



REGULAR MEETING

Wednesday, November 28, 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:** October 2018 (**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 Michael Manuele
- b. **Cambria Community Services District:** Director Jim Bahringer
- c. **County Supervisor:** Supervisor Bruce Gibson (Cherie McKee)
- d. **County Planning:** Airlin Singewald
- e. **San Simeon Community Services District:** Cortney Murguia

V. Regular Business:

- a. **Land Use Committee:** Don Sather, Mike Lyons (**Attachment B**)

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

- 1. **Demolition and grading at 2350 Marlborough Lane.**
- 2. **BKS Access Road (between Old Air Force Radar Site and Lodge Hill)**
- 3. **Code Enforcement Progress**

- b. **Transportation Committee:** Aaron Linn, Tom Gray (**Attachment C**)

VI. Reports

- a. **Treasurer's Report:** Mike Lyons (**Attachment D**)
- b. **Environmental Report:** Bruce Mumper
- c. **Corresponding Secretary's Report:** John Nixon
- d. **Community Outreach Committee:** Dixie Walker
- e. **Latino/Latina Report:** Dante Garcia
- f. **Agriculture Report:** Beth Kendall
- g. **Business Report:** Aaron Linn
- h. **Vacation Rental Report:** Dixie Walker

VII. Old Business:

a. Election Committee Report: John Nixon (**Attachment E**)

Consider updates to the Election Code.

b. No regular meeting in December. NCAC Holiday Party December 12, Squibb House/Black Barn

VIII. New Business:

Future council and/or forum topics: Affordable Housing Incentives, New Rules for Accessory Dwelling Units (granny units, tiny houses, etc.), Tourism.

Adjourn :

Attachment A – Minutes Approval

NORTH COAST ADVISORY COUNCIL

Wed, October 17, 2018

Rabobank, Community Room

Corrected

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

ROLL CALL

Present: Hank Krzciuk, John Nixon, Iggy Fedoroff, Marjorie Sewell, Barbara Beane, Susan McDonald, Don Sather, Bruce Marchese, Cindy Steidel, Tom Gray, Laurel Stuart, Dixie Walker, Tamara Corbet, Aaron Linn, Bruce Mumper, Michelle Roest, Dante Garcia.

Excused: Mike Lyons, Beth Kendall, Mitchel Gregory.

We have a quorum.

CONSENT AGENDA

Agenda Approval: Dixie Walker moved to accept agenda. Bruce Mumper

2nd. Unanimous.

Minutes Approval: Bruce Mumper had a change—gave a written change to minutes. P.2 of min. Laurel Stewart moved to approve with corrections. Cindy Steidel

2nd. Unanimous.

PUBLIC/COUNCIL COMMENT

Iggy Fedoroff – From the CCHD that a primary care physician will be in place next month. He's coming from Ohio. The site will be opening on December 1st. There will be an open house in late November.

REGULAR PUBLIC AGENCY REPORTS

Public Safety – Sgt. Chad Nicholson

- 120 calls for service.
- San Simeon fairly quiet.
- Doesn't count traffic stops and such
- Sept. 29- vandalized vehicle, then came to Cambria Pub, asked for \$5
- Susan –This continues to be a problem, beat someone with a stick—taken to jail.
- Burglaries, domestic violence, been a long 30 days.

CCSD – Harry Farmer

- Oct. 4 – meeting, closed session
- People don't realize that the rate increase is what it is. CCSD is very concerned to help with this.
- New project officer -----Name ?
- Jerry Gruber terminated – moved to Florida. Monique Madrid – Acting gen. manager, while searching for new manager.
- Feeling hopeful about the process as CCSD moves forward
- Steve Cole – Are you moving forward with the Open House?
- ---- Have there been any interviews?
- Aaron Linn –Are you doubling up by hiring a new gen. manager?
- Harry Farmer– No. We want to make sure it will be someone who will be here for a while.
- Hank K. – Low income people – will they get help with CCSD subsidies?
- Harry Farmer –There is a plan to assist people with low income.

County Supervisor -- Bruce Gibson

- VR distance exceptions in Cayucos were denied; that makes 5 that have

come before our board. Colleagues are beginning to understand the VR denials .

- Forecast for our budget showing a gap of 7 – 10 million dollars. Salaries up a bit, cost of business goes up a little bit. Property tax going up a little bit. 2 ½ million for jail reform, medical costs, improvements are a big deal. Road system needs fixing. Prop 6 is on the ballot. If it passes the county will lose a million dollars for the next 10 years, fix the Highway 41-46 interchange, congestion of south county.
- Hank K.--Interested in increase of personnel for Code Enforcement. SSSD wants a waste water solution among San Simeon, State Parks, and Cambria.
- Sup. Gibson – Need to move waste water plant, relocated out of sea level rise –looking at hiring 2 more people for Code Enforcement. Looking to having more of a conversation with the group in the future.
- Cindy Steidel—Cannabis –State looking at establishing a bank.
- Sup. Gibson – still in progress.
- Susan M. – You have approved our budget request for our community project funds.
- Sup. Gibson – Hasn't come through as yet.
- Steve Cole – Anything to say about the election.
- Sup. Gibson – Vote no on Prop 6. Vote no on 5.
- Tony Church – Update on Santa Rosa Creek Rd. by Stolos
- Sup. Gibson – It's a Fema Project. It's a long process.
- Send Cheri McKee an email about this.

County Planning—Airlin Singewald

- Meeting on Wed. 6-8 at the County Library, Public Works wkshp Accessible Dwelling Units. Review County ordinance – make it easier to build info.
- Aug.-Public ordinances—work on building tiny homes—meet health

standards, refer them to CCSD.

- Susan M- Would you do a formal presentation?
- Airlin S. – Yes, SLO will come to Cambria LUC. Do a presentation.
- Laurel S. – Who is the new Planning Director?
- Airlin S.- It's Trever Keith. Has been here for a while.
- Cindy Steidel – The tiny homes – besides being movable, what are thoughts on permanent based homes?
- Airlin S. – That is what is happening. Example is on South Street in SLO.
- Hank K. – What are the thoughts on housing for crop workers.?
- Airlin S. – It's a very complex subject. There's a special ordinance in place with the farmers.
- Tony Church – How many units for manufactured homes? for the Rod and Reel?
- Airlin S. – Haven't been involved with that project lately.
- Steve Cole – So much land was moved, then the County would need to approve it
- Airlin S. – As long as work is consistent, it is being done through the State; about half mobile homes and half manufactured homes will be there.
- Laurel Stewart—Apparently the fence has been lowered.

SSCSD –Cortney Murgui -- Not present.

REGULAR BUSINESS

Land Use Committee – Don Sather

- DRC2018-00166 – Cathryn Joiner, 1931 Downing Ave.
Proposed MUP for a SFR remodel (445 sq. ft. addition), 183 sq. ft. deck, 17 sq. ft. covered porch and a 626 sq. ft. detached garage with a roof deck.
The committee met with the owners and architect, and they have decided to remove the variance. Laurel concerned that variance had not been officially removed. Don asked Airlin S. and he stated that the variance had been removed.

Bruce Mumper moved to accept the plan with no variance. Bruce Marchese 2nd. Unanimous.

- DCR2018-00152 – Greenfield/Jones—4849 Windsor Dr.

MUP doe 398 sq. ft. bedroom and bath addition to existing single family residence. John Nixon moved to accept the recommend approval. Aaron Linn 2nd. Unanimous.

- DRC2018-00167 – Bassage and Vanatieri –1190 Ellis.

MUP for a Vacation Rental. Does not meet distance requirements, nor did it receive ministerial approval from the County.

Dixie Walker moved to deny the VR. Cindy Steidel 2nd. Unanimous.

Don Sather to Airlin S. – Will we address these issues before the meeting on Vacation Rentals or after?

Airlin Singewald –When the ordinance is in place, it will be sent to the NCAC. We'll take information in place, then will get back to you at the NCAC and/or LUC.

Transportation Committee -- Aaron Linn and Tom Gray

- Tom Gray --Bike racks –need input for the best spots for the bike racks. Talked about the look and colors –orange, green, and purple.
- Annual renewal of bike racks—road improvement. Businesses pay for bike racks.
- Laurel Stewart – Growth in activity—Commercial development budget will help through a general fund. Residential will have no charge
- Cindy Steidel – Moved that the Circulation Study—Road study be removed with no changes. John Nixon 2nd. Unanimous.
- Susan McDonald - Do you have a comment? (Garmons are heading up the bike racks I Cambria.
- Mark and Susan Garmon—Everything is moving along, just waiting for color choices.
- Aaron Linn- Just want to be transparent with the community for colors.

Need some consensus with colors.

- Don S. – Is black an option? or gray?
- Susan Garmon – Not really an option, because the color won't stand out.

Need to be visible.

- Susan Garmon - orange shows up – reminds one of butterflies and sunsets.
- Mark Garmon – Want the racks to show up—don't want cars backing into the racks. Would be easily seen by bikers and pedestrians.
- – Michele Roest -- Bright colors compete with natural look—how about green?
- Laurel Stewart—Many people are touring, want to see where bike racks are. Racks need to be on Main St. locations to be seen.
- Tom Gray—don't want to lose any parking places.
- Susan Garmon – want to make bike racks visible. Robin's location would be good.
- Susan McDonald – What about Encroachment Permits?
- Aaron Linn -- Mike Britton is on board with that already
- Susan Garmon – The idea was to have safe places for the bike racks. There was no parking place there at Robin's.
- Mark Garmon – Some criteria is needed—Main St., no loss of parking, make sure there is disability access, plus traffic patterns, consider adjacent property owners. We spoke with the CO in SLO about what works and what doesn't work. Good sites might be across from the Dragon Bistro and at the Vets Hall.
- Vote on colors – Orange -1, sea green – 10
- Dixie Walker moved to choose seafoam green. Hank K. 2nd.
- Letters to inform Carlos and County—public works
- Weymouth center section—Can you find out what is happening?

Susan McDonald – asked everyone about bios. Have a little quiz.

REPORTS

Treasurer's Report –Mike Lyons

\$1764.53 on hand.

Environmental Report – Bruce Mumper

- Projects on the FRP are in the final phase. Only the small eucalyptus are being removed—9” to 18.”
- Gullies on the north side of Ranch have considerable problems—need help with erosion problems. Planted grasses to fill them in.

Hank K – Cut down 10 eucalyptus in San Simeon

Corresponding Secretary—John Nixon

- None this week. Will send 3 to Airlin Singewald, 1 to Carlos.

Community Outreach Committee—Dixie Walker

- Still passing out tri-folds in certain areas.
- Request 50 brochures in English and 50 brochures in Spanish.
- Dixie Walker moved to have brochures printed. Cindy Steidel 2nd.
Unanimous.
- Update some bios. Need bio from Michele Roest. Laurel chooses not to have her bio on the Website.

Latino/Latina Report—Dante Garcia

- Lee McFarland (trustee) help kids get into work force after High School
Adding classes to help with that. Adding classes for girls in accounting,
photography. Not sure about what classes will be offered.

Agriculture Report – Beth Kendall –not present.

Business Report – Aaron Linn

- Business is still booming.
- Too little affordable housing to work here. Some people are coming from Atascadero and such.
- Some businesses are still digging out from losses of the last year or so.

- In San Simeon there are some building programs going on—need affordable housing.

Vacation Rental Report: Dixie Walker

- Booked the Vet’s Hall for November 28 for a Vacation Rental Forum. Terry Waller and Art Trinidad can come, but Bruce Gibson and Airlin cannot come that day. Will undo that one and try for January, 2019.
- Susan McDonald will facilitate, 3 min to talk, then will compile the the main ideas. Community will have chance to talk. All people involved need to be in attendance. Want suggestions, as well as, criticisms.

Election Committee Report—John Nixon w/Mike Lyons.

- I have the revision of the election code document, but they are not consistent. Need time to have that consistent. Put on next months agenda.
- The Election Committee will consist of Tom Gray, John Nixon and Dixie Walker.

OLD BUSINESS –None

NEW BUSINESS

December Holiday Party—Squibb House. Susan will check for dates.

Dixie Walker moved to adjourn at 8:40 PM

Respectfully submitted,

Marjorie Sewell, Secretary

Next meeting November 28, 2018

Attachment B – Land Use Committee Report - Don Sather

LAND USE COMMITTEE
November 5, 2018, 1:00PM
Pacific Premier Bank Conference Room

Committee Members Attending: Tony Church, Laurel Stewart, Claudia Harmon Worthen, Don Sather

The committee has received no referrals from the County for review during this period. The committee discussed the following issues:

Demolition and grading at 2350 Marlborough Lane.

The committee reviewed and recommended approval for a residential addition project in October of 2016.

Two years later, in October of 2018 neighbors and committee members noted complete demolition of the existing structure and minor grading on the site.

Research reveals that the County Building Department has issued a Demolition Permit, a Minor Grading Permit, and a Building Permit for a new residence (3,542 sf), garage (660 sf), deck (568 sf), loft (438 sf).

This is a **NEW** project that was not referred to the NCAC for review prior to permit issue.

The committee recommends a letter to the director of County Planning and Building expressing our concern with permit issue without NCAC review.

BKS Access Road (between Old Air Force Radar Site and Lodge Hill)

At a recent CCSD meeting the developers of a proposed camping facility at the old Air Force radar station asked the district to consider allowing use of an existing district water pipeline easement to construct a secondary exit from their property. The committee conducted a site visit in 2016 as part of an MUP, but did not make a recommendation, requesting more detailed information, which we have not received.

The committee asks that the County Planning Department keep the NCAC informed of any future development proposals for this property, including this access/exit proposal.

Code Enforcement Progress

The committee heard a report from Claudia Harmon Worthen regarding the good work of our community's designated code enforcement officer Marie Cullinane. Ms. Cullinane has been responding to a number of varying issues that affect our residents. Progress is being made to resolve these issues.

Respectfully submitted, Don Sather, Co-chair

Attachment C - Transportation Committee Report, Aaron Linn, Tom Gray

North Coast Advisory Council Transportation Committee

Report on Regular Meeting, Nov. 6, 2018, at 3 p.m. at Pacific Premier Bank

In attendance: Tom Gray (co-chair), Bruce Marchese (member), Mike Britton (representing SLO County Public Works), Mark Garman, Susan Garman

Topics Discussed --

- 1) **Bike Racks:** Mark and Susan Garman reported that the three bicycle racks to be donated for use in Cambria were being powder-coated in sea-foam green, following the recommendation of the full NCAC. Mike Britton said that none of the sites considered for public right-of-way had yet received approval.
- 2) **Accessible Pedestrian Signals (APS):** Bruce Marchese stated that accessible pedestrian signals (audible signals for the blind) are needed at some intersections in Cambria. The committee identified the two signaled intersections in Cambria's business district – Main Street/Windsor Blvd. at Highway One, and Main Street at Pine Knolls – where these signals would be appropriate.

Recommendation to the full council: Discuss the proposal to install APS in Cambria and consider requesting County action. The meeting adjourned at approximately 3:30 p.m.

Additional topics at the request of the chair:

—Nothing at this point that I can say about work at the Weymouth intersection. I've swung by there and have seen no sign of road work or other activity.

—The topic of the fire escape route is a bit more interesting. I brought it up with the CCSD's Dave Pierson last week and he explained that the proposal grows out of a condition that the county has placed on recreational development of the old Air Force base. The owner (I believe it is still Bernd Schaefer) wants to turn the site into a campground, and, according to Dave, the county is requiring two egresses from the property, which has just one now, eastward via Monte Cristo Road. A road northward along the ridge, to the CCSD's Fiscalini Tank and its access road to Top of the World, is the logical alternative and is the site of at least one old ranch road. The hang-up is that this is private property held by multiple owners, including David Fiscalini, the Decker Family and (depending on the route) the owner of the Rancho Marino Preserve. Without the owner of the old AFB buying some kind of easement, nothing can be done at this point. The CCSD Board has asked the owner to come back when the access issues are dealt with, if they can be. I suppose it's possible that the CCSD also could buy access rights — which it already has across some of the Fiscalini property to its water tank, but I have no idea of how much it would cost or where the money would come from.

The NCAC might want to inquire further into this and other potential alternative routes out of Cambria, since any of them would necessarily cross land under the County's, not the CCSD's, jurisdiction.

-Submitted by Tom Gray

Attachment D - Treasurer's Report: Mike Lyons



P. O. Box 533
Cambria, CA 93428
ncacslo.org

November 17, 2018

TREASURER'S REPORT

<u>Beginning balance as of Treasurer's Report of Oct 2, 2018</u>	<u>\$1,764.53</u>
<u>Deposit, SLO County, check# 2601288, Oct 17, 2018</u>	<u>+1,800.00</u>
<u>Check #1064, Susan McDonald, Sept 3, 2018 supplies, lamination</u>	<u>- 50.41</u>
<u>Check #1065, Cindy Steidel, Sept. 25, 2018, NCAC photocopies</u>	<u>- 33.68</u>
<u>Account balance as of PP Bank statement, Oct. 26, 2018</u>	<u>\$3,276.56</u>

Mike Lyons, Treasurer

North Coast Advisory Council

Attachment E - Election Code Update, John Nixon

NORTH COAST ADVISORY COUNCIL ELECTION CODE

I. Community Election Committee

A. Mission and Purpose

The North Coast Advisory Council (NCAC) shall elect a Community Election Committee (CEC) as an independent body to oversee the annual election of NCAC representatives and alternates from the Geographical Voting Areas (GVA's). The CEC shall conduct the NCAC annual election in a fair, impartial, and orderly manner.

To the maximum extent possible, the CEC shall promote interest by the communities of Cambria and San Simeon in the election process in order to promote representation of the diversity of opinions and goals within the communities.

The CEC shall cooperate with the NCAC to facilitate recruitment and vetting of candidates for area elected representatives, as well as for the appointed seats for the four categories of special interest: agriculture, environment, Latino, and business and commerce.

Article III, Section 4, of the NCAC Bylaws stipulate that elected members from odd-numbered areas (1,3,5,7) shall have their terms begin and expire in odd-numbered years. Even numbered areas (2,4,6,8) shall have their terms begin and expire in even-numbered years. Article III, Section 5, stipulates that appointed members for business and commerce and Latino shall have their terms begin and expire in odd-numbered years, and appointed members for agriculture and environment shall have their terms begin and expire in even-numbered years.

B. Requirements for CEC Members

The CEC shall be appointed, and members must be at least 18 years of age and full-time residents of Cambria or San Simeon.

NCAC representatives and alternates may be appointed to the CEC if they are not candidates for election.

Members shall be appointed during a regular public meeting of the NCAC by a majority vote.

C. Responsibilities of the CEC

The CEC shall vote among themselves to elect a chair and vice chair. The names of those elected shall be presented to the NCAC chair and announced at the next regular NCAC meeting. The names of all CEC members shall be placed on the NCAC website.

The CEC shall select a suitable polling place in Cambria, and, on the day of the election, the members shall set-up the polling place with materials necessary to conduct the election, including signs, ballot boxes, and room arrangement required for privacy in voting. (See Attachment A – Voting Checklist)

The CEC shall advertise and otherwise promote awareness of the election, per the Election Timeline. (See Attachment B) The CEC also shall facilitate the recruitment of

candidates for elected and appointed positions, including agriculture, business and commerce, environment, and Latino interests for appointed seats.

The CEC shall supply candidates with a “Conditions of Service” form and vet all prospective candidates for eligibility, per official requirements. The NCAC shall certify eligibility for the ballot.

The CEC shall recruit volunteer polling clerks to assist on election day. Volunteers for the clerk assignment may be NCAC representatives and alternates, CEC members, and residents at large, none of whom can be candidates on the ballot. Candidates for elected seats cannot be present during the vote count.

The CEC chair is responsible for delivering the certified ballots to the polling place and for maintaining control of the all blank, completed, and disqualified ballots.

II. Voting Procedures for Elections

A. During Voting

The CEC Chair shall declare the opening and closing of the polls. Voting times are 10:00 a.m. to 6:00 p.m. Voters shall be admitted to the polling place during those hours only. Voters inside the polling place at closing time shall be permitted to complete their ballots.

No canvassing, campaigning, or posting of election materials shall be allowed within 300 feet of the polling place. No person shall accompany another voter past the verification station, with the exception of an individual who assists a disabled voter.

At the verification station, voters shall print their full-time residence address and sign their name on the “Registration Form,” affirming that they meet the age (18) and full-time residency requirements. (See attachment C – Registration Form). Voters shall verify full-time residence address with a driver’s license, voter registration card, or other identification verifying the residents’ address. The sign-in process shall not in any way connect an individual voter with a specific ballot. Voters addresses shall correspond to ballots for the GVA’s. (See Attachments D & E – Voting Area Map and Street Boundaries)

Voters may vote for no more than one candidate when only two candidates are on the ballot, and for no more than two candidates when three or more candidates are on the ballot. No write-ins or proxy votes are allowed.

Voters must place their completed ballots in the ballot box without assistance, except for voters with disabilities who may need assistance.

The CEC shall ensure that all voters exit the polling place immediately after voting. No person shall reenter the polling place after voting. The name of anyone who does not exit immediately will be recorded.

Voters may request a replacement ballot, but the voting clerks must retain the original cancelled ballot in order to maintain control of all certified ballots.

B. After Voting

After the poll closes, the ballots shall be counted in a closed area of the polling place only by members of the CEC or by members of the NCAC Executive Committee.

Disqualified ballots shall be marked as such and held separately.

Upon completion of the count, the CEC Chair shall give the election results, including the count of disqualified ballots, to the Chair of the NCAC. The CEC Chair shall place all ballots, including disqualified ballots, and registration sheets in a sealed envelope, which shall be signed by the CEC Chair and Vice Chair.

The NCAC Chair shall post the election results in a timely manner on the NCAC website, in the local press, and at the Cambria Library.

The CEC Chair shall store all ballots and voter registration forms in sealed envelopes, labeled by geographical voting areas for a period of at least three months.

The NCAC Chair shall notify the candidates of the results in a timely manner.

The CEC Chair shall present a report on the election at the next regular NCAC meeting, noting election results, number of voters, any violations of the Election Code, and summary of the costs of the election.

The NCAC Chair shall dismiss the CEC, after the CEC Chair submits all sealed election materials to the NCAC Chair.

Challenges to the election results (including requests for recount), shall be heard at the next regular Council meeting. Neither the NCAC Chair, nor Vice Chair, nor any CEC member shall accept such challenges at the time the results are posted.