

Cayucos Citizens Advisory Council October 4, 2017

Meeting called to order in the Vets Hall Tent by President John Carsel - 7:00PM
approx. 40 in public attendance.

Present: John Carsel, Carol Baptiste, Cheryl Conway, Paul Choucalas, Dave Dabritz, Glenn Oekler, Lynn Schoenauer, Francie Farinet, Roland Hutchinson, Marie Jaqua, Steve Beightler, Kerry Friend and Gil Igleheart.

Carol Kramer, DeAnne Harland and Greg Bettencourt were absent and excused.

Minutes :

Gil Igleheart Moves to approve the minutes of September 6, 2017. Roland Hutchinson seconded the motion. The minutes were approved unanimously.

Treasurer's Report:

Roland Hutchinson: We had a beginning balance of \$406.18. The ending balance is \$406.18.

ANNOUNCEMENTS/CORRESPONDENCE:

John Carsel: We received a letter from the County Board of Supervisors of their intention to refund the CCAC with a stipend.

Public Comments; use the microphone, state name and residence, 3 minute limit.

Will Bendix, SLO Bike Club: We have been holding the Lighthouse and Wildflower bicycle event annually Since 1971. It is a fundraiser and we raise \$12,000 which is donated to the SLO Bike Club and other bike agencies and groups. There will be 1,200 riders from 7:00AM to 5:00PM. Of the 1,200 riders, 60% will stay overnight. All riders start at MBHS en route to the elephant seals. Some on Old Creek Rd. and some on Hwy 1. We appreciate the support you have given us over the years.

Dave Cavanaugh, S. Ocean Blvd.: People coming up Hwy 1 are still speeding on S. Ocean Blvd. There are children and dogs out in the neighborhood and people are still going 55 mph.

Council Member Comments:

Francie Farinet: DeAnne Harland had a bad fall and is in re-hab at Bella Vista nursing home, room 6B. I brought a card and we can take a collection to send flowers.

Gil Igleheart: Thank you Cheri for the work on Cayucos Dr.

Paul Choucalas: There is a guy putting up tree trimming advertising signs all over Cayucos, Los Osos and Morro Bay. This should be a litterbug offense.

Commander Voge: In order to prosecute for littering, you must see the person do it. There may be ordinances that apply to the signage, I'll check. I will give them a call and ask them to take down the signs.

Kerry Friend: I'm concerned that the interim Fire Chief quit.

Cindy Walton: I don't think the hiring was done correctly.

John Carsel: There is an existing Fire Board and we are not going to discuss Fire Department business here.

Cayucos Fire Department -

Steve Beightler: The Fire Department Board meeting is tomorrow at 3:30.

Public Agencies

County Sheriff- Commander Jim Voge.

Commander Voge: We had 54 calls. 1 telephone scam, 1 vandalism, 13 disturbing the peace, 3 check the welfare. On the 1300 block of Chaney, \$1,400 in property was stolen from a parked car when a couple went hiking. Trail heads are a common hit spot. Watch your car.

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At a motel in Cayucos, a couple was celebrating their anniversary. Both had facial wounds, especially the female. They didn't want to press charges but the male was booked at the County jail.

Francie Farinet: There are illegal bonfires on the beach on the weekends.

Commander Voге: You can call us.

CHP - Sergeant John Johnson

No report.

Parks - Nick Franco

No report.

Co. Planning - Terry Wahler

Terry Wahler: I'm here for questions.

Co. Public Works - Dave Flynn

No report.

Cayucos Sanitary District - Robert Enns.

Gil Igleheart: In four to six weeks they will announce the ground breaking date.

Chamber of Commerce - Carol Kramer

No report.

Cayucos Elementary School - Terry Troupe

Scott Smith, Superintendent of Schools: Last Wednesday we had a meeting with good information about dealing with High School students. There was a lot of public input. The meeting went very well. We are looking forward to working with the community. Next Wednesday is the next meeting.

Steve Beightler: I'd like to make a motion to move New Business A. up on the agenda.

Carol Baptiste: I second the motion.

The motion carries.

New Business:

A. Undergrounding Utilities in Cayucos. John Shoals, PG&E and Dave Flynn, Public Works.

John Shoals, PG&E: The County's allocations for utilities are required to allocate monies to undergrounding. There are specific criteria to establish a list of projects that qualify as underground projects. After that, we work with the County to prioritize a long list of projects requesting undergrounding. The two active projects on our list are L.O.V. R. and San Luis Drive. You would begin with talking with your Supervisor.

Supervisor Gibson: There are twenty projects on a list. A committee keeps track of them to the tune of about \$20,000,000. We get about \$500,000 a year to work with. Lines along Highway 1 from here to the Abalone Farm have been done. It's not cheap. The property owners on Windsor Drive in Cambria are working on an undergrounding project that will cost each property owner \$20,000.

John Shoals: We do work with the County. You should start with getting on the list. It takes four, eight, ten, to twenty years. There are often times when people inquire about the financial viability of undergrounding. We don't make the rules, we follow the rules.

Cheryl Conway: Highway 1 is a Scenic Bi-Way in this area. Would that play into this?

John Shoals: If there are issues with existing equipment, give us a call. PG&E works with the County and they take the lead.

Supervisor Gibson: Make no mistake, when one utility goes underground, all of them must go underground at the same time. My assessment is that since Cayucos got the undergrounding to the

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abalone farm, it's going to be a long time before Cayucos makes it to the top of the list again. Right now infrastructure is a big issue. The money for scenic enhancements has dried up.

Paul Choucalas: If PG&E is a private company, how is it that they mix with the government?

John Shoals: We are a private utility. There is public funding and we use public property.

Cheryl Conway: If there are neighborhoods that are interested, where do we begin?

John Shoals: When it's maintenance, it's me.

Supervisor Gibson: When it is enhancement, it's us.

County Supervisor - Bruce Gibson

Supervisor Gibson: I wanted to thank Commander Voge for the report that Deputy Lomallii put together on hang glider hill. It is very detailed. Some things are easier to enforce than others.

The shoring up of the Vet's Hall that will get the Arts Room and the annex room open is shooting for the end of October.

Cal Trans informed us that they are dealing with five million cubic yards of mud and dirt at one slide North of Ragged Point.

BREAK

Committee Reports

Land Use - Marie Jaqua

Marie Jaqua: We had a single family residence at 53 El Sereno Avenue. We reviewed the height and we felt the plans were adequate. We recommended to approve. We went to look at the Cypress trees. There are two large Cypress trees that would make it difficult to develop the property. We would like to see the arborist report. We are waiting for the arborist report. We will put it over to next month.

Public Safety - DeAnne Harland

No report.

Recreational planning - Greg Bettencourt

No report.

Utilities - Dave Dabritz

Dave Dabritz:

Community Design - Lynn Schoenauer

No report.

CSA 10A - Paul Choucalas

No report.

By-Laws - Roland Hutchinson

No report.

Vacation Rentals - Cheryl Conway

No report.

Old Business:

None.

New Business:

A. Underground Utilities in Cayucos. John Shoals, PG&E and Dave Flynn, Public Works.

(Moved up on the agenda, heard earlier.)

B. MUP for Waiver of Distance Standard for Vacation Rental 626 Pacific Ave. (APN-046-149-003) Snyder.

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Marie Jaqua: There are already two vacation rentals at this location within the vacation rentals ordinance distance limitations. This waiver would make three where there is supposed to be one. The Land Use Committee wants to support the existing vacation rental ordinance and recommended denial of this waiver request. This is primarily a residential community.

Jeff Edwards: I am representing this application and this is the applicant, Mr. Snyder.

Mr. Snyder: This history of this property is that it is one of six that were first built in 1936. It's been used by family and friends almost exclusively since 1946. In May 1972 my grandmother deeded the home to the family. The deed requires the property to be passed down. My mother and twelve cousins are the current owners. We pay \$13,000 in property tax. My brother and I don't want to give up the house but we need supplemental income for the taxes and the maintenance. We only want to rent it part time. There is plenty of room for parking. There are seven beds. We would limit the vacation guests to seven. The house is still it's original style. We'd be willing to agree to terminating the vacation rental status if we sell the property.

There are thirteen owners. It is in an irrevocable trust. Normal proposition 13 tax does not apply.

Gil Igleheart: We have been dealing with vacation rentals for years. The other two vacation rentals next to you, are they paying TOT?

Cheryl Conway: We were not able to get specific addresses.

Gil Igleheart: 45% of vacation rentals are not paying TOT.

Marie Jaqua: That is one of the things that we are trying to identify. There is another residence in this same block that is pursuing a vacation rental waiver.

Francie Farinet: 598 Pacific Ave. and 698 Pacific Avenue are active vacation rentals. The two that are already active.

Jeff Edwards: Almost half of vacation rentals in Cayucos are dormant. People get vacation rental licenses to pre-empt others from becoming rentals and/or to increase their property values. This should be done on a case by case basis. Mr. Snyder has agreed to make a sunset provision where, when and iff they property is sold.

Carol Baptiste: A lot of time, research and effort went into establishing the existing vacation rental ordinance. We need to honor and enforce the existing vacation rental ordinance and the existing distance requirements.

Donna Clark, 14 13th St.: We need to maintain the quality of community in our town.

Paul Choucalas: It costs me \$32,000 a year to live here. My grandparents didn't give me a house, I had to buy it. If we give a waiver it sets a precedence. They over turned our decision last time. The time that we put into setting parameters on vacation rentals, we need to stand by our ordinance.

Terry Wahler: The Planning staff takes your comments seriously. These are MUPs. You can recommend conditions.

Jeff Edwards: If the applicant thought you were irrelevant, he wouldn't be here tonight. The idea of a sunset provision can be established.

Lynn Schoenauer: I move that we deny the request for a waiver.

Francie Farinet: I second the motion.

The motion carries unanimously.

Good of the Order:

Next meeting of the CCAC will be November 4, 2017 at the Vets Hall Tent.

Set up and refreshments will be precincts 3 & 4

The next Land Use Committee meeting will be October 25, 2017.

John Carsel: Meeting Adjourned.

Respectfully Submitted: Carol Baptiste October 28, 2017

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