

NORTH COAST ADVISORY COUNCIL

Minutes of June 21, 2017 meeting

Rabobank Community Room

Chairman Ted Siegler called the meeting to order at 6:32 pm.

Members present: Barbara Beane, Susan McDonald, Don Sather, Mike Lyons, Ted Siegler, Laurel Stewart, Paul Carlson, Dixie Walker, Aaron Linn, Bruce Mumper, Mary Webb, Allan Lavelle, Bambi Fields, Iggy Federoff, Cindy Steidel, Debby Mix

Excused: Dawn Dunlap, John Nixon, Marj Sewell

Also present: County Supervisor Bruce Gibson, County Planning Department Senior Planner Airlin Singewald, County Enforcement Supervisor Art Trinidad

II. Consent Agenda

- a. **Agenda Approval:** Susan McDonald moved to remove the names “Parker”, “Sergeant MacDonald”, and “Odom” from the list of Public Safety officers who would give reports.

APPROVED UNANIMOUSLY

- b. **Minutes:** Paul Carlson moved to approve without changes, Seconded by Barbara Beane:

APPROVED UNANIMOUSLY

III. Public Comment/Council Comment:

Hank Krzciuk, San Simeon resident, asked Supervisor Gibson about a possible beautification grant from County Parks and Recreation Department for San Simeon. Supervisor Gibson replied that in the newly authorized County budget there is \$100,000 set aside for “tourist infrastructure” but that it must be spent on purposes serving the “visitor economy” and that there is “no specific allocation for San Simeon or Cambria.”

IV. Regular Public Agency Reports:

a. **Public Safety:** Commander Vogue

134 calls for service (112 in May 2017), 19 audible alarms, 23 suspicious circumstances, 4 telephone scams, several notable incidents. Cambria High School incident “overblown”

Reminder of July 4 celebration in Shamel Park, Sheriff’s Department will be in full deployment.

b. **Cambria Community Services District:** Director Bahringer

CCSD meetings on June 22, 2017. Closed session at 4:00 pm and Public Meeting at 6:00 pm, Cambria Vets Hall. Dir. Bahringer noted a probable “long meeting” and many agenda items, including a service agreement to recoup sales tax that was paid on expenditures for the Emergency Water System, the result of which could return some major funds to the District., consideration of authorization to allow the CCSD general manager to work cooperatively to co-locate the CCSD Fire Department and the CCHD ambulance company at 2850 Burton Drive, and to approve the Fiscal 2017-18 budget.

c. **County Supervisor:** Bruce Gibson

After 2 months absence, nothing special to report concerning Cambria specifically. SLO County approved Fiscal year budget for 2017-2018 of \$590,000,000. Sup. Gibson commended 2700 County employees for their hard work in providing services. Sup. Gibson personally objected to several budget items, particularly on the subject of better affordable housing, but these amounted to about 1% of the budget as a whole. The budget was approved on time, and a balanced budget is mandatory for the County. Upcoming major topics of discussion will focus on a coordinated statewide plan regulating cannabis and water. A “trailer bill” unifies regulatory efforts regarding the medical and adult use of cannabis after Proposition 64 passed in the recent election. Meetings and hearings will be held on the County level to regulate the local component of cannabis issues, including hearings in the summer in preparation for State licensing at the first of next year, but for sure “huge social changes” are to come surrounding this subject.

Questions to Supervisor Gibson:

Hank Krzciuk: What is the situation on groundwater funding for other areas of the County?
Answer: \$2,000,000 from the budget has been moved to other groundwater basins; there will be no use of local water. \$750,000 goes into flood control funding for water supply resiliency.

Ted Siegler: What percentage of the \$590 Million goes to health care? Answer: About 40% goes into health and human services, including Cal Works, Cal Fresh, Child Protective Services, Adult Protective Services, and the Department of Public Health. Although most of the money is from

Federal and State sources, the County is the service provider for many Federal and State health projects.

Sup. Gibson: \$45 to 50 Million of discretionary funds are spent on the Sheriff's Department and public safety. Here the funding is more local than State. The County budget is a "moral document" affirmed by an Op-Ed piece written by Supervisors Gibson and Adam Hill.

d. County Planning: Airlin Singewald, Senior Planner, updates

Hearing on the ORELLANA Minor Use Permit appeal is to be held July 11 at the County Board of Supervisors' meeting concerning the use of a water meter transferred from a project that was never completed.

Hearing to be held July 13 at the County Planning Department on DRC2016-00111 WINDELER, single family parcel 2600 block of Ramsey Street in Cambria. Request for a variance to waive North Coast Planning Area Standard CW-8 requiring hookups for water and sewer services provided by the CCSD. County will not support the request for a variance.

Transfer Development Credit update: The County's plan to expand the area where lots can be retired under the TDC program will be on the LUC agenda next month.

A "will serve letter" request has been received for development of worker housing in San Simeon. To date no requests for development have been approved by the County in water restricted areas.

Guest Speaker, Art Trinidad, SLO County Code Enforcement Supervisor: updates

Vacation rentals: acknowledgement of presence of Mr. Martin Verhaegh, "father" of local vacation rental ordinances. Definition of "short term rental" is less than 30 days. Short term rentals in Cambria require a business license, a full process of the application, and in some cases zoning clearance. Some require a Minor Use Permit. These regulations also apply to hotels and Bed and Breakfast facilities. While the original regulations were passed to exert control over rental restrictions in towns such as Cambria and Cayucos, they have been extended to cover rural areas in response to concerns about violations of ordinances covering the inland area such as Adelaide, particularly on the subject of public events. These regulations have dramatic differences compared to those in the coastal zone.

A private consultant, Host Compliance, has been working on identifying all rentals in the County using algorithms monitoring communications between renters and companies such as Home Away and Airbnb. "Spiders" link this information to County Assessor records and Google Earth in an effort to determine the exact addresses of potential violators. Complaints from neighbors have been factored into this research. The initial results found 1100 short term rentals, both legal and illegal in unincorporated areas. As a first step, "gentle" letters have been sent to owners of subject properties suggesting responses to Code Enforcement which might entail applying for Minor Use Permits and business licenses. To date only about 50 property owners have responded.

Second letters will be sent out “next week” with a “tougher tone” suggesting that legal action for code enforcement might be necessary. Marie Cullinane has been put in charge of this project, and she can be reached at (805) 781-5704, mailto: mcullinane@co.slo.ca.us

The goal is to maintain “neighborhood cohesiveness” and to stop any “wanton ignorance” of the rules. Mr. Trinidad acknowledged the lack of enough hotels in areas of the North County.

Code Enforcement is “mired in cannabis management” and will add officers to work with the Sheriff’s “green team.” This subject will be addressed in the July meeting of the County Board of Supervisors. The Emergency Ordinance prohibits cultivation of cannabis with some exceptions for medical use, but all plants grown must be inside residences.

The Strategic Plan for Code Enforcement is to come up with a list of priorities, the goals of which include community projects, pro-active enforcement with no waiting for reports of problems in public areas, and a “broken windows” approach to reduce acceptance of blight and to change the culture of vandalism and destruction. Mr. Trinidad encourages contact with him directly at (805)781-5705, mailto: atrinidad@co.slo.ca.us

Question from Debbie Mix: Are vacation rentals illegal due to placement? Answer: County is using the available tools to enforce the rules on required distances, etc.

Question about administrative responsibility for the old “Rod and Reel” mobile home park. Answer is that this facility and similar mobile home parks are originally under the jurisdiction of SLO County. Then, after the permitting process and approval, they are transferred to the Department of Housing and Community Development except when there are environmental concerns. The H.C.D. for this area of the State only has one investigator to cover all of Monterey, San Luis Obispo, and Santa Barbara Counties.

Question from Joe Crowley: Airbnb rentals are often in unallowed areas. Answer: We will wait to see how many applications we will get for M.U.P.s to convert to legal vacation rentals. Sup. Gibson added that the presence of so many short-term rentals has had a “drastic effect” on availability of long term rental housing.

Question from Barbara Crowley: Can we get a list of renters and violators; what can we do, and is there a transparent layer on your website showing the current legal short-term rentals? Answer: because some of the suspected violators might well be able to establish that they have been wrongly accused, we do not want to publish these names. But you are encouraged to contact Marie Cullinane at Code Enforcement. There is a path on the website to find the transparent layer showing permitted vacation rentals.

Mr. Trinidad: The timeline of this effort is:

First letter, gently reminding: This has already been done

Second letter: going out next week, more aggressive about enforcement

Repeat the “spidering” of the area with the algorithms used by Host Compliance

Third letter: possible legal action

Comment by Paul Carlson: Although encouraging adherence to regulations and laws governing vacation rentals, a reminder that Cambria’s economy depends on them.

V. Regular Business

a. Land Use Committee: Laurel Stewart

1. ABRAHAM: DRC-2016-00085. Recommend APPROVAL with the condition that the deck area be reduced in size according to the revised plans submitted by project architect David Brown. Motion: Mike Lyons, Second: Paul Carlson. **Unanimous approval voted.**

2. WEINMEISER: DRC2016-00123. Recommend APPROVAL with plan alteration to allow extension of driveway pavers across County right-of-way to the existing street pavement. Motion: Paul Carlson, Second: Aaron Linn. **Unanimous approval voted.**

3. ECOPLEXUS: DRC2016-00109. Recommend APPROVAL provided that (1) this project be sized for minimal impact to the Highway 1 view shed, with replacement planting for removed trees on a 2:1 basis in the perimeter area to further screen the project from view shed, and (2) the project not to be overbuilt for power requirements. Moved: Ted Siegler, Second: Mike Lyons. **Unanimous approval voted.**

4. CAMBRIA CSD (Landowner). Applicant: Friends of the Fiscalini Ranch Preserve (FFRP): DRC-2016-00108. Recommended APPROVAL of Option B: removal of 154 Eucalyptus trees with retention of 21 trees over 18 inches in diameter. Motion: Paul Carlson, Second: Iggy Federoff. **Vote to APPROVE: 7 for, 0 against, 2 recused, 2 abstaining.**

5. WINDELER: DRC2016-00111. Recommend DENIAL of variance request. Motion: Iggy Federoff, Second: Susan McDonald. **Vote do DENY: 9 For, 0 against, 2 abstaining.**

6. ACCESSORY DWELLING UNIT ORDINANCE: LRP2016-00009. Revisit of referral 3/21/2017. Recommend that NCAC send a letter to SLO County Planning restating the original recommendation ONLY for pavement of access to secondary dwellings. Moved: Laurel Stewart, Second: Paul Carlson. **Vote: For 8, 2 against, 1 abstention.**

VI. NCAC REPORTS

- a. **Transportation Committee:** Chair Allan Lavelle reported on committee discussions reflecting Council and public concerns about dangerous conditions of deer on Highway 1, especially between Cambria Drive and Burton Drive. Ideas were put forth during the NCAC meeting including discussions of fencing, lower speed limits, warning signs, and flashing lights to reduce accidents along that corridor. NCAC Traffic Committee will continue discussions about options with Caltrans and report back to the Council at a future meeting.

Discussion of traffic and parking problems at NitWit Ridge. Traffic Committee will look into sorting out confusion of parking/no parking signs and re-installing “no smoking” signs to reduce fire danger.

- b. **Website Committee:** Paul Carlson. Links have been added to NCAC website to report potholes and other problems. Social media site "NEXT DOOR" will also post this information. Next month, the hope is to post meeting times and agenda ahead of schedule.
- c. **Treasurer's Report:** Mike Lyons. Original balance from May 17 report: \$1,668.56, after one check for \$31.53, new balance of \$1,637.03.

With the kind assistance of Jennifer Perryman of The Cambrian, the dispute over payment for newspaper ads during the recent NCAC elections has been resolved.

McClatchy Papers has acknowledged an overpayment of \$76.68.

NCAC will be refunded by a check.

- d. **Environmental Report:** Chair Bruce Mumper expressed happiness with the compromise reached on removal of Eucalyptus trees on the FFRP (see **V a. 4 above**) and noted a fundraising campaign by Greenspace the Land Trust via the sale of the new "Men of Cambria Cook" cookbook.
- e. **Corresponding Secretary:** Laurel Stewart: 1 letter sent out, signed by Ted Siegler.

f. **Community Outreach Committee:** Dixie Walker. Committee met on June 19th and will support outreach with 5 new efforts: local social media ("Next Door" etc), NCAC website links for information from County and current updates, trifold brochure with a map of NCAC areas and emergency information, local radio announcements (105.3 and 103.5), and bulletin board postings of NCAC meetings and activities. Recommendation to approve funding of \$120.00 to purchase 200 trifold brochures. Moved: Susan McDonald, Second: Bruce Mumper Result: **APPROVAL unanimous.**

Susan McDonald reminded all that The Cambrian no longer reports regularly on events concerning the NCAC, but she encourages submission of public service information that would require no editing. This can be submitted to Susan McDonald or Ted Siegler.

9:10 pm, meeting adjourned.