

**VACATION RENTAL FORUM AND REGULAR NCAC BOARD MEETING**  
**Wednesday January 16, 2019**  
**Cambria Vets Hall**

**NCAC Vacation Rental Forum**  
**January 16, 2019, 5:30 PM**

**Topics and Issues Raised**

Code Enforcement – Most frequently raised issue (12 speakers), with other, related issues, noted here with an asterisk.

Strict application of Minor Use Permit requirements (3 speakers).

\*Accountability from vacation rental agencies, e.g., AirB&B, VRBO, (3 speakers).

\*Adequate staffing for code enforcement (5 speakers).

Negative impacts on community life and home prices and housing stock (5 speakers).

Limit vacation rentals to a percentage of homes or to a number cap (5 speakers).

\*Voluntary compliance does not work (2 speakers).

\*Need higher fines and higher fees (4 speakers).

\*Review Code for currency and adequacy (2 speakers).

Vacation rentals have commercial value to community and to owners (6 speakers).

Locally and actively managed vacation rentals present few problems (5 speakers).

\*Revoke unused licenses (3 speakers).

\*Suspend licenses for violators (2 speakers).

**SPEAKERS**

Kent Ted Seigler, John Lamb, Amanda Rice, Barbara Crowley, Bob Segal,  
Lisa Delgabillo, Larry Bender, Richard Breen, Art Chapman, Joe Crowley,  
Bob Delgabillo, Chris Fischer, Patty Griffin, Taylor Hilden, Kelly Johnson,  
Karen Kasper, Amber Martin, Glenda McCarthy, Dennis Metz, Joe Prian,  
Worthen. Stoeckel, Crosby Schwartz, Barbara Snyder, Claudia Harmon

Sup. Bruce Gibson—Thank you for being here, and for your civility. 2003 was the first Vacation Rental. Most on North Coast, relatively small numbers but with a huge impact. Very few complaints, but those who cause problems cause huge problems. Call the Sheriff to complain about noise. If there are three complaints, can revoke the license. Call Code Enforcement for Airbnb—it's complaint driven. Hearing officer will work on Vacation Rentals and Cannabis complaints, too. Consider problems on Vacation Rentals. Ongoing conversation.

#### REGULAR MEETING

Chairperson Susan McDonald called the meeting to order at 6:55 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, Aaron Linn, Michele Roest.

Excused: Iggy Fedoroff, Tamera Corbet, Mitchel Gregory, Bruce Mumper, Dante Garcia.

AGENDA APPROVAL: Mike Lyons moved to approve the agenda. Dixie Walker 2<sup>nd</sup>.

Unanimous.

MINUTES APPROVAL: Laurel Stewart moved to approve the minutes for November.

Beth Kendall 2<sup>nd</sup>. Unanimous.

#### PUBLIC COMMENT

- Claudia Harmon Worthen – spoke on changing the street lights area to make viewing the night sky easier. Support from County, International Light. Need to enforce the lighting code: that is to turn the light fixtures down to the ground not up. Meeting Saturday at 6 PM at Santa Rosa Church. Talk about lights when you try to sleep, electricians to talk about how to do the lighting inexpensively.
- Hank Krzciuk–North Coast Area Plan–information about a pedestrian bridge in San Simeon around 2005. Is it an official document?  
Susan McDonald – Yes, but it’s not been updated for a while.  
Airlin Singewald – Yes. It’s very specific–more updated than many of our documents.  
Hank – Is there a process going on now?  
Michele Roest – I believe that it’s not only County and State but also Federal.  
Each County is to come up with a plan. Must be consistent with State and Federal.  
Hank – Are there hearings to update?  
Airlin – At the present time there is no update coming up.
- Amanda Rice – the CCSD needs applicants for the standing committees.

Bring to  
CCSD to tomorrow’s meeting – 2:00 PM at the Vets Hall.

- Mike Lyons – Thank you to the CCSD members who showed up for today’s meeting–4 out of 5 are here.
- Susan McDonald – On Jan. 23, Wednesday, from 6-8 PM at SLO County Library on  
Tiny Houses on wheels. It’s a county workshop–Airlin can tell you more about it.

## REGULAR PUBLIC AGENCY REPORTS

### Public Safety: Commander Michael Manuele

- December –279 calls for service for Cambria and and Simeon compared to last year for 369–drop of 28 %. 1 assault, domestic violence, 18 disturbance calls, 3 thefts, 2 vandalism calls, Apple scams.

to  
• Aaron Linn – business has been up –best December yet, but doesn't seem to correlate with crime—that's a good thing.

CCSD: Director Donn Howell

more  
are  
interested.  
in the area.  
• Very happy to get a feel for what goes on in NCAC.  
• Need to get three standing committees going—it would be good to have people in Policy; plenty are interested in Infrastructure. Want people who are interested.  
• Cindy Steidel—It would be good to have someone who has some expertise in the area.

• Affordable housing needs to be more congruent with the County Code.

County Supervisor: Supervisor Bruce Gibson

work  
being done by the Fire Safety group. Lots going on in Butte and Sonora Counties.  
for  
information It's a Federal check on how many people are homeless in the area.  
• Shirley Bianchi was honored for her service in Fire Safety. Outstanding work being done by the Fire Safety group. Lots going on in Butte and Sonora Counties.  
• Point in kind count for the homeless population—contact Social Services.

Fixler  
is the new assistant to Bruce Gibson.  
• Closure of Hwy 1 at Paul's Slide and Mud Creek. slide.  
• Cherie McKee is now retired and will be known as Cherie Gibson. Blake Fixler is the new assistant to Bruce Gibson.

legislative  
assistant. Have had wonderful people to work with. Want to thank Airlin, and Marie  
who has been my go to person in Code Enforcement. Came to say goodbye.

County Planning: Airlin Singewald

• The campground at the old Air Force base is not yet scheduled. Based on secondary access not yet in place. Will go to the County Supervisors.  
• Planning Commission – Plans for 33 homes on Schoolhouse Lane, People's Self- Help Housing project.  
• Workshop next Thursday (9 AM) for affordable housing—tiny homes. Draft is out. This will be amending the housing ordinance for tiny homes on wheels. Will send referral so it can go on Feb. meeting.

- Susan McDonald—Good then can a planner come to our Land Use Meeting?
- March 12 –scheduled workshop on affordable housing. to go to the Board of supervisors. Amending Housing Ordinance.
- Bruce Gibson – 0% growth in North Coast Area Plan is still on the books. Set for three years to readdress the plan. It can be done sooner if a sustainable water plan comes along.

VACATION RENTAL FORUM cont. –This was done at the beginning of the regular meeting, so next month the information gathered this evening will be discussed then. Will send notes to County Supervisors. John Nixon sent notes to Susan and Marj.

#### REGULAR BUSINESS

##### Land Use Committee: Don Sather & Mike Lyons

- DRC2018-00217 – Harmony Town –permit for vacation rental. Mike moved to recommend approval of a vacation rental at 2225 Old Creamery Rd. with reminder that off street parking be entirely on site for this property.

Cindy

Steidel 2<sup>nd</sup>. Unanimous

It was discussed that we are updating our mode of operation at the LUC

- We will always do a site visit, whenever possible.
- Regular meeting will be at Pacific Premier Bank first Monday of the month. Check

the website for cancellation of LUC meeting. Anyone can come to the meetings.

- A welcoming statement will be sent to each applicant when we receive the referral.

- Develop a set of guidelines for LUC. Do at LUC meeting, Feb. 4 at 1 PM at

PP

Bank. Will be discussed at next NCAC meeting, Feb.20.

Traffic Committee: Aaron Linn, Tom Gray

• Meeting Jan. 8 at PP Bank. Talked with PROS about a conceptual network of

bicycle and foot paths along Burton, Moonstone, perhaps Ardath. Slow progress along Santa Rosa Ck. Rd. County did not get money for footpath along Burton.

Mike Britton was there from county.

• Julie Stanert has problems with visibility and parking at the corner of Arlington and

Cornwall.

• Aaron Linn—it's important to him that as a bicyclist with children and his bike

group of kids that they can enjoy new bike paths. It's great to establish new bike

paths and have a development plan for Cambria. Give kids a safer way to go to

school and riding around town. Have segments to join trails together. Need to look

at private funding.

• Steve Cole – How about a footpath along Burton? Do we know what it will cost?

• Aaron Linn—Very Expensive –Perhaps a couple of million. He'd like to move the

meeting to Feb. 12—His son's birthday is the week before. He wants to celebrate

with him.

REPORTS

Treasurer's Report: Mike Lyons

\$3076.19 on hand.

Environmental Report: Bruce Mumper

Bruce not here, but Michelle Roest (Co-chair) talked about the Winter Bird Festival

set for Friday, Saturday and Sunday. Wild life at Piedras Blancas led by Michelle.

More than 600 people attend the Bird Festival in Morro Bay. Over 140 field trips.

\$85 for the three days, \$35 a day.

Corresponding Secretary: John Nixon

• Good time at the party last month.

Community Outreach: Dixie Walker

- VR meeting went well—thanks
- Thanks to Bob Sfarzo and Cindy Steidel for the website set up
- Thanks to Linn's for being the Business of the Year.

Latino/Latina Report: Dante Garcia

Excused

Agriculture Report: Beth Kendall

- State wide waiver for an Ag order to take effect in 2020. Looking into increased monitoring of pesticides.

Business Report: Aaron Linn

- Best December ever. Cambria became the 2<sup>nd</sup> best destination.
- April 6-7 – Eroica—Big dinner and bike ride. Templeton to Cambria on back roads.
- Barbara Beane—all tickets are sold for the film festival. Starts Feb. 8.

Election Committee Report: John Nixon

- Advertising the upcoming election
- Letter to Tribune for election.
- Put ad – Call for candidates on Next Door and Facebook.

Mike Lyons – Moved that \$600 to put the ad in the Tribune. Cindy Steidel 2<sup>nd</sup>. Unanimous.

#### OLD BUSINESS

Recommendation to appoint Michael Broadhurst the Agriculture alternate to

NCAC.

Aaron Linn moved to appoint Michael Broadhurst as Ag. alternate to NCAC.

John Nixon 2<sup>nd</sup>. Unanimous.

#### NEW BUSINESS

Cindy Steidel submitted a letter of resignation as NCAC Vice Chair but will stay on

board.

Susan McD. moved to have John Nixon as vice chair. Cindy Steidel 2<sup>nd</sup>. Unanimous.

Someone from Planning Department will be coming next month for Airlin S.

Dixie moved to adjourn at 8:30 p.m.

Respectfully submitted,  
Marjorie Sewell, Secretary

