issues and not done quickly. Oversized garage doors – noise, porta potties, trucks all over the place. Over 5 years. Blight on the neighborhood. Out of money at the moment. Hard on neighborhood. Building along the property line. Airlin will check with builder.
- Bob Sfarzo—thought there could only be 100-150 permits at one time.
- Laurel S. – 3 extensions for three years each for a building. Must keep building permit going. It’s on 9 lots. Think about character of neighborhood Airlin S. – supposed to be regular inspections. The penalty would be to need to apply for a new permit. Will check with building inspector.

LAND USE COMMITTEE – Laurel Stewart (Mike Lyons was in charge of meeting)

DRC2016-00127—State Park at Piedras Blancas Cove—Doug Barker from State Parks to oversee building of 14 cabins, 29 campsites, a restroom building, 59 parking spaces and entry kiosk at 16420 Highway 1, San Simeon. Truncated road to service the area. Recommend approval for project.

Doug Barker, District Service Manger, to amend on project, focused on campground. Complete the four Mile Coastal Trail along the bluffs, no hookups for RV's. A café is being remodeled with a sprinkler System. For motel as Phase 2, Campground and southern trail to vista point and elephant seal viewing.

Remodel motel, adding patios plus interior work. Will put it all into one project.

Airlin said it will return to LUC. Ted agrees.

Bob S. – Thinks it's a waste of time and not a safe place for a campground.

Doug B. – Has to have setbacks, done studies on project, Coastal Commission to have a retreat plan (cabins on wheels). Have two wells.

Dawn D. - Sq. footage of motel and restaurant? Is it larger? Archaeological?

Doug B. – Same footprint. Archaeological has been done.

Ted S. – Will hold off on approval till we see rest of project.

DRC2016-00133—Garcia –Burton and Pineridge.

Convert existing single family residence 500 sq. ft. into a guesthouse (remove kitchen) and build a new 5 bedroom house. Has two parking places and would add two more (concerned about parking). County needs to watch this project and submit a parking plan.

Don S. - - stated that one of the entrances is difficult.

John Nixon moved to accept. Susie McDonald 2nd. 8 yes,1 no. Passed

LRP2015-00014 – County of San Luis Obispo

Proposed amendments to the LU element/local Coastal Plan (NCAP) and the Coastal one Land Use Ordinance-Title 23 of the county Code applicable to the Cambria Transfer of Development Credits program. Authorized by the County Board of Supervisors on Nov. 15, 2016. This project would expand

the range of potential “sender sites” (lots which would be retired and no longer eligible for residential development.) and would clarify language for “receiver sites” (lots for which an applicant could apply for a land use permit for a larger residence through the purchase of TDC's.

The LUC recommends approval of the changes, with the following concerns:

- LUC urges SLO County Enforcement to be diligent in enforcing restrictions on use of sender lots and new requirements with respect to maximum TDC's allowed. Also think about Cambria's narrow streets, fire equipment access and parking and evacuation routes. LUC urges the use of Code Enforcement to follow the rules.
- Crosby Schwartz – Restrict TDC's for receiving sites and sender sites.
- Don S. – More restrictions on receiver sites. No other changes.
- Ted S. --- Area 2 –is Highway 1 viewshed, Area 1 –habitat—more sensitive.
- Laurel –Is size of building in keeping with the neighborhood? No provision

for ultimate. Lots can be sold off to connecting neighbors. No extra parking, no fences, no other uses other and conservation. This is a concern.

- Crosby S--Land Conservancy is required to inspect all the areas, if there's a problem in compliance.
- Ted S. – Easement is held by Land Conservancy. Consider the view shed from Hwy 1. Their obligation is to respect it. CCSD needs to protect the land and not park trucks or do grading in those areas.
- Dawn D. – Fern Dr. –purchased by Land Conservancy, but it wasn't protected; it had a land slide, a tree fell on a house. When purchased by a private party, it cost a huge amount of money, and had to sell it for the

price. Slope work needs to be done.

- Laurel – let's table it for another month.
- Ted – when this returns the concerns need to be written in.

same

NCAC REPORTS

Transportation Committee – no meeting

Aaron Linn will be the chairperson. Will notify when he can do it—time and place.

See paper tomorrow for slide—open ended. Rain is a factor, must not expect Hwy. 1 will always be open. Don't know when it will be completed.

Website Committee – Dixie Walker

Cindy will spend time with Bob Sfarzo on Saturday. Work on platform requirements, needs to be more flexible, fresher graphics, get archival stuff, more user friendly.

Treasurer's Report – Mike Lyons (Not here but left report)

\$1489.15 on hand.

Need to submit budget to county for our next running money.

Environmental Report – Bruce Mumper

- FFRP -- \$500 set aside, mailing to ranch neighbors about not using anticoagulants.

- Saturday – Bring back wild flower party –north end of Windsor. Bring stuff to collect seed.

Corresponding Secretary – Laurel

Sent 5 letters

Community Outreach Committee—Dixie Walker

- Cindy S. – on Neighborhood –Next Door. Put info on Next Door, that tells one is on the NCAC and which area. What we do and don't do.
- Now have the trifold with info about NCAC. 50 in English and 50 in Spanish

OLD BUSINESS -- none

NEW BUSINESS

- Consider for appointing Bruce Marchese as an alternate for area 5
He volunteers at HART, American Legion member, plays baseball, and likes to oil paint.

Ted S. moved to nominate Bruce for area 5 alternate. John Nixon 2nd.

Unanimous.

Bruce Mumper moved to adjourn at 8:55 PM.

Respectfully submitted,
Marjorie Sewell, Secretary

Attachment B –

Land Use Committee, NCAC - Report for September, 2017

The LUC met on Tuesday, Sept. 5th. Present were Laurel Stewart, Claudia Harmon Worthen, Tony Church, Steve Cole, Mike Lyons, Don Sather, Marj Sewell and guests Dave Brown, Gary Willems.

1 - DRC2017-00014 WILLEMS. Proposed Minor Use Permit for the construction of a one-story, 660 sf detached garage.

Location: 2015 Dorking Ave., Cambria APN: 024-031-027

Planner: A. Singewald Date referred: 8/12/2017

The application and plans list 2-3 Monterey pines, 3 oaks and 1 redwood scheduled for removal. Two freshly cut ~ 30" pine stumps were seen on the site visit, one of which was a tree listed for project removal. County permissions for removal of one dead tree and cutting down of one tall stump were provided, along with photos of replacement pine seedlings recently planted on site. Discussion followed regarding shifting garage placement closer to the residence to spare the 2 oaks west of the garage. Owner, architect and committee reached consensus.

RECOMMENDATION: Approval recommended by committee, with condition that (1) the project be shifted 3 ft at minimum to the east, closer to the SFR, and removal of only the one oak to the east of garage; (2) removal of only 1 pine at SW corner of proposed garage with County to decide on removal of the pine in its right-of-way; and (3) replanting at ordinance level of oaks 6:1, pine at 4:1. Owner and architect concurred.

2 - DRC2017-00015 AIKEN. Proposed Minor Use Permit for the construction of a 960 sf detached garage and a 180 sf addition to the existing SFR.

Location: Latham Dr., Cambria APNs: 023-235-001, -002

Planner: A. Singewald Date referred: 8/12/2017

RECOMMENDATION: Approval, with a modification of the plan to allow for hard-surface or permeable block driveway near street, transitioning to gravel or redrock with no grading around trunks of oaks in

front of proposed garage, as many of the larger roots are above grade. Architect agrees this is possible. We appreciate the effort to position the building so as to avoid removal of any trees.

3 – DRC2017-00010 GRACE. Follow-up MUP to emergency permit issued to repair erosion along the bluff face at the Pico Creek Access stairway.

Location: Pico Creek Access, San Simeon

Planner: A. Singewald

Date referred: 8/10/2017

RECOMMENDATION: Approval with condition that, in addition to the project description of “soil placed on top of backfill material resulting in a 2:1 slope between the top of the gabion structure and the top of the bluff”, soil be added to top the terraces of the gabion structure and seeded with native grasses. The Environmental Planner for SSCSD, Jeff Oliveira, was in agreement with this proposal at our site visit.

4 – LRP2015-00014 County of SLO. Public Review Draft of proposed amendments to the Land Use Element/Local Coastal Plan (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.

This project was authorized by the County Board of Supervisors on November 15, 2016. The draft amendments would expand the range of potential “sender sites” (lots that would be retired and no longer eligible for residential development) and would clarify language for “receiver sites” (lots for which an applicant could apply for a land use permit for a larger residence through purchase of TDCs).

Planner: Jay Johnson

Date referred: 6/12/2017

This item was pulled from Planning Commission review at NCAC request to provide more opportunity for our review. The planner has pointed out that although the scope of this project was limited per the authorization by the Board of Supervisors to expanding the range of potential sender sites and language clarification for receiver sites, the NCAC was welcome to submit any recommendations outside of that scope, yet pertinent to the TDC program.

Our recommendations and comment:

1 – State the larger goal. The TDC program was initiated with the overall goal of reducing development impacts to natural habitat, open space, and most particularly, the Monterey Pine forest covering much of Cambria. It was intended to protect areas and parcels significant for recognized conservation values such as watershed protection, erosion control, view shed protection, cultural resource protection, rare and endangered species protection and wetland protection. A statement of goal to that effect ought to be inserted in NCAP Combining Designations #17 Transfer of Development Credit Program (TDC)(LCP), preceding the stated program objective of reducing potential build-out. (page 6-11 in the Draft packet)

2 – This Draft LRP expands the range of potential “sender sites” to single-family residential parcels within the Cambria Urban Reserve Line which meet one or more of proposed criteria A-G in #17 Combining Designations. (page 6-11) A related document, the Cambria Vacant Parcel Assessment, prepared for the CCSD by the Land Conservancy of SLO County has assessed many parcels as high priority for conservation in areas outside the Special Project Areas, based on multiple criteria. We approve of the expansion.

3 – *We do not want to allow use of TDCs in Special Project Area #1.* The Draft LRP amends the CZLUO 23.04.440(a) “Where Allowed” and expands the potential for “receiver sites” to allow them in Special Project Area #1, in direct contradiction to the NCAP Chapter 7 Planning Area Standards (page 7-65) C(4)d Use of TDCs in Special Project Areas, which specifies only Special Project Area #2 for potential receiver sites. We want to see CZLUO 23.04.440(a) (see page 4-133) corrected: “Lots within ~~a special project area~~ **Special Project Area #2** may qualify...”

4 – Cap the lot size qualifying for TDC use. The Draft LRP expands the range of potential “receiver sites” by newly designating Pine Knolls as a small-lot subdivision. A number of parcels there might not subjectively be considered “small”. In any case, throughout Cambria lots have been consolidated into larger parcels allowing for larger footprints and GSA in both remodel and new building. Ministerial oversight has not always prevented impacts to neighborhoods include excessive grading and tree removal and houses not in scale with surrounding homes. Adding potential for TDC use to already large parcels is of concern; there has to be a cap to either lot size qualifying for TDC use or Maximum TDC use, or both. One suggested cap is that the uppermost range under C(4)b Maximum TDC use (page 7-64, NCAP) run from 5,250-7,000 square foot lot size. Another suggested cap is at 10,000 square foot lot size and 750 TDCs. It has been pointed out that adding 750 TDCs is like adding a small house (larger than allowed for a guest house) to an already large residence.

5 – Concerned about the ultimate disposition of conserved sender sites, we want to see **section C(3) Resale Provisions (page 7-64, NCAP) deleted.**

6 – We would like to see language which spells out prohibited uses on conserved sender sites and ensures that any future conservation easements will be at least as restrictive as in the Land Conservancy Grant Deed of Conservation Easement filed with the County on March 7, 2003.

7 – We would like to see amendment of section D. Deck Size Limitations (page 7-65, NCAP) to read: “Solid exterior decks shall be limited to 10 percent of the permitted Maximum Footprint prior to application of TDCs, while decks of permeable construction...shall be limited to 30 percent prior to application of TDCs.”

8 – While the Board of Supervisors has asked that amendments to the NCAP and CZLUO “clarify language” for receiver sites, there is a vague quality to the use of “more suitable [receiver] sites” (see page 7-63, section C) and receiver sites that are “more suitable for development”. Sites that are listed by the Cambria Vacant Parcel Assessment (Land Conservancy of SLO County) as high priority for conservation might well be the parcels where owners desire to develop.

Other concerned stakeholders are sending in their comments in this regard. One of them is the Cambria Forest Committee, which has forwarded a recommended amendment. This is not a recommendation agreed upon in committee by the LUC, but you may want to consider it and include it in your recommendation.

By way of preface, the North Coast Area Plan, in Chapter 7, under B. Cambria Urban Area Standards, then under Combining Designations (1) Monterey Pine Forest Habitat Area (SRA) (TH), spells out the

great degree to which development in such designated areas within the urban reserve line must be monitored and limited in order to minimize damage to forested sites. (see page 7-21, NCAP)

The Forest Committee recommendation:

“There should be some language in the NCAP as to what sites should not be eligible to receive TDCs. Revision to section C(4)c Limitation on Use of TDCs [page 7-64] to read as follows:

- c. Limitation on Use of TDCs. TDCs shall not be used on sites within the Monterey Pine Habitat Areas. In addition, TDCs shall 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 where, in the opinion of the Director of Planning and building, excessive grading or ~~tree removal of Monterey Pines, oak trees or significant understory vegetation is being proposed~~ .”