



REGULAR MEETING

Wednesday, May 16, 2018
 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: April 2017 (**Attachment A**)

III. Public/Council Comment: Limited to items NOT on the agenda (3 min per person).

IV. Regular Public Agency Reports:

- a. **Public Safety:** Commander Jim Voge
- b. **Cambria Community Services District:** Director Jim Bahringer
- c. **County Supervisor:** Supervisor Bruce Gibson (Cherie McKee)
- d. **County Planning:** Airlin Singewald

V. Regular Business:

- a. **Storm Flooding, Pinedorado Grounds,** Lions Club Representatives
- b. **Land Use Committee:** Don Sather (**Attachment B**)

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

- 1) DRC2018-00002 SETTIMI** – Proposed Minor Use Permit for construction of a new 2,170 sq ft single family residence with a 540 sq ft garage, located on Burton Drive in Cambria. Planner: Young Choi Date referred: 2/26/18.
- 2) DRC2018-00024 CAMBRIA CSD** – Proposed Minor Use Permit for follow-up work to emergency water main repair at two locations, 1777 Rodeo Grounds Road and 1710 Main Street in Cambria. Planner: Ivana Yeung Date referred: 3/29/2018.
- 3) DRC2018-00030 BERGHOFF** – Proposed Minor Use Permit for the construction of a 3,615 sq ft single family residence at 6178 Brighton Lane in Cambria. Planner: Young Choi Date Referred: 4/3/2018.
- 4) DRC2018-00051 JUE** – Proposed Minor Use Permit for a vacation rental, approximately 2000 sq ft at 9115 Balboa Ave. in San Simeon. Planner: Brandi Cummings Date referred 4/25/2018

VI. Reports

- a. Transportation Committee:** Aaron Linn
- b. Treasurer's Report:** Mike Lyons
- d. Environmental Report:** Bruce Mumper
- e. Corresponding Secretary's Report:** Hank Krzciuk
- f. Community Outreach Committee:** Dixie Walker
- g. Latino/Latina Report:** Dante Garcia
- h. Agriculture Report:** Beth Kendall
- i. Business Report:** Aaron Linn

VII. Old Business:

- a. CAC Training Reminder: Friday, May 25, 8:30 a.m.- 2 p.m., San Luis Obispo City/County Library.**

VIII. New Business:

Adjourn :

Attachment A –

NORTH COAST ADVISORY COUNCIL

Wednesday, April 18, 2018

Rabobank

Chair Ted Siegler called the meeting to order at 6:31

I. ROLL CALL

PRESENT: Ted Siegler, Hank Krzciuk, Iggy Fedoroff, Don Sather, Mike Lyons, Bruce Mumper, Bruce Marchese, Cindy Steidel, Laurel Stewart, Aaron Linn, Mary Webb, Dante Garcia, Susan McDonald, Dixie Walker, Mitchell Gregory, and Elizabeth Kendall

ABSENT: Marjorie Sewell

ABSENT EXCUSED: Barbara Beane, John Nixon, Debby Mix, Dawn Dunlap

II. CONSENT AGENDA:

- a. Agenda Approval: Mike Lyons moved, Dixie Walker 2nd: approved, unanimously without changes
- b. Minutes Approval of March 21 meeting: Aaron Linn moved, Susan McDonald 2nd: approved, unanimously without changes

III. PUBLIC COMMENT: none

IV. REGULAR PUBLIC AGENCY REPORTS:

- a. Public Safety: Commander Voge. Reported 79 service calls, less than previously, 1 phone scam: \$788 requested by someone posing as PG&E. 10 disturbances of the peace calls, down from usual 15-20. 10 alarm calls, all false. 25 March, 2800 block Ascot Court, victim pressed charges against a man for illegal entry. 30 March, Bridge and Main streets, 2 drunken and disorderly charged. April 2: 600 block Canterbury Lane, homeowners away during home remodel, burglars entered and stole safes and contents: guns, jewelry, cash. April 5: public intoxication charge against one man in front of Harmony Café. Highway 1 and Ardat: known transient, intoxicated, arrested for "slithering in the middle of the street." April 11: Huntington Road and Pembroke Street: legally blind woman considered a man to be following her with a "suspicious look," CHP helicopter helped to locate the man, who has no prior criminal record and was not charged. April 13: 2100 block of Burton Drive, man yelling and hitting himself, admitted heroin and meth user, arrested for being under the influence of a controlled substance and for having narcotic paraphernalia.
Hank Krzciuk asked about reports of 2 stolen cars in San Simeon. Commander Voge answered: this is under the purview of CHP.
- b. Cambria Community Services District: Director Jim Bahringer. Recently returned from meeting with California Special Districts organization focusing on policies, harassment, interagency communication, and best practices. 2000 Special Districts in California. CCSD regular meeting to be held April 19 at 2:00 pm Vets Hall mostly consent agenda items, except for consideration and discussion of the Water and Wastewater Capital Improvement Program ("CIP") list and rate study. CCSD has established 2 standing committees: Finance and Infrastructure that will have regular meetings on their areas of special interest. Citizen input is encouraged.
- c. San Simeon Issues: Hank Krzciuk reported that the California Coastal Commission is urging San Simeon to move their wastewater treatment plant to a location east of Highway 1. San Simeon CSD does not agree. CCC has proposed in lieu of \$5 Million dollar fine to build a 10-foot wide pedestrian walkway as part of the build-out of the California Coastal Trail. Mr. Greg Sanders, attorney, has been retained by San Simeon CSD to represent them in these matters in opposing the CCC. San Simeon will consider and propose a plan to wait until Cambria upgrades or replaces their wastewater treatment plant and try to tie into it. San Simeon produces only 5% of the waste that Cambria does. San Simeon will replace a concrete holding pond with a new 400,000 gallon water tank and will replace old water pipes for fire protection. This action will potentially open San Simeon for new development.
- d. County Supervisor Bruce Gibson: Transfer of Developments Credits amendment passed by the SLO County Board of Supervisors, having the effect of opening up more

residential “sender” lots for their TDCs to be sold and transferred to other parcels, thus allowing for larger homes to be built on the transferee lots. The Land Conservancy has approved these changes and Cambria CSD will take over and protect the retired sender lots. County reviewed and analyzed proposals by San Simeon Public Works. Castillo Street sidewalk alteration will present “a challenge.” County approved the plan for Sheriff's body cameras, and this program will begin with the Coastal Station because it is in the most progressive area of the County. Question of storage of devices and recorded content; policies must be set up so as not to cause difficulties. County i.t. department is on board for initiation of this program late this year. The California Legislature is considering SB-1 the gas tax bill, which is subject to a recall effort which might be on the November ballot. It is crucial to maintain this legislation because it provides \$9 Million to maintain roads in this County. Supervisor Gibson will vigorously oppose any recall effort and he will showcase projects that have already been approved with these funds. In general, people seem to accept the need for more funding for road maintenance and this extra tax as long as they can see the success of these projects. Sup. Gibson is also appealing for volunteers on 2 commissions, #1 Commission on the Status of Women (needs 2 new members of a 3 member commission) and #2 Commission on Ageing (1 vacancy)

- e. County Planning, Airlin Singewald: Question from Mary Webb about lot line adjustments. Airlin answered that the change in policy does not affect the Coastal Zone which mandates the MUP process for adjustments. The changes proposed will not have any development potential, no new lots will be created. An example of the effect of new rules would be a lot line adjustment to reflect the location of a fence on rural farm property. Airlin noted new weekend hours for County Enforcement office. Sebastian Store and Warehouse MUP application will be on the agenda for SLO Planning Commission May 10, 2018. The proposed development of the Piedras Blancas campground is under review and revision by State Parks and the project MUP will come back to the Land Use Committee NCAC. CAC TRAINING will take place Friday, May 25 and all are encouraged to attend. This time the sessions will extend to 2 pm with lunch included. The afternoon period will be devoted to workshops on subjects of special interests such as establishing comprehensive policies for all types of vacation rentals.

V. REGULAR BUSINESS:

- a. Letter to Supervisor Gibson regarding public safety in San Simeon: Aaron Linn: letter already sent. See Attachment B, minutes of March 21 NCAC meeting.
- b. Land Use Committee: Laurel Stewart, Attachment C:

1. DRC2018-00005 Caltrans/AT&T: Recommendation to **approve**, with no additional comments. Moved by Mike Lyons, 2nd by Laurel Stewart, unanimous.
2. DRC2018-00011 PORTLUCK: Recommendation to **approve**, with several conditions and suggestions to be stipulated in the letter to be composed by Corresponding Secretary Laurel Stewart. Comment by Aaron Linn that there is very little space for storage of bulk business materials in Cambria and the Council should consider this matter in light of that issue. Motion by Susan McDonald, 2nd by Bruce Mumper. Vote 9 Yes, 1 opposed.

VI. NCAC REPORTS

- a. Transportation Committee: Aaron Linn. Scheduled meeting held. Kudos to County and in particular to Mike Brittan and Public Works for quick action on potholes and urgently needed street/road repairs. Aaron watching road resurfacing on Santa Rosa Creek Road beyond the High School as well as 5 miles east by McCall Farms property where parts of the road are still only one lane wide. Potholes have been filled on Sunbury and Eton Road. Main Street Overlay preparation ongoing. Notification by Hank Krzciuk that Highway 1 slide has shifted again, approximately 1 foot, potentially causing delays in reopening.
- b. Latino/Latina Report: Dante Garcia. Santa Rosa Catholic Church is installing solar panels, fundraiser Sunday, April 22, 7 pm to help pay for these panels. Santa Lucia Middle School losing their teacher for English as a Second Language, and it is likely that another full time teacher will not be hired as a replacement; rather, existing staff will take over those classes.
- c. Treasurer's Report: Mike Lyons. Current balance as of April 7 is as per Attachment D of NCAC minutes at \$2,138.86.
- d. Environmental Report: Bruce Mumper: Sunday, April 22, Soto's True Earth Market and Greenspace -The Cambria Land Trust are partnering this year at the Greenspace Creekside Reserve to share their vision and commitment to healthy and environmentally sound practices on the unique north coast area of San Luis Obispo County. April 28-29 Wildflower Show at the Vets Hall.
- e. Corresponding Secretary's Report: Laurel Stewart: Letters sent to Supervisor Bruce Gibson in support of body cameras and to oppose offshore drilling. Three other letters sent, including one in support of a proposed sidewalk improvement project by the Beautify Cambria organization.
- f. Community Outreach (including website) Committee: Dixie Walker: more tri-fold brochures are being distributed, including some which will be displayed in San Simeon, thanks to the cooperation of Hank Krzciuk. Dixie encourages suggestions for new trifold locations. Website: Cindy Steidel: results of NCAC election posted on the

- website. The new weekend hours of County Compliance will be posted on website ASAP. Cindy encouraged members to suggest additions/changes to website.
- g. Iggy Fedoroff commented that he is heading a program of outreach to the underprivileged for free dental care offered by local dentists available to youths between the ages of 6-17. This program is sponsored by the Pinedorado Lions Club and funded by the Cambria Community Council. Mr. Fedoroff recommends dissemination of information on this important and free of charge offering, which includes restorative care, extractions, fillings, and dental cleaning to residents who live in the area bounded on the north by the Monterrey County line, east by the crest of Highway 46, and on the south by Villa Creek Road.

VII. OLD BUSINESS

- a. Appointment of Mitchell Gregory as Business Alternate: Laurel Stewart moved, Bruce Mumper 2nd. Unanimous.
- b. Election Committee Report: (Attachment E) Mike Lyons. Election held April 3, 2018, 204 ballots cast for Area 6. Results of election are posted on NCAC website and were published in The Cambrian and posted at Cambria library according to our bylaws. Mike thanked members of the Community Election Committee as well as help from poll clerks on election day. Ballots were submitted in a sealed envelope to Chair Ted Siegler according to bylaws. Special thanks to the previous CEC for advice and timelines. Total costs of Election 2018: \$577.62. Council authorized reimbursement of \$126.10 against receipts for election materials expenditures. Ted noted these expenses are included in the overall cost of the election. Ted Siegler moved to accept Election Committee report and reimbursement request, Dixie Walker 2nd. Unanimous.

NCAC Chair Ted Siegler stated that it has been an honor to be associated with the NCAC and that he feels the Council has conducted themselves admirably.

- c. Seat Members and Alternates for new term (Attachment F): Ted turned the meeting over to the Vice Chair, Susan McDonald, who thanked Ted for his service and the respect and civility with which he conducted the business of the NCAC. Susan explained the process for voting for new representatives and those Council seats which make up the Executive Committee: Chair, Vice Chair, Recording Secretary, Corresponding Secretary, and Treasurer. Committees of the NCAC are: Land Use, Traffic, and Outreach. Reminder that alternates, unless they are taking the place of the Representative for that Area or Special Representative, do not have a vote on the Council. At this meeting there were 10 voting members present. The Council follows Rosenberg's Rules of Order and tries to follow the intent of the Brown Act. Nominations were accepted for Environmental Representatives and Alternate with the resulting unanimous votes for

Bruce Mumper as Representative and Mary Webb as alternate. The nomination of Elizabeth Kendall for Agricultural Representative was made and unanimously approved. There is no candidate for alternate to the Agricultural Representative at this time, but volunteers are encouraged to apply. Susan McDonald was voted in unanimously as new Chair after nomination by Mike Lyons, Iggy Fedoroff seconding. Cindy Steidel was elected Vice Chair by unanimous vote after nomination by Iggy Fedoroff and second by Aaron Linn. Marj Sewell was elected Recording Secretary by unanimous vote after nomination by Susan McDonald and second by Cindy Steidel. Hank Krzciuk was elected unanimously as Corresponding Secretary after nomination by Aaron Linn and second by Iggy Fedoroff. Mike Lyons was elected Treasurer by unanimous vote after nomination by Cindy Steidel with second by Dixie Walker. LUC co-chairs Don Sather and Mike Lyons were elected unanimously after being nominated by Cindy Steidel and seconded by Dixie Walker. Transportation Committee co-chairs Aaron Linn and Tom Gray were elected unanimously after nomination by Dixie Walker and second by Iggy Fedoroff. Dixie Walker was elected chair of the Outreach Committee by unanimous vote after being nominated by Iggy Fedoroff and seconding by Cindy Steidel. Dixie will serve with her committee members Barbara Beane, Cindy Steidel, and Susan McDonald.

The meeting was adjourned at 8: 38 pm.

Attachment B –

Land Use Report May 2018

Note to NCAC: For more detailed information and the referral package go to: [slocounty.ca.gov>Departments>Planning and Building>Forms and Documents>Informational>Planning Referrals>Coastal Referrals](http://slocounty.ca.gov/Departments/Planning%20and%20Building/Forms%20and%20Documents/Informational/Planning%20Referrals/Coastal%20Referrals). Scroll down to find the DRC number and name of applicant.

The Land Use Committee met on May 7, 2018. Present were Marj Sewell, Mary Webb, Tony Church, Don Sather, and Laurel Stewart.

Guests: Hank Krzciuk (San Simeon Rep.), Bob Gresens (CCSD), Monte Soto (Civil Design Group)

The meeting was called to order at 1:02 PM by Don Sather (Co-chair).

We reviewed the following four County referrals:

1) DRC2018-00002 SETTIMI – Proposed Minor Use Permit for construction of a new 2,170 sq ft single family residence with a 540 sq ft garage, located on Burton Drive in Cambria. Planner: Young Choi Date referred: 2/26/18

Discussion: The committee met with architect David Brown on site. The committee agreed that the residence was well designed and sited to minimize disturbance of trees. However, two Monterey Pine trees will be impacted by the foundation. Water supply issues were discussed with the applicant.

RECOMMENDATION: Motion to approve (4 ayes, 1 no) with the following condition:

- a) Provide for 4:1 ratio replacement of Monterey Pines to mitigate two Monterey Pines that will be compromised during foundation excavation.

2) DRC2018-00024 CAMBRIA CSD – Proposed Minor Use Permit for follow-up work to emergency water main repair at two locations, 1777 Rodeo Grounds Road and 1710 Main Street in Cambria. Planner: Ivana Yeung Date referred: 3/29/2018

Discussion: The committee met on site to review the work and the temporary water line placed on the walkway of the bridge between the Bluebird Motel and the East West Ranch Rodeo Grounds. Mr. Gresens assured us that all necessary environmental guidelines were monitored by an outside consultant during the work and will be monitored during final work. The final work to install the permanent water line will be completed when the necessary environmental permits (stream bed alteration and biological) are obtained and the structural engineering to hang the permanent water line from the bridge are completed. These permits and engineering may take as long as six months to a year. If the engineering studies indicate the water line cannot be suspended from the pedestrian bridge, and the line must be placed under Santa Rosa Creek, this construction will create a new project, and will come back to the NCAC for review.

RECOMMENDATION: Motion to approve (4 ayes, 1 abstention) the replacement of the existing temporary water line with the following condition:

- a) If the permanent new water line requires a route under Santa Rosa Creek, or disturbance of areas not specified in this project plan, it becomes a new project and will be reviewed again by the NCAC.

3) DRC2018-00030 BERGHOFF – Proposed Minor Use Permit for the construction of a 3,615 sq ft single family residence at 6178 Brighton Lane in Cambria. Planner: Young Choi Date Referred: 4/3/2018

Discussion: The committee members met with the owners/applicants on site. The committee agreed that the siting and design was appropriate. Water availability issues were discussed with the owner. The owner agreed that placement of the reclaimed water tank was more appropriate under a deck. County requirement for a tree replacement plan was discussed. Monte Soto (Civil Design Studio) presented the tree replacement plan (6:1 oaks, 4:1 pines) at the committee meeting.

RECOMMENDATION: Motion to approve (4 ayes, 1 no) with the following conditions:

- a) Reclaimed water tank as shown be moved to a less conspicuous location.
- b) Owner considers removing the highly invasive Pampas Grass.
- c) Owner considers the use of permeable surfacing for the long entrance drive.
- d) Careful observance of the building envelope boundaries, or ‘environmental easement’ as shown on plan.
- e) Stormwater run-off contained on site as much as possible.

4) DRC2018-00051 JUE – Proposed Minor Use Permit for a vacation rental, approximately 2000 sq ft at 9115 Balboa Ave. in San Simeon. Planner: Brandi Cummings Date referred 4/25/2018

Discussion: The committee researched the County’s ‘Business License View’ and found a licensed vacation rental on an adjacent parcel.

RECOMMENDATION: Motion to deny (5 yes) based on the proximity of an existing licensed vacation rental on an adjacent parcel, in violation of the county coastal ordinance distance requirement.

