

NORTH COAST ADVISORY COUNCIL BOARD MEETING
Wednesday, July 18, 2018
Rabobank Community Room

Chairperson Susan McDonald called the meeting to order at 6:30 PM.

ROLL CALL

PRESENT: Hank Krzciuk, John Nixon, Marjorie Sewell, Barbara Beane, Susan McDonald, Don Sather, Mike Lyons, Bruce Marchese, Cindy Steidel, Tom Gray, Laurel Stewart, Dixie Walker, Beth Kendall, Mitchel Gregory, Bruce Mumper, Dante Garcia.

EXCUSED: Iggy Federoff, Aaron Linn.

ABSENT: Tamara Corbet, Mary Webb.

CONSENT AGENDA:

Agenda Approval: John Nixon moved to accept agenda. Dixie Walker 2nd. Unanimous.

Minutes Agenda: Hank – Supervisor Gibson’s comment that words for hiring freeze should not be “freeze” but “chill.” Mike Lyons moved to accept the minutes. Dante 2nd. Unanimous.

Susan reminded the group that we want to keep the meeting on time; everyone will be heard; one person speaking at a time; respect and civility is the way of our meeting.

PUBLIC COMMENT:

- Lisa Delgadill – From Liemert –Vacation rentals—What is the story?
- Susan – we’re going to have a meeting about vacation rentals with Cayucos and Los Osos. All areas are having the same issues.
- Cindy Steidel—What about Air BNB’s?
- Bruce Gibson – will talk about it during my time to talk.

REGULAR PUBLIC AGENCY REPORTS

PUBLIC SAFETY: Sgt. Chad Nicolson

- Calls for service from Harmony to Ragged Point were 98 for Cambria and 17 for San Simeon. Only 3 calls for service on Fourth of July.
Reminder about locking cars and residences.
- Hank K. --- Bruce Gibson met with Sheriff Aaron Mix about heading up program for body cameras. Wants to thank the dept. for having this program on going.

CCSD –Dir. Bahringer

- considering awarding a contract for a influencing screen—will be installed at waste water treatment plant.

- County will be involved in public safety through out county for fire departments.
- Start plant. Discussion of case of drought.
- Tony—On the rate increase notices, when are they coming out?
- Would go out soon. May already be in mail. CCSD has 45 days to get the notices out. Aug 30 is the date the rates start.
- Kathe Tanner – Where is the mailing house.?
- Dir. Bahringer – don't know.

COUNTY SUPERVISOR – Supervisor Bruce Gibson.

- Old library sold yesterday. ½ goes to new library, which pays it off.
- Vacation Rate on Windsor was turned down for the last time by the Coastal Commission.
- Hwy 1 is open again. Ribbon cutting ceremony is at 11 AM on 7/20.
- Cayucos Fourth of July went quite well, may have rubbed off on Cambria.
- Heard from County Parks struggling to continue service to parks. Want money from general fund directing them to do a study to see where money comes from to run parks. Park benches should be paid from general fund. Need systematic system to recover costs and keep the parks going.
- Air BNB –Compliance is mostly from Code Enforcement. Neighbors need to be vigilant—too many cars; overcrowding, noisy. Also looking into internet to see who's on and who is paying the fees for licensing. Want people to come into compliance or cease to rent. Maintain a complaint hotline. 24 hour hot line. Sheriff's department will help with noise.
- Susan –Are there a lot of complaints?
- Supr. Gibson – Yes, especially for too many cars. Three complaints and they can no longer rent space. The is for overcrowding, no answers from rental property. Need phone #.
- Hank K.—There is an outlined ordinance for Air BNB's—
- Airlin S -- a MUP is needed for San Simeon as a condition of approval.
- Sup. Gibson --3 complaints closes then down.
- Tony Church – There's an illegal rental on Plymouth. It's been going on for a long time. Who bought library?
- Sp. Gibson – A Melscout family trust bought it.
- Claudia Harmon Worthen –List of the property managers
- Sup. Gibson—Call the planning department for a phone #.
- Cindy Steidel – Cambria V.R. generic #--put in an address to property and it
- Claudia – Is Home Stay the same as a VR?
- Sup. Gibson – Home Stay requires a MUP.
- Hank K. – In San Simeon most of the homes are condos, so come under Covenants, Conditions, & Restrictions. So VR don't have an ordinance.
- Sup. Gibson – County doesn't address CC&R's. County doesn't make decisions on changes—if the CC&R doesn't allow say a gas station, then it's their decision, not the County.
- Hank K. – So a Home Owners Assoc. can vote something down but county doesn't do anything.

- Sup. Gibson – It would be a court case.
- Kathe Tanner—Does the HOA have any say over what happens?
- Sup. Gibson—Noise problem is difficult –Sheriff’s depart. can steer the noise complaint to Code Enforcement so we know what the nuisance issues are.

COUNTY PLANNING – Airlin Singewald

- Susan – What is the ordinance for accessory dwellings?
- Airlin S. --Cities and counties reduce secondary dwellings –prohibits areas Check on parking requirements. plus access roads to property. On Aug. 21 –address ADU ordinance – direction from the board.
- Susan – How much does the state have to do with the ordinances? About water. it can’t be used as a restriction on water use in a secondary building. If you have water to the main structure, it’s OK to have water to the secondary structure.
- Airlin S. – it doesn’t need another water meter, can’t enforce that.
- Mike Lyons – Need to have a town hall meeting on this.
- Kathe Tanner – On the gravel pit from Harmony, Monte Cristo—are they operating correctly?
- Susan – That will come with the mining project.
- Dixie W. – Sprint wants to prepare for driverless cars (it wasn’t mentioned at the meeting.)
- Hank K. –Community project for water tanks on hill on Hearst property – more engineering.
- Airlin S. – Discretionary process- if you want it to be attractive, it may need a different design that would be desirable. CSD may need to go through SEQA to see what is needed. It would be a 30 day period to determine what to do. Must be on a public review meeting.
- Laurel Stewart -- did you hear anything about Centrally Grown?
- Airlin – No.

COUNTY PUBLIC WORKS – Sarah E. Crable, Water Resources Engineer

- Storm Water Resource Plan to be held on Aug.18, 6 pm, Cavalier Oceanfront Resort, San Simeon. Topics: plan timeline, submitted project list, approach to prioritization, and types of storm water projects the community would like to see submitted in the plan.
- Looking for feedback from the community. Outline multiple benefits to various projects for this grant. Check out the website.

REGULAR BUSINESS

TRANSPORTATION COMMITTEE – Tom Gray

- Reverse Diagonal Parking Proposal, West Village, Cambria – Mike Britton Presented proposal for pilot project that would change diagonal parking on both sides of Main Street. Any questions?
- Tom Gray –Presentation last month with visuals. We appreciate you coming back. One of the best attended traffic meetings we have had. Kyle Billingsly of Main Street Grill is not in favor of idea. No one was in favor of it.

- Jim Bahringer – Is Aaron Linn in favor? No.
 - Lois Scott – No, really bugs me. Take time to back out, bumper to bumper, smelling exhaust fumes in restaurant. Not in favor.
 - Judy Olson – Read in Cambria that Seattle, Austin, and Wash. DC have it, but the average age in Cambria is between 65 and 70 years old. At an older age, one is restricted when the neck doesn't turn like it used to, so cant see behind, it's a tough job to teach an old dog new tricks. Side view mirrors if properly adjusted might work, or maybe not. Does not show the side view properly. It's not going work.
 - Harry Farmer – Need more information.
 - Jim Bahringer – I'm probably the only person in the audience who is for this. 14 accidents over 5 years. Thought it was quite satisfactory in Seattle.
- Mike Lyons moved to deny reverse parking in strong opposition. Cindy Steidel 2nd. Unanimous.
- A friendly amendment, John Nixon moved to say that the NCAC is in favor of maintaining current striping of parking spaces. Dixie Walker 2nd. Unanimous.
- Hank K.—Thank you to Mike Britton for coming back to talk to us about this project from San Simeon. Fixed up the sign by the liquor store in San Simeon for pedestrian crossing.
 - Tom Gray – Sunbury, repair street to regulation, trimming shrubs ad trees that block line of sight. On Center Street, people go wrong way. Need a sign saying “Wrong Way” or “one way street.”
- Number to call for a Public Works is 781-5252. Can also go on line to Public Works.
- Susan M. – Dangerous intersection at Weymouth and Hwy 1. Traffic backs up at this time of year, can't see who's coming.
 - Mike Britton – That is a Cal Trans issue. We talk to them; sometimes they listen.
 - Dixie W. - I called about a chuck hole on my street, and they were there the next day.

LAND USE COMMITTEE

- DRC2018-00080 Worthington, 240 Lancaster, Cambria
Approve asking the builder to reduce size of deck by 2 feet.
John Nixon moved to accept with recommendations. Mike Lyons 2nd.
Unanimous
- DRC2018 O'Sullivan, 2741 Banbury Road, Cambria
599 Sq. ft. guest house and a 599 sq. ft. garage
Approve w/suggestion that guest house be moved a few feet to save trees.
John Nixon moved to accept with recommendations. Dixie W. 2nd. Unanimous.

927 Beer Company—application for serving beer and wine at same location. 821 Cornwall St., Cambria. Send letter for change to show permit for both beer and wine.

Dixie W. moved to approve. Laurel S. 2nd. Unanimous.

SLRP2013-00017 -- Mineral Resources and Lands adjacent to existing mines and quarries. it's a plan by the State to clarify information for mines. Here it's gravel pits and rock quarries from encroachment from other building projects. *And adding: "MDZ" Mining and Disclosure Zone which will apply to lands within ¼ mile around an existing active mine or quarry and providing constructive notice to potential landowners that mining is occurring nearby.* This amendment would prohibit new subdivisions resulting in lots of less than 10 acres in Mineral Resource Areas.

1. Any amendments that are to be made in the Coastal Zone must get California Coastal Commission approval before they are adopted.
2. The proposal would only restrict incompatible development from occurring at existing mines and ensure that development of large scale urbanized uses such as commercial, retail, and multi-family uses do not create new land use conflicts.
3. Amend Title 23 of the Coastal Zone Land Use Ordinance to revise the boundaries of minerals of regional significance as classified by the State Mining and Geology Board, to expand the "EX" designation to include the footprint of existing active and idle mine operations, to remove the Guadalupe Oil Field and Estero Marine Terminal Tank Farm properties from the EX designation, and to map all properties within ¼ mile buffer of active and idle mines into the MDZ designation.
4. In most cases, restrict residential parcels within the EX and MRA zones to a minimum of 10 acres.
5. Within the EX designation, prohibit uses such as: recycling/scrap and waste disposal sites, clubs/lodges and private meeting halls, libraries and museums, churches, rural recreation and camping, schools, restaurants, most lodging, and airfields and landing strips.
6. There are no MRA designated lands within the Coastal Zone. Presently only sand and gravel are identified as "regionally significant minerals" in the Coastal Zone.
7. In general, this ordinance does not apply to areas offshore.
8. The Conservation and Open Space Element will be amended to add a new table showing all locations that are EX-designated.

9. Any completely new mines or proposals to restart operations at closed mines will require a full set of approvals including Coastal Development Permit involving public input.

The County will create a database of all affected properties, but will not notice these changes or restrictions to owners of these properties. Property owners or prospective property owners will have to query the County to find the new designations and restrictions.

- Susan M. – Questions about trucks through town and overuse of Monte Cristo and Santa Rosa Creek.
- Airlin S. – Someone can research that. There are permits for some of those.
- Laurel S. – all part of the process.

Laurel S.--Approve the change to mining designation amendments. Mike Lyons 2nd. Unanimous.

REPORTS

Treasurer's Report—Mike Lyons

The council has \$1940.70 on hand.

Environmental Report – Bruce Mumper

No report. The Kitchen tour is sold out.

Corresponding Secretary—Hank Krzciuk

4 letters written this month.

Community Outreach – Dixie Walker

- Will price out a microphone to her what is being said in the Robobank Community Room.
- Need to print more brochures
- Need to approve the proposal for an ad in the Cambrian for a 4" x 4" announcement of coming up meetings of NCAC.

1. The Committee proposes that the Council authorize the purchase of a monthly black and white ad in the Cambrian (4"x4" at a yearly cost of \$1,593.60) that would include the Council's logo, date and location of the [upcoming] meeting, a brief listing of significant topics on the agenda of the following week's NCAC agenda, and citation of the Council website, with notation that details on the Council's agenda, as well as web links to County land use applications under review by the NCAC Land Use Committee are posted on the NCAC website. The ad would run in the Cambrian the Thursday prior to each NCAC meeting. (Providing direct links to the County website for viewing land use applications avoids any third-party interpretation of the applications.)

2. The Committee proposes that following each NCAC meeting, a member of the Committee will write a summary of the topics discussed and actions taken by the Council for submission to the Cambrian for a possible news story.
3. For expansion of Council outreach to the community, the Committee proposes regular postings on Next Door, Facebook, and Cambria Open Forums about topics of interest and Council and Committee meetings. Committee members will make the postings.
4. The Committee proposes and encourages Council members to engage in area “walk arounds” to meet constituents to discuss the role of NCAC and to distribute NCAC brochures.
5. The Committee proposes that the Council sponsor community forums on topics that do or could impact Cambria. Suggested topics for three possible forums are County Cannabis regulations, laws and regulations affecting AUD’s, and status of vacation rentals – regulations and enforcement – possibly organized jointly with Cayucos and Los Osos.

We’ll need to ask for funding for a year to pay for ad n Cambrian.
 Mike Lyons moved to authorize treasurer to pay the bill for the ad to announce NCAC meetings monthly, except December in statement 1. John Nixon moved to approve putting this amount in the budget request pending budget approval.
 Mike 2nd Unanimous.

Susan and Mike are going to prepare a budget to show Sup. Gibson.

Latino/Latina – Dante Garcia

Two affordable condos were sold this month.

Agriculture Report – Beth Kendall

First day of County Fair. CUHS has 14 animals going to Fair in Paso Robles.

- Kathe Tanner – One of the students got a bid to write about animals at fair.

Business Report – Mitchell Gregory

Chamber was against the reverse parking.

Highway 1 open.

NEW BUSINESS

Susan M. – have three possible topics for future meetings—a bigger meeting Cannabis Ordinance—at an NCAC meeting – Aug.

Vacation Rentals – bigger venue – Code Enforcement

Perhaps work with Cayucos and Los Osos

Mike L – need to have County involved

Accessory Dwelling Units –try for Fall

Sub Committee on elections--regroup

Mike Lyons moved to adjourn at 9:30 PM.

Respectfully Submitted,
Marj Sewell

draft