



## REGULAR MEETING

Wednesday, November 15, 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: October 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)

All referrals may be found at: <http://www.slocounty.ca.gov/Departments/Planning-Building/Forms-Documents/Informational/Planning-Referrals/Coastal.aspx>

1) **DRC2017-00044 BOOMSMA** (Jeff) Proposed Minor Use Permit for the construction of a 2,248 sf single family residence, 504 sf garage, and 256 sf of deck on Nottingham Drive (between Dorset & Hastings), Cambria. APN 022-225-012

2) **DRC2017-00048 BYRD** (Joan & Nick) Proposed MUP to remodel & expand an existing SFR of 2,004 sf to 2,314 sf, involving bedrooms, master bath, dining and living rooms, at 375 Atwell St., Cambria. APN 023-015-014

3) **DRC2017-00054 JENNY** (Kathrine) Proposed MUP for addition of 162 sf to an existing detached bedroom and addition of a 264 sf carport at 2735 Wilton Drive, Cambria. APN 023-235-043

4) **DRC3017-00060 LENTZ** (Jeffrey & Ronda) Proposed MUP for 197 sf addition to an existing 1,976 sf SFR, with ramp & stairs & new roof deck at 610 Warren Drive. APN 023-024-010

#### VI. NCAC Reports

##### a. Transportation Committee: Aaron Linn

##### b. Website Committee Report: Dixie Walker

##### c. Treasurer's Report: Mike Lyons (Attachment C)

##### d. Environmental Report: Bruce Mumper

**e. Corresponding Secretary's Report:** Laurel Stuart

**f. Community Outreach Committee:** Dixie Walker

**VII. Old Business:**

**VIII. New Business:**

**a) Nominate and appoint the 2018 Election Committee**

**b) Discuss Holiday Party**

**Adjourn :**

**Attachment A –**

NORTH COAST ADVISORY COUNCIL  
Meeting Minutes  
October 18, 2017  
Rabobank

Ted Siegler called the meeting to order at 6:30 PM with apologies for having forgotten to secure the key to the Rabobank Community Room. The meeting was held outdoors.

**ROLL CALL**

Present: Iggy Federoff, Marj Sewell, Susan McDonald, Bruce Marchese, Ted Siegler, Cindy Steidel, Laurel Stewart, Debbie Mix, Aaron Linn, Bruce Mumper, Dante Garcia

Excused: John Nixon, Barbara Beane, Don Sather Mike Lyons, Dixie Walker, Dawn Dunlap, Mary Webb

**CONSENT AGENDA**

Agenda Approval: Laurel Stewart moved to accept the Agenda. Debbie Mix seconded. Approval was unanimous.

Minutes Approval: Debbie Mix moved to accept the Minutes of the September 20, 2017 meeting. Bruce Mumper seconded. Approval was unanimous.

**PUBLIC COMMENT**

Nancy Moss asked about opportunities to comment on State Park plans to develop campgrounds and other facilities north of Piedras Blancas. Airlin Singewald and Supervisor Gibson clarified the process. Currently, State Parks is soliciting public input to the Mitigated Negative Declaration (deadline November 9<sup>th</sup>). That will be included with the application for a County land use permit. When the application is complete, the project will be sent to the NCAC for review, followed by public hearings when the County considers the application.

**PUBLIC AGENCY REPORTS**

Public Safety: Commander Voge reported there were 109 calls for service in the last month. Then he reported on homeless encampments along Santa Rosa Creek. The camps he visited included fire hazards, trash, and even a dam across the creek. He is reviewing actions that the sheriff's department can and will take to mitigate the problem. Steve Cole asked about the use of body cameras. Response: currently cars have video and deputies carry audio recorders. The department continues to review the potential use of body cameras.

CCSD: Director Bahringer reported that the upcoming agenda consideration of a technology upgrade, a loan for renovating the library and a rate study by Bartels and Wells. Supervisor Gibson will present a County proclamation recognizing Director Sanders' service.

County Supervisor: No report. Steve Cole asked about County initiatives regarding the treatment of women and girls in the County. Response: Zero tolerance for harassment or abuse within County administration. County has a good record of employing women in positions of responsibility. Sheriff's department aggressively pursues criminal abuse of women. Susan McDonald asked about impact of cannabis production and distribution on rural areas of the County. Response: Discussion and deliberation of ordinances is in process. Meeting was continued to October 20<sup>th</sup>. Objective is to distribute impact evenly throughout the County including the Coastal Zone. Kathe Tanner asked whether the County would make production and distribution too difficult, pushing those activities to the cities and whether there would be a resulting loss of revenue. Response: Activities likely throughout the county, including cities. County objective is to make revenue received through taxes match the costs of administration. Avoid either profit or loss.

County Planning: The Windeler application to build a 4,000 sf home with its own water and wastewater sources was denied by the County Supervisors. Also, the CCSD is applying for a CDP to trench around the Brine Pond to limit rainwater runoff refilling the pond during the upcoming rainy season.

## REGULAR BUSINESS

Land Use Committee: DRC2017-00024 Hearst Holdings. Committee discussed and considered the proposal to use Warehouse #1 as an accessory to Sebastian's Deli and the Hearst Ranch Winery Tasting Room. Susan McDonald moved to recommend approval of the project with the following conditions proposed by the Land Use Committee. Bruce Marchese seconded.

- (1) A "Deed of Conservation Easement and Agreement Concerning Easement Rights (Old San Simeon Village)" [or OSSV Easement Area] was recorded on February 18, 2005. We ask that County work with the Grantee or their successor easement-holder to ensure that this project complies with all applicable conservation easement requirements.
- (2) This project must be limited, as far as any structures go, to Warehouse #1. We support Jim Saunders stated goal to exclude from this project the grounds surrounding the old concrete warehouse and the old wooden warehouse by installing gates at either end of the wooden warehouse's loading dock..
- (2) This stated approval is limited to this specific project alone, and does not apply to any additional development or proposed uses in Old San Simeon Village.

(3) We support, as indicated in this Hearst Holdings project proposal, a maximum of 12 events per year if consistent with conservation easement.

(4) We encourage minimal signage and lighting, as applicant Saunders indicated was the project intent. Signage and lighting under the County purview should be consistent with County ordinance and conservation easement.

(5) We are concerned about pedestrian safety in crossing between Sebastian's Deli/Hearst Winery Tasting Room and the project site, due to the right angle turn in San Simeon Road and poor visibility at this corner. We ask that Public Works and Planning take a close look at possible safety improvements in this regard.

(6) Water for events is supplied from the Hearst Ranch.

(7) Archaeological and Sensitive Habitat considerations are enforced per conservation easement and County ordinance.

Approval was unanimous.

Sidewalk Encroachment – Vault Gallery: No presentation. Council did not take any action.

#### NCAC REPORTS

Transportation Committee: Committee discussed timing of chip seal treatment on Cambria roads after Scarecrow Festival. Budget for roadwork was presented and list of projects – not enough money to accomplish the list. Next, he reported the trucks hauling boulders to the Mud Creek slide have adopted new routes that avoid using Main Street. No commitments on repair of Santa Rosa Creek Road. Hank Kczryk asked about removal of pedestrian crossing signs at Weymouth on Highway 1. Aaron will investigate.

Website Committee: No report

Treasurer's Report: Account balance is \$1,420.57. Budget request for \$1,500 has been submitted to the County.

Environmental Report: No report

Corresponding Secretary: Four letters sent from last meeting.

Community Outreach: Susan McDonald thanked Dante Garcia for translating the NCAC brochure materials into Spanish.

Meeting was adjourned at 7:30

#### **Attachment B –**

**Land Use Committee, NCAC – Report for November, 2017**

The Committee met on Monday, November 6<sup>th</sup>, 1 p.m. Present were Laurel Stewart, Don Sather, Mike Lyons, Claudia Harmon, Steve Cole, Marj Sewell, Tony Church

Four projects were reviewed.

**1) DRC2017-00044 BOOMSMA** (Jeff) Proposed Minor Use Permit for the construction of a 2,248 sf single family residence, 504 sf garage, and 256 sf of deck on Nottingham Drive (between Dorset & Hastings), Cambria. APN 022-225-012

Planner: Young Choi Date Referred: 10/10/2017 Agent/Arch.: Gary Swauger

Recommendation to NCAC:

The Land

Use Committee can recommend approval, with one major concern.

This proposed project is to be built on a street-to-street, long and relatively narrow parcel formed this past year by a voluntary merger of 2 back-to-back parcels (the merged parcel is ~180 ft. long; the proposed structure is ~ 115 ft. long; the parcel has ~ 35 ft frontage on Windsor and ~ 40 ft frontage on Nottingham). As drawn, the project will require transfer of development credits as it is oversize per ordinance. In this part of our community, "Park Hill", minimum side setbacks are required of only 3 feet on parcels less than 50 ft. in width, per the North Coast Area Plan standards.

The project plans show side setbacks of 3.5 ft. Nevertheless, we are concerned in regard to fire safety and access along the longer sides of this project, situated between an existing residence and three other immediately adjacent undeveloped parcels with development potential. We request serious consideration by both County and the local fire authority of potential fire hazard because of proximity and fire-fighting accessibility concerns.

[Suggested to the Council: If the Council adopts a recommendation to approve, the letter to County should include the entire text above from the recommendation to "approve with one major concern... (to)...fire-fighting accessibility concerns.", as it is essential in explaining our position to the Council and Planning. The committee also suggests that a copy of the letter sent to County Planning be sent to Chief Hollingsworth, Cambria Fire.]

2) **DRC2017-00048 BYRD** (Joan & Nick) Proposed MUP to remodel & expand an existing SFR of 2,004 sf to 2,314 sf, involving bedrooms, master bath, dining and living rooms, at 375 Atwell St., Cambria. APN 023-015-014

Planner: Cody Scheel Date Referred: 10/12/2017 Agent/Arch: Bruce Beery

Recommendation to NCAC: Approval, with no additional comment.

3) **DRC2017-00054 JENNY** (Kathrine) Proposed MUP for addition of 162 sf to an existing detached bedroom and addition of a 264 sf carport at 2735 Wilton Drive, Cambria. APN 023-235-043

Planner: Cody Scheel Date Referred: 10/17/2017 Agent/Arch: Brent Berry

Recommendation to NCAC: Approval, with no additional comment.

4) **DRC3017-00060 LENTZ** (Jeffrey & Ronda) Proposed MUP for 197 sf addition to an existing 1,976 sf SFR, with ramp & stairs & new roof deck at 610 Warren Drive. APN 023-024-010

Planner: Schani Siong Date Referred: 10/24/2017 Architect: Jeff Lenz

Recommendation to NCAC: Approval, with appreciation for the attention paid by Planning to archaeological concerns in this neighborhood and on this specific parcel, and to the limitation on additions to 10% of the existing residence.

### **Attachment C –**

November 10, 2017

#### TREASURER'S REPORT

|   |            |
|---|------------|
| Balance as of last Treasurer's Report, Oct. 12, 2017          | \$1,420.57 |
| Check #1049, Sept. 25, 2017 Achievement House (NCAC printing) | - 66.26    |
| Balance as of PPB statement dated Oct. 27, 2017               | \$1,354.31 |

Deposit, Oct. 31, 2017, SLO County #2558757 (Oct.25,17) +1,500.00

Account balance as of November 10, 2017 \$2,854.31

Mike Lyons, Treasurer  
North Coast Advisory Council

*The NCAC strives to develop a unified, cooperative effort among  
individuals, organizations and public jurisdictions.*