



## REGULAR MEETING

Wednesday, August 16, 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:** July 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**)

**DRC2016-00127 New Project Referral;** Proposed MUP for the construction of a state park campground with 14 cabins, 29 campsites, a restroom building, 59 parking spaces and entry kiosk at 16420 Highway 1, San Simeon. APN 011-231-012

**DRC2016-00133 GARCIA:** Proposed MUP to convert an existing Single Family Residence into a guest house and build a new Single Family Residence with a garage and balcony. Project location is 2575 Burton Drive in Cambria, APN 023-293-059

**LRP2015-00014/County of SLO.** Public Review Draft of proposed amendments to the Land Use Element/Local Coastal Plan (North Coast Area Plan) and the Coastal Zone Land Use Ordinance-Title 23 of the 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 which would be retired and no longer be 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).

#### VI. NCAC Reports

a. **Transportation Committee:** Open

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:**

**Adjourn :**

**Attachment A –**

NORTH COAST ADVISORY COUNCIL  
July 18, 2017  
Rabobank Community Room

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

Present: Cindy Steidel, Ted Siegler, Mike Lyons, John Nixon, Dixie Walker, Aaron Linn, Don Sather, Barbara Beane, Bruce Mumper, Bambi Fields, Laurel Stewart, Mary Webb.

Excused: Iggy Federoff, Susan McDonald, Allen Lavelle, Paul Carlson, Dawn Dunlap, Debby Mix.

**AGENDA APPROVAL:**

John Nixon moved to accept the agenda. Aaron Linn 2<sup>nd</sup>. Unanimous.

**MINUTES APPROVAL:**

Mary Webb when Airlin said there was no new development, declared a moratorium in 2001. CCSD said there were 3887 connections, but in 2012 there were 4168 connections.

Dixie moved to approve the minutes. Bambi 2<sup>nd</sup>. Unanimous.

**PUBLIC COMMENT:**

- Laura Schwartz –Thanks to Aaron who called 911 for the fire.
- Mary W. said it was difficult to get out of Cambria downtown during the fire.
- Aaron L – hard to move people out of area. Kids working on a project needed to be evacuated. Response was quick. Very threatening.
- Dixie W. –as a Lion notification – Jerry Olson - Manager of the Pinedorado parade wants to notify everyone that the streets will be closed during the parade. Is a letter needed for that notification? Be there before 9:30 AM.
- Ted – Cal Fire was right there –they were terrific.
- Tony Church – On Community Bus – got Reverse 911 but not from Lodge Hill. Was concerned about evacuation. Heavy traffic.

- Mary W. –Will there be a follow up by the Fire Safety Focus group?
- Dir. Bahringer – Thanks Cal Fire, Morro Bay, Paso, SLO County Sheriffs. Under 4 acres burned. Lots of heavy equipment, 7 tanker drops of water, 7 helicopter drops of water/retardant.

#### REGULAR PUBLIC AGENCY REPORTS:

- Public Safety—Art Munoz
  - 138 calls for service from Harmony to Ragged Point.
- CCSD –Director Bahringer
  - \* Authorize Manager to collate CCHD with the Fire Department.
  - \* Certify the SEIR
  - \* OK to purchase the old library, on the agenda.
  - \* School House move. Not on agenda. Need to purchase the library first
  - \* Laurel- Spoke with CCSD who had not heard anything about the Pocket Park for the Schoolhouse on the Agenda. What about parking??
  - \* Mary W. – What about exercising the fire hydrants?
  - \* Dir. Bahringer –exercised some, but need to do more. Fire dept. takes care of that.
  - \* Aaron L. – what about the leak?
  - \* Dir. Bahringer – 11% loss, is now fixed.
- County Supervisor – Cheri McKee in his stead.
  - \* Sup. Gibson at Cannabis workshop in Sacramento
  - \* San Simeon –Cal Trans and Co. about Hwy 1, which is closed indefinitely according to Jim Shrivvers. Sup. Gibson is going to set up monthly meetings with Tim Govens to keep Cal Trans, Chambers, and business apprised.
  - \* Big shout out to all fire depts and SLO sheriffs. Fire dept. meet 3-5 on Wednesdays. All are welcome.
  - \* Bob S – So easy to set off a fire with a weed whacker.
  - \* Don S. – lots of traffic at Nit Wit Ridge – clean up area. Thanks for rapid response to clean up trash and dirt.
  - \* Michael Britton
  - \* CO. is very busy because people are building without permits.
  - \* Aaron – lots of equipment on Hwy 1 to check the movement; it hasn't stopped moving yet. End in sight but not yet set.
- County Planning – Airlin Singewald – on vacation.

#### REGULAR BUSINESS

- REVISIONS TO TDC ORDINANCE – Jay Johnson
  - \* Will try to work with community to improve fire outreach and safety hazards.
  - \* LRP2015-00014 – Cambria TDC, Coastal E-Referral, North Coast Area Plan Amendment, Cambria. See draft on this project. Only pertains to sending sites, not receiving sites. More options to send to land conservancy and

CCSD to work together to retire lots in the Cambria Pines Terrestrial area. These are small lots. Might have a lot next to it, could retire that lot. Some are steep lots, some have pines – could possibly retire those lots into a conservancy. Would make a solid open space area. Not changing the rules for those who want to purchase TDC's.

Crosby Swartz – Use of TDC's in project areas. Seems like a difference in the area plans and special project Area 2. Special project may qualify as a Receiver site.

Jay J – Can purchase TDC's for a special project 2. Need to bring the special project 1 together to keep it simple.

Laura Swartz—Special Project 1 – Most sensitive are --keep houses smaller in that area. 100 projects, but only 15 are on a list.

Laurel S.—If these lots are combined, then can't have fences, sheds on those spaces, parking. Can't know schedule of fees.

Ted S. --When transferred to CCSD conservation easement—apply to receiver side. Not sold to other people.

Laurel S. – Sold to adjacent land owner. #764 -- Ascending side, retired in 1 & 2. Shall be consolidated. Slopes --geologically sensitive area. Should be no building of any kind on these areas. How do you establish fees?

Jay J – Taking too little money now, some are to be determined. So far it's working. Present to Planning Dept.

Laurel S. -- #611—Lodge Hill—Areas 1 & 2, met one of following—one requirement – geological area—all are sensitive. Costs went from \$15 to \$25. Located in Monterey Pine forest, slope.

Jay J - I will look into that.

Ted S. – LUC didn't want to take this up with entire council. Ted wants it to go back to LUC. Jay will defer to this.

Laurel – LUC recommended that we needed more information.

#### LAND USE COMMITTEE – Laurel Stewart

DRC2017-00125—Harmony Town wants to have a VR with remodel in a single family residence. Laurel moved that we approve if the building stays the same on the outside. Mike L. 2<sup>nd</sup>. 9 in favor, 2 abstained.

DRC2016-00122 – So Cal Gas - - Curtis Fraser want to add 21 poles, 29' high, with an array date collection box, solar panel, and antennae to prepare for Advanced Meter Communication Devices to "read" the meters.

In California there are to be 4500 poles; 4200 have been installed.

Now working in SLO County; needs to be safe. They will be knocking on doors, nothing constructed yet. Want people to be happy.

Crosby Schwartz – How are you reading meters now?

Timothy Mahoney—So Cal Gas – The plates will be removed. Still reading

meters manually here by a meter reader.

Laura Schwartz – Is outreach going to happen?

Timothy M. – Yes, poles will be placed to blend in. So Cal Gas is working with the county and with subscribers. Haven't really started yet.

Tony Church- How many poles did you need to move?

Timothy M. – moved one in Buellton. Don't have numbers on others.

Mary W. – How many poles? Have sent emails to people in Cambria.

People say they have heard from no one.

Curtis F. – Advance meter system, only goes to pole

Only 21 poles, if they all talk to each other well.

Laurel S.—Olivia (SoCalGas) –Adding a pole on Cambria Pines Drive. Why?

Timothy M – May need to add a pole here and there if the poles aren't Compatible.

Cindy S. – Can you just drive up and down the street and read meters?

Mike Lyons—Have any communities said no?

Timothy M.—No one has said no yet.

Susan Garman – No one turned you down yet? How about Montecito?

Timothy M. – Haven't done application in Montecito.

Nelsons – on Buckley. A pole will be done but it will be tweaked to fix the view. Laurel was very helpful in notifying us. What about using drones, other technology to

David Hill – How many poles in Cambria? Remove 18 poles, add nine.

Curtis F. – The poles must be there for this to work. We need to work on outreach tomorrow.

Harry Farmer—Is it environmentally friendly? Every time some new device comes up, what will be the impact be on the environment to health?

Curtis F. –below the limits of what other equipment is – like microwave.

Ted S. – How do you get power to pole? Residents spend \$\$ to remove poles. What about poles for those underground areas?

Timothy M. – Done by battery. Hopefully we can put a pole where it's not quite in the area.

Laurel S. – What about Park Hill ? Happy Hill? Don't see any poles.

Crosby Schwartz—How does data get from pole to central area?

Timothy M. – Back to the drawing board. Every 6 hours, data will send 12 Hours worth of data to a central area.

Laurel S. -- It's the early stages of the project. Must have a design in mind, but modified for how and when.

Laurel moved not to approve or deny with a letter to county saying what our questions are. We need more information with a letter to County. Mike 2<sup>nd</sup>.

Secondary Motion -- Mike Mumper moved for no poles. Bambi 2<sup>nd</sup>. 2 yes, 4-no, 3 abstentions. Did not carry.

Primary motion – 8 yes, 2 opposed. Carries.

## TRANSPORTATION COMMITTEE – Allen Lavelle

- No report
- Don Sather – Problem parking and traffic at Nit Wit Ridge – Cheri McKee had it cleaned up. Looking into zoning and funding for owner

from Tourism

## Board

- Building path down Burton Drive.

## WEBSITE COMMITTEE – Paul Carlson resigned.

Bob Sfarso will help.

## TREASURER’S REPORT—Mike Lyons

\$1482.66 on hand

Refund coming from Cambrian – don’t know how much yet.—76 to 176 dollars.

## ENVIRONMENTAL REPORT – Bruce Mumper

- Eucalyptus – smaller ones will be gone, as well as, the cape ivy and duff.
- Continuing to map, clean trails.
- Someone’s dog ate some poison left for moles in a person’s yard, and died. CCSD and FFRP so not use poison on the ranch.

## CORRESPONDING SECRETARY --- Laurel Stewart

5 letters were written, signed, and hand delivered to County.

## COMMUNITY OUTREACH COMMITTEE – Dixie Walker

(Susie M., Cindy S., Barbara B)

- Localizing social media
- Next Door project – Send information through that group
- Cindy will introduce herself to Next Door group and get information out about NCAC to the public. Meeting on Friday.
- Finish project done by Aug.
- Barbara Beane talked to local radio stations.
- Susie M. will continue to work with Cambria.
- Ted. S. will talk to clubs in Cambria to tell about NCAC.

Dixie W. moved to have the NCAC join the Chamber of Commerce for \$80. John Nixon 2<sup>nd</sup>. After discussion, motion withdrawn

## OLD BUSINESS

## NEW BUSINESS

- Laurel S. – 7/21—Piedras Blancas Campground. 10:00 AM
- Bambi Fields – moving to Cambria. Will need to resign once she moves

Mike Lyons moved to adjourn at 8:45 PM.

Respectfully submitted,  
Marjorie Sewell, Secretary

**Attachment B –****LAND USE COMMITTEE, Meeting of August 8, 2017 Minutes:**

Present: Claudia Harmon-Worthen, Tony Church, Don Sather, Mary Webb, Mike Lyons

**DRC2016-00127 New Project Referral;** Proposed MUP for the construction of a state park campground with 14 cabins, 29 campsites, a restroom building, 59 parking spaces and entry kiosk at 16420 Highway 1, San Simeon. APN 011-231-012

Land Use Committee recommends **APPROVAL**, with the recommendation that any cell phone tower serving that site should be moved to State property on the east side of the newly realigned Highway 1.

Additional related commentary: LUC recommends that any plans for the renovation or development of the Piedras Blancas Motel be forwarded to NCAC for their usual consideration.

**DRC2016-00133 GARCIA:** Proposed MUP to convert an existing Single Family Residence into a guest house and build a new Single Family Residence with a garage and balcony. Project location is 2575 Burton Drive in Cambria, APN 023-293-059

Land Use Committee recommends **APPROVAL** by a vote of 3 YES, 1 NO, and 1 ABSTENTION. LUC recommends that SLO County Code Enforcement be diligent in ensuring that all structures on the property be inspected for standard conforming uses, with particular attention paid to removal of kitchens from all structures other than the main residence. Additionally, SLO County should require that the applicant submit detailed parking and landscaping plans.

**LRP2015-00014/County of SLO.** Public Review Draft of proposed amendments to the Land Use Element/Local Coastal Plan (North Coast Area Plan) and the Coastal Zone Land Use Ordinance-Title 23 of the 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 which would be retired and no longer be 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).

Land Use Committee recommends **APPROVAL** of the proposed changes to this ordinance, with these concerns:

1. The LUC urges SLO County Enforcement to be diligent in enforcing restrictions on use of sender lots that are to be retired, as well as the detailed new requirements of receiver lots with respect to maximum TDC’s allowed, sensitivity to wetlands, endangered species habitat, cultural resources, tree removal, slopes, and grading.
2. Especially regarding receiving sites, attention must be paid to critical safety issues pertaining to Cambria’s narrow streets, fire equipment access, and parking and evacuation routes.

