



VACATION RENTAL FORUM AND REGULAR MEETING

Wednesday, January 16, 2019
Cambria Vets Hall
1000 Main St., Cambria

AGENDA

Vacation Rental Forum 5:30 P.M.

I. Introduction

II. Public Comment (Limited to 3 minutes per person)

Speakers are invited to share views on vacation rental impacts and benefits and offer suggestions for improvements to current rules and enforcement directly with County Supervisor Bruce Gibson and Deputy Planning Director Rob Fitzroy.

AGENDA

Regular Meeting 6:30 p.m.

I. Roll Call, Establishment of Quorum

II. Consent Agenda

a. Agenda Approval:

b. Minutes Approval: November 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 Donn Howell

c. County Supervisor: Supervisor Bruce Gibson (Blake Fixler)

d. County Planning: Airlin Singewald

****CONTINUED PUBLIC COMMENT/Q&A - VACATION RENTAL FORUM****

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>

Project Referral: DRC2018-00217 HARMONY TOWN LLC; APN013-201050.

b. Transportation Committee: Aaron Linn, Tom Gray

VI. Reports

- a. Treasurer's Report:** Mike Lyons (**Attachment C**)
- 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. Election Committee Report:** John Nixon (**Attachment D**)

VII. Old Business:

- a. Consider North Coast Farm Center recommendation to appoint Michael Broadhurst the Agriculture Alternate to NCAC.**

VIII. New Business:

- a. Accept Cindy Steidel letter of resignation as NCAC Vice Chair and appoint new Vice Chair. (Attachment E)**

IV. 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
Wednesday, November 28, 2018
Rabobank Community Room

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

ROLL CALL:

Present: Hank Krzciuk, John Nixon, Iggy Fedoroff, Marjorie Sewell, Susan McDonald, Don Sather, Mike Lyons, Bruce Marchese, Cindy Steidel, Tom Gray, Laurel Stewart, Dixie Walker, Beth Kendall, Aaron Linn, Mitchel Gregory, Bruce Mumper, Michele Roest, Dante Garcia.

Excused: Barbara Beane, Tamara Corbet.

CONSENT AGENDA

Agenda Approval: John Nixon moved to approve the agenda. ;Mike Lyons 2nd

Unanimous.

Minutes Approval: Mike moved to accept the minutes as corrected. Cindy

Steidel 2nd. Unanimous.

PUBLIC/COUNCIL COMMENT

- Hank K –A contact for a Fire Safe group in San Simeon.
- Susan M. – A contact would be Mike Walsh.
- Iggy F. – Check out the new Care Center. There’s one doctor there—Dr. Lewis from Pismo. She is an internal medicine doctor. It’s a first rate center, opening Dec. 3. Do visit the facility.
- Cindy S. – Is there a ribbon cutting ceremony?
- Iggy F. – More low key
- Aaron L. – It was a great opening. We catered it. It’s a great thing.
- Susan M. -- Kudos to Linn’s for working the center out.
- Iggy F.-- getting a dermatologist part time.
- Jim Bahringer – “Songs of the Season” at Fog’s End, Sat, Dec. 1. 2-4 PM-
FFRP

REGULAR PUBLIC AGENCY REPORTS

Public Safety: Sgt. Odom

- 337 calls for service in Cambria, including 3 assaults, 3 burglaries. 45 resulted in service calls.
- Mike L. – 6 service vehicles showed up for a demonstration –over the top.
- Sgt. Odom – that’s the usual process.
- Hank K-- Appreciate the protective action.
- Cindy S. – Were there out of town demonstrations?
- Laurel – There were several demonstrations planned.
- Sgt. Odom – Police don’t stop people from exercising their First Amendment rights.
- Iggy F. – need to have a substation here.

- Sgt. Odom – Can't staff it.
- Cindy S. – if there were out of town demonstrators, it might be good to have more coverage.
- Aaron L. – Do you live here?
- Sgt. Odom – his brother is a deputy.
- Tony Church – What were the helicopters doing here around 10 PM?
- Sgt. Odom – Checking out a potential problem.

CCSD - Director Jim Bahringer

- Next meeting will be administrative –election of officers and affordable housing program.

COUNTY SUPERVISOR – Supervisor Gibson and Cherie McKee at a CSAC meeting of Counties.

- Cherie McKee put out a press release Bureau of Ocean Energy Management that there will be a forum on off-shore wind energy for the State on Dec. 13, 5-8 PM in the County Board Chambers. Will discuss how the public can comment of the off-shore energy.
- Opening on County Commission for status of women – 2 vacant seats at District 2. Call Cherie McKee at 781-4338.

COUNTY PLANNING – Airlin Singewald

- Next Tues, discussion on affordable housing, AD ordinance applies to subdivisions – 900 sq. ft. houses built possibly behind a 5000sq. ft. home.
- As the ADU ordinance is put together, then we'll see pieces come through to the Advisory Councils.
- Presentation on tiny homes in late January.

REGULAR BUSINESS

LAND USE COMMITTEE: Don Sather

- No formal reviews
- 2350 Marlborough –Demolition w/o referring to LUC. Some grading. County gave a demolition permit. Grading for new home for 3500 Sq.Ft. LUC didn't have chance to review the project.
- Do we need a letter written to review the project?
- Airlin S. – There was a demolition order in 2015 and a plan for a remodel – plus a garage.

- Now the whole thing is totally demolished, with a whole new plan.
- Laurel – Haven't seen a plan; said it was a remodel. Made recommendation which wasn't addressed.
- Don S. – We think a letter would be appropriate at this point.
- Airlin S. – Someone in planning must have thought it was close enough to approve it; they do have some discretion.
- Tom Gray – In a new building there needs to be an approved plan.
- Mike L. moved to have a letter to the director of the Planning Dept. for an early investigation for recommended removal of home at 2350 Marlborough of how it came to complete demolition and rebuilding and report back to NCAC. What is the policy for discretionary changes? Laurel 2nd. Unanimous.
- PKS –Old radar station-- Bernie Schaefer wants to build a campground—Needs a secondary exit. Asked CCSD for help with property owned by CCSD. What is happening with the project?
- Airlin S.- Project from 2013. Recommended denial.
- Dir. Bahringer – Can't force someone to have an exit on private property. Difficult at night coming out on Ellis.
- Aaron L. – It's odd that only people concerned is when it's in your neighborhood. It's only an emergency exit.
- Code Enforcement – Marie is the only person here, and she is making progress.

Transportation Committee – Aaron Linn, Tom Gray

- Bike racks --- Aaron L. --Some racks have been installed lately.
- Do we want beepers to signal crossings for people who have vision issues. Blinker light warning lights at crosswalks in various places.
- People wearing dark clothes are hard to see. Burton and Main a possibility
- Are sight problem people likely to cross at those crossings?
- Suzy M.--Check the Traffic Committee for this. Weymouth would be Cal Trans.
- Go to County for help on this.
- Escape routes – what would work?
- Do some work with Hollingsworth—he knows about the neighborhood
- Cindy S.—Culvert water on Lodge Hill – Ardath and Marlborough. – Suzy M – Call Public Works. They come quickly.

REPORTS

Treasurer's Report—Mike Lyons

- \$3276.56 on hand. Got \$1800 from the County.

Environmental Report – Bruce Mumper

- At Greenspace -- Presentation on Condors
- Geologist – Bringing Sunshine- the red tailed hawk to Ranch at Tipton. Jan. 26, 2019. Usually at 10.

Corresponding Secretary's Report – John Nixon

- 5 letters sent: 3 for MUP stuff; 1 to Carlos Mendoza—bike racks on colors; 1 to Michael Britten – Circulation Study.

Latino/Latina Report – Dante Garcia

- None, but would be willing to do research on your questions
- Iggy F. – Dental work done here is free, with no insurance involved.
- Cindy S.- Would you be willing to talk to small groups?
- Iggy F. – Abel Martinez talked to a group at 2 masses.
- In January at the High School, kids will have a chance to get screenings on teeth checks.
- Go through the Chamber.
- Bruce M. – How about a survey?
- Iggy F. – A survey was done. If the money is not used, the money will be returned to the Community Council.

Community Outreach – Dixie Walker

- Fix brochures – then print them.
- Website – Cindy S. – has new domain. The old website was lost. Bob Sfarzo really got it together. Now using Word Press—easy to use. Looks fresher, reasonably intuitive. John Nixon—there may be some broken links.
- Cindy S. – Ncac.org – website name. Needs to be a policy in place for who can hold the name.
- Hank – Lots of work. Thanks for putting the site back together.

Agriculture Report – Beth Kendall

- Aaron and Beth were at Farm Bureau meeting— water district funded by Prop 1 funds to evaluate the creek—long term project.
- Regional Water Quality Board –zwell testing and monitoring. Farmers up and down the creek are giving permission to check the water quality.
- Mike Broadhurst will be the Ag. Alternate

Business Report – Aaron Linn

- Highway 1 closed again (because of rain) -- up 18% for Linn’s, going down,
- Christmas Market – lots of new stuff – did filming on businesses -- working hard on safety.
- Fires have brought business to Cambria – very busy

Vacation Rental Report. – Dixie Walker

- Jan. 16, 2019 – Vets Hall – 5:30 – 6:30. Bruce Gibson and Trevor Keith Director of Planning plus Code Enforcement. Then we will have our meeting there. Committee will meet on Monday to discuss the format. Comments will be for 3 min. including questions for Code Enforcement. Comments will be put together after the meeting. Initial information will go to Sup. Gibson. The NCAC meeting will start promptly at 6:30.
- Laurel S – Initial meeting – 3 minutes of ground rules, then the public will have 3 minutes to talk. If there are more questions, then the person needs to come to the regular NCAC meeting to be heard further.
- We have the Vets Hall from 5-9. It could run longer.
- Concern of how long the comments will take for Vacation Rentals by several members.

OLD BUSINESS

NCAC Party –At Black Barn, December 12 – 6-8 PM. Bring an appetizer and choice of beverage.

Election Committee Report – John Nixon and Mike Lyons

Developed a draft – revision of form, not content.

Sec. 1A –selection of candidates to facilitate – placement of ads

Sec 2B – NCAC Chair shall hold ballots. Moved to bottom of section.

Sec. 2A – Verification – does not need to be full time. Homeowners need to be able vote whether full time or not.

Cindy S – Post the results in a timely manner. No cell phone of the ballots. Make a sign saying “No cell phone pics.”

Laurel S. edit –1B -- Within NCAC boundaries

1C -- 2B -- Disqualified ballots--

Dixie W. moved to accept with changes. Mike Lyons 2nd.

Unanimous.

Laurel S. moved to adjourn.

Respectfully submitted.

Marjorie Sewell

Attachment B – Land Use Committee Report - Mike Lyons

**LAND USE COMMITTEE
Meeting, January 7, 2019
Pacific Premier Bank meeting room**

Present: Don Sather, Claudia Harmon-Worthen, Marj Sewell, Steve Cole,
Mike Lyons

Absent: Tony Church, Laurel Stewart

Also present: Hank Krzciuk

The regular meeting of the Land Use Committee began at 1: 05 pm with the following discussions and decisions:

Project Referral: DRC2018-00217 HARMONY TOWN LLC; APN013-201-050. Proposed Minor Use Permit for a vacation rental at 2225 Old Creamery Road, Harmony. During a site visit on Saturday, December 29, we met with representative Tom Halen of Harmony Town LLC. The application is for a small single family residence to obtain a Vacation Rental license from the County of San Luis Obispo. In Harmony there is only one person in residence in a single family residence at 2186 Old Creamery Road, and there is no distance requirement for Harmony Town.

Recommendation: The Land Use Committee moves for APPROVAL, with the reminder that off street parking, entirely on site, is required for this Vacation Rental property as stated in the information sheet provided by the applicant dated Nov. 15, 2018.

Site Visit Policy: The Land Use Committee decided that whenever possible a site visit should be made for any referral.

LUC Regular Meetings: Meetings will continue to be held every 1st Monday of the month at 1:00 p.m. at the Pacific Premier Bank meeting room. In case of a bank or national holiday, the meeting will be held on the first Tuesday of the month. There are no meetings of the LUC or NCAC during December.

The NCAC website should notice any meetings as public information, but the website and any publication of meetings should include the proviso that potential attendees should check the NCAC website before attending.

Welcoming Statement and Internal Policy Guidelines. The Land Use Committee discussed issuing a “Welcoming Statement” to be provided to any applicant who is referred by SLO County Planning Department. This document will briefly describe the purpose of the NCAC and LUC and the purpose of our site visit. During our next LUC meeting on February 4, 2018, the committee will finalize a proposed statement to be presented for discussion at the NCAC meeting on February 20.

The LUC discussed developing a set of “Policy Guidelines” to be finalized during the LUC meeting on February 4th, and they will be presented to the full Council on February 20th. These guidelines will codify conduct by LUC members during site visits and whenever applicants or their representatives are present at LUC meetings.

Attachment C - Treasurer’s Report: Mike Lyons



P. O. Box 533
Cambria, CA 93428

January 9, 2019

TREASURER'S REPORT

<u>Beginning balance as of Treasurer's Report of Dec. 12, 2018</u>	<u>\$3,076.19</u>
<u>Account balance as of PP Bank statement d. Dec. 27, 2018</u>	<u>\$3,076.19</u>
<u>(Outstanding check #1070, Achievement House, Jan. 1, 2019)</u>	<u>(\$56.49)</u>

Mike Lyons, Treasurer

North Coast Advisory Council

Attachment D - Election Committee Report, John Nixon

The Election Committee of John Nixon, Dixie Walker and Tom Gray met to begin planning for the election. We agreed upon copy for the ad calling for candidates (attached), and I have had the person at the Tribune/Cambrian hold space for the January 31 and February 7 editions. We have also requested a news story to run in the Cambrian. Last year's total budget for the election was \$572; we are requesting authorization for \$600 this year. (The ad rates appear to be the same.) I also will submit a letter to the editor. We are also soliciting volunteers for election day.



North Coast Advisory Council

CALL FOR CANDIDATES

in Cambria and San Simeon

Take an active role in your community.
Become a member of the North Coast Advisory Council.

ELECTION DATE: APRIL 2, 2019
DEADLINE TO APPLY: FEBRUARY 15, 2019

Required Consent of Service forms available at ncacsl.org

Mail completed form to:
P.O. Box 533, Cambria, CA 93428
or bring to 2/15 meeting.

You may run if you are 18 or older and live in one of these NCAC areas:

- Area 1 - San Simeon
- Area 3 - Park Hill
- Area 5 - Lodge Hill (east of Highway 1)
- Area 7 - Lodge Hill (central)

Appointments as Business or Latino representative are also open.
Find area maps and election information at ncacsl.org

Question? Contact John Nixon at 805-203-5107

NCAC is Our community's direct link to SLO County and your local public forum for land use, traffic, public safety and environmental issues.

ATTACHMENT E - Cindy Steidel resignation as NCAC Vice Chair

To: Susan McDonald, Chairperson North Coast Advisory Council
From: Cindy Steidel, Vice Chairperson North Coast Advisory Council
Date: January 7, 2019
Subject: Executive Committee Resignation

Chair McDonald,

It is regret that I offer my resignation from the Executive Committee position of Vice Chair for the North Coast Advisory Council. My recent election as a director for the Cambria Community Services District has shifted my time priorities which limits my availability to be an effective Vice Chair for the NCAC.

It is my wish to remain on the council as the Area 6 representative for the balance of my elected tenure if that meets with the approval of the Executive Committee. It will also be necessary for me to relinquish my responsibilities in updating and maintaining the Council website. Bob Sfarzo, a community member, has indicated that he would be available to assume these responsibilities in supporting the council. If acceptable, I will work directly with him in fashioning a handover of these activities.

Thank you for the opportunity to serve in the role of Vice Chair for this council. It has been a gratifying experience.

Cindy Steidel
Area 6 Representative
North Coast Advisory Council