

Cayucos Citizens Advisory Council September 7, 2016

Meeting called to order in the Veteran's Hall Tent by President John Carsel - 7:00PM
approx. 50 in public attendance.

Present: John Carsel, Carol Baptiste, Paul Choucalas, Bill Shea, Dave Dabritz, Glenn Oekler, Lynn Schoenauer, Francie Farinet, Marie Jaqua, Steve Beightler, Stephen Geil, DeAnne Harland, Greg Bettencourt and Gil Igleheart.

Arley Robinson, Roland Hutchinson, and Carol Chubb were absent and excused.

Minutes :

Gil Igleheart moved to approve the minutes of August 3, 2016. Stephen Geil seconded the motion. The minutes were approved.

Treasurer's Report:

No report.

ANNOUNCEMENTS/CORRESPONDENCE:

John Carsel: The DiCicco proposed Del Mar Hotel project at Ocean Blvd. and Old Creek Rd. is going before the Coastal Commission. The project is basically the same size that it was when it was proposed about nine years ago. In my letter to the Coastal Commission I stated that the size and placement of such a hotel is not in accordance with South Cayucos or with the community as a whole. Cheryl Conway submitted a letter to The Coastal Commission requesting the the hearing be postponed from the Costa Mesa meeting in September to the Pismo Beach meeting in January.

The policy of our email list will be on our agenda next month. We sent out an email inquiring which list you would like to be on.

The Chamber of Commerce is hosting beach concerts starting September 10. There will be food and beverages available. The concerts will take place on Front Street.

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

Sherry Sim, Cayucos: The second annual free beach concerts will start on Sept. 10. Front Street will be closed starting at 9:00AM. The concerts will be from noon to 5:00. This will be good fun oriented toward families. Food and drinks will be available. We have posters around town with the dates and performers listed.

Will Benedict, SLO: I am hear to tell you about the annual Lighthouse bike ride. We are expecting 1,400 riders. They are reminded to obey laws and to respect citizens. Most of the routes are on Hwy 1, Old Creek Rd. and Hwy 46. The turn around point is near the elephant seal viewing parking lot. In Cayucos some riders will be going through the cemetery and returning on Ocean Avenue and Pacific Avenues. They will start about about 9:00 AM and be out of Cayucos by about 3:00PM. Thank you for your hospitality.

Eileen Roach, Cypress Glenn Court: I encourage you to help save E Street. The three story subdivision that is being proposed for a part of Cayucos where it doesn't belong will be going before the Board of Supervisors on October 4. Please attend if you are able to. Thanks.

Kerry Friend, E St.: With regard to the development on Birch Street by the bus barn, I heard that they found two full Indian skeletons.

Terry Wahler, Planning Department: Archeological Resources are a sensitive issue. Archeological resources were encountered. Our staff is evaluating. They are doing extensive evaluation of the evidence found. The developer is going to have to come up with a redesign of the foundation. The landowner/ developer did not follow proper procedure. It is unfortunate. It is important for people to cooperate with County Planning. The mitigation plan has proper procedures. The building permit has conditions. Since we don't know the actual start date, we try to keep abreast of projects but we can't be everywhere. We appreciate citizens having eyes on projects and reporting to us. Schani is the planner for the Birch St.

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project. Her supervisor is Steve McMasters. There were artifacts found there. We will be happy to share anything that is public information.

Eileen Roach: On a different subject, there are positions open on the Cayucos School Board. I am running for the Board and there will be flyers.

Council Member Comments:

John Carsel: I ordered microphones and the cord arrived today. The microphones will probably arrive tomorrow.

Paul Choucalas: Dan Lloyd is within his rights to build which sucks. DiCicco is within his rights to built which sucks. We need to protect our little town. People want to come here and make big bucks off our town. They are pushing to change Cayucos into a Southern California like town. I want people to be aware of what's going on. I heard that some clown even wants to put a parking garage in Cayucos. Be respectful of your town and your neighbors.

Francie Farinet: The DiCicco project is going before The Coastal Commission this Friday and people are needed to attend.

Paul Choucalas: I am disappointed in the Board of Supervisors, except for Bruce, for voting to give a vacation rental ordinance variance for a house that already has two vacation rentals within the 100' radius. This sets a really bad precedence for vacation rentals in Cayucos.

Steve Beightler: I was at that hearing and Supervisor Gibson presented a very convincing case against the vacation rental ordinance variance. His peers, however, were unbelievably off.

Carol Baptiste: I was at the Board of Supervisors hearing as well and Supervisor Gibson argued the case for Cayucos citizens against the vacation rental ordinance variance like a skilled attorney.

Cindy Walton: I am a vacation rental lady. I am not going to be asking for a lot of variances. And Mr. DiCicco is within his rights to build at Old Creek Rd.

Francie Farinet: What makes that property on Pacific Avenue unique?

Cindy Walton: the way the house is positioned on the lot.

Marie Jaqua: If the appeal is accepted by The Coastal Commission, we will be asking for input and for letters.

Cayucos Fire Department - Chief Minetti

Mark Walton, Public Information Officer: We have funds to continue operating. During August we had 29 calls, same as last year. There was one vehicle fire, 19 medical aide, 1 auto accident, 1 false alarm, several help assists and two good intent calls. The volume is up just a little from last year.

John Carsel: You had two "good intent" calls. What is that?

Mark Walton: That is when someone calls to report something and it turns out that there is nothing there.

John Carsel: There have been questions about how you are operating after the proposition for a tax increase failed.

Steven Geil: I witnessed one of the accidents. A guy fell in the street. Cayucos Fire got there in 2 minutes. It took Cal Fire 6 minutes.

Steve Beightler: Mr. Walton, does Cal Fire have the same response requirements for Cayucos as Cayucos Fire does?

Mark Walton: No.

Steve Beightler: I was wondering why the Cayucos Fire response time is compared to the Cal Fire response time when Cal Fire has other obligations and different requirements under the current contracts.

Cheryl Conway: Before the election, you were telling us there wasn't enough funds to continue operating. Where did you find the funds?

Mark Walton: We cancelled our contract with Cal Fire.

Greg Bettencourt: So do you have money for 2016?

Mark Walton: Yes.

Greg Bettencourt: But you cancelled 2016 and 2017 with Cal Fire?

Mark Walton: That is the way the calendar works.

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John Carsel: For South Cayucos, when does the fire season end?

Mark Walton: When they announce it.

Public Agencies

County Sheriff- Commander James Taylor

No report.

CHP - Sergeant John Johnson

CHP Sergeant: There were two accidents on Hwy 41. There were DUI's involved. One was heroin and one was prescription meds. Watch for traffic and be a defensive driver. There were six incidents that were based on poor driving.

Parks - Nick Franco

No report.

Co. Planning - Terry Wahler

Terry Wahler: I'm here for questions.

Co. Public Works - Dave Flynn

John Carsel: We will bring up the Vet's Hall agenda item at this juncture.

Dave Flynn: We have a road abandonment on Circle Drive that is a stub that will be heard.

Yama Mohabbat: We approved warning lights for a pedestrian crossing on Ocean Avenue and we are going to approve a California Vehicle code sign on a private Rd. by Chaney Avenue for no overnight parking.

Dave Dabritz: At the end of Ocean Blvd. beyond Chaney Avenue?

Yama Mohabbat: It's beyond Chaney Avenue and on private property. No overnight parking.

Greg Bettencourt: Will the warning lights at the pedestrian crossing be triggered?

Yama Mohabbat: I believe either triggered by a button or automatic.

Dave Flynn: To go on with the Vet's Hall information, I would like to introduce Bob Mahrt.

Bob Mahrt: We are essentially going through the procedure of where we are at and what we have. Today an engineer was evaluating structural integrity. We have \$160,000 ear marked for the project. We are waiting for an estimate of the actual cost. We will be going to The Coastal Commission with historical background. We are working on finding historical resources. We have a historian on staff for this project. During the winter months we did have some exceptionally high tides that caused some damage. There may be some issue with regard to high water expectations. Once we know cost estimate, the project will be submitted to the County for prioritization. The State is proposing a bill proposing that maintenance falls on the County. A funding source supplemental is local support. We have the schedule printed on the flyer. We need to get a final evaluation from the environmental report which we expect by the end of the year. We need the information to determine the full extent of the project.

Art Association: I don't see the logic of having the kitchen and bathrooms open but closing the Art Association room. We are dead in the water.

Dave Flynn: The kitchen and bathroom areas are open for designated events and hours. The art room is open all of the time. It is an assessment risk thing.

Art Association: What if it was just for weekends?

Dave Flynn: We can talk about it more.

Art Association: Three hours, three days a week.

Dave Flynn: We can talk with risk assessment about it further.

Supervisor Gibson: I am happy to be a mediator here. We have yet to determine the structural integrity.

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Dave Flynn: The structural engineer would probably say it is not safe for any use. We have made attempts to accommodate the community by putting in temporary shoring. It is a risk assessment. We can't really re-visit that. We can discuss specific things with the Art Association.

Greg Bettencourt: Bob, where do you entertain community input?

Bob Marht: We will come back to you once we know what our options are and ask for public input.

Greg Bettencourt: That is not exactly how I remembered this. I thought the study the study would not be done the way Bob described it. I thought we were generally speaking that the engineer would present us with options.

Bruce Gibson: I think that is consistent with what Bob stated.

Bob Marht: The historical significance may play into this when we get the information.

Greg Bettencourt: I think the community wants to hear the findings and to have the opportunity for input before any action is taken.

Bob Marht: I will be more than happy to come here to keep you updated.

Lynn Schoenauer: In Assembly Bill 244 it says to re-hab an existing building. Has anyone explored that?

Bruce Gibson: The earliest chance that we will have to explore funding will be when we have a ball park figure. That may be early next year. The funding is a parallel path with the structural exploration.

Francie Farinet: I have a letter from The Coastal Commission that says if it is more than a 50% remodel, it would have to be moved.

Bruce Gibson: Let's not jump to conclusions. Sea level rise is absolutely part of this.

Dave Flynn: Our staff works with The Coastal Commission as our evaluation goes along.

John Carsel: Has a wave run up analysis been done for this tent?

Bruce Gibson: You don't want to know that.

Dave Flynn: When we came to you before, we were thinking two years. With State approval of design, environmental evaluation and historical and budgeting, it looks more like it will be the summer of 2018.

Paul Choucalas: The Art Association was a permanent resident of the Vet's Hall. What can we do for them?

Art Association: We have approached a lot of possible options and we have run out of options. We had an event last week in this tent and it was nice.

Cayucos Sanitary District - Dan Lloyd

No report.

Chamber of Commerce - Bill Shea

Bill Shea: Our regular meeting will be September 30th at 5:30 at the Visitor's Center.

Cayucos Schools - Kerry Friend

Kerry Friend: The League of Women Voter's is having an informational meeting on October 8th at 5:30 at the library. September 9th is Middle School beach Day. September 13th at 3:15 is PTA. September 19th is the Mr. ECO assembly. On September 21st, the ukelele concert. On September 24th the fourth grade goes to Piedras Blancas. On October 13th the four candidates who are running for the School Board will present. On October 20th is the Great California Shake Out practicing "stop, drop, and roll". November 4th and 5th the drama department will present Jack in the Beanstalk.

Kerry Friend: On September 14th at the school board meeting, the High School options will be hit pretty big at that meeting. It could be a hot button item.

County Supervisor - Bruce Gibson

Supervisor Gibson: An item regarding the Birch Street development, one excavation needed to be secured, so you may see some action there, but otherwise work has stopped.

The vacation rental variance has been appealed to The Coastal Commission. At the Board of Supervisor's October 4th meeting, we will be discussion affordable housing. We will be looking at the full range of possibilities for affordable housing.

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There will also be discussion of the pending closure of Diablo Canyon, the removal of Oak trees, etc.

John Carsel: The Oak tree people will be coming to talk to us in October.

Marie Jaqua: There was a car parked in front of our house taking pictures. My neighbor asked why he was doing it and he said "for the County". My neighbors took a photo of him the car and the license plate.

Bruce Gibson: That does not sound like a County employee.

Paul Choucalas: There is a thing with AirBNB where they advertise your house for rent and it is a scam.

Kerry Friend: Now that there has been an archeological surprise, what about the other development?

Bruce Gibson: I haven't received the staff report. Terry brought up a good point, that they don't know the "start" date of projects.

Kerry Friend: I live across the street from the E Street proposal. Can I walk over there and say, "where is your archeological monitor?"

Bruce Gibson: I would suggest calling County Planning. We have a good system in place that is respected by the Native Americans. We have to let the code enforcement people do their thing.

Cindy Walton: In regards to the vacation rentals, the County was going to contract with an agency to investigate illegal vacation rentals.

Bruce Gibson: A contract is coming forward that will make it much easier to deal with illegal vacation rentals. I am committed to shutting down illegal vacation rentals.

Stephen Geil: Who reported the archeological find?

Public Comment: We saw two Sheriff's cars drive up. They asked where that street number on Birch Street was. It seemed like it was the back hoe operator who was digging, found bones, and reported it.

Terry Wahler: They are sifting through the diggings to look for any archeological resources.

Bruce Gibson: In Los Osos, part of the sewer pipes had to be excavated by hand.

Greg Bettencourt: If you have a contract with an agency to investigate illegal vacation rentals, they will be able to respond to calls?

Bruce Gibson: Yes. Before it was a code enforcement resource limitation. The group apparently has an online source to research vacation rentals.

Public Comment: How many vacation rentals are there?

Bruce Gibson: About 275. There are 1500 to 1700 residences in town.

Francie Farinet: Why not just give everyone in town an application to have a vacation rental?

Bruce Gibson: Let's clarify that "you guys" is five Board of Supervisors representatives and I thought the three representatives who voted to allow the variance did so with very weak findings. We will see what The Coastal Commission has to say about the variance.

Committee Reports

Land Use - Marie Jaqua

Marie Jaqua: After ten years, The Coastal Commission approved the Loperena project cut way back in size and way back with set back, a project similar to what the Board of Supervisors recommended.

The Circle Drive stub abandonment had no opposition. There are two property owners there. We supported the abandonment.

With regard to Eisemann, they wanted to extend a patio cover. It won't provide additional seating. The restaurant first opened in 1970. It has gone through some changes. Since 1992 the codes have changed.

The MUP for the extended patio cover triggered the parking count showing a deficit. The arbor will not change the seating. The LUC supported the extension of the patio cover.

Public Safety - DeAnne Harland

No report.

Recreational planning - Greg Bettencourt

We are working on a committee meeting regarding July 4th.

Utilities: Dave Dabritz

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No report.

Community Design - Carol Chubb

No report.

CSA 10-A - Arley Robinson

No report.

By-Laws - Arley Robinson

No report.

Old Business:

A. Cayucos Fire Department Status.

Covered under "Cayucos Fire Department".

B. Scope of Work on Veterans Building and Project Schedule.

Covered under "County Planning".

New Business:

A. Parking Improvement District formation discussion - Multiple options including State Park property - Vet's Hall parking lot. Presentation - Jeff Edwards.

Jeff Edwards: I am a local land planner. I introduced a parking improvement district at the Land Use Committee meeting. I would like to explore whether or not there is a parking deficit in Cayucos. You have growing businesses in Cayucos. Especially eating and drinking establishments. I'd like to start a conversation about parking options. You have all surface level parking options. You have all surface level parking which is an inefficient use of land. There is a concept of a parking formation district, CFD. One thought is to take the community design sub-committee to continue this conversation.

Paul Choucalas: Is this a perceived problem or a real problem?

Jeff Edwards: I have represented clients who were unable to get parking waivers. I'm aware of businesses in Cayucos that would like to expand but can't get parking spaces. If it is more than a perceived problem, that would start the conversation. Given the economy and businesses wanting to come to Cayucos, I think there is a problem.

Paul Choucalas: The problem is when people rent a 500 sq. ft. shop and then want to put something in that needs multiple parking spaces and they want to expand. Get a building that will work for your business. If businesses want to expand, they may be looking in the wrong place.

Jeff Edwards: We should include businesses in this discussion. This is about a conversation about the need. It is not a specific proposal.

Paul Choucalas: When a hermit crab needs a bigger shell, he moves to a bigger shell.

Dave Dabritz: Have you gone to the Chamber of Commerce and found out how many workers park downtown?

Jeff Edwards: You're talking about employee parking?

Lynn Schoenauer: Who asked you to do this?

Jeff Edwards: It was a by product of representing some businesses who were in need of parking waivers.

Lynn Schoenauer: Have you gone to the Chamber of Commerce? Have you talked with business owners?

Jeff Edwards: I have talked with some business owners.

Kerry Friend: Nobody works for nothing. Who is asking you to do this? You said you have been working on this for two years.

Jeff Edwards: Now that the economy has taken off, I'm aware of businesses that want to expand.

Kerry Friend: To be blunt, what is in this for you?

Jeff Edwards: I'm trying to be transparent.

Stephen Geil: This should start with addressing the Chamber of Commerce who represents businesses. We don't represent business, we represent the whole community.

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Paul Choucalas: Unless you have a specific project, we couldn't charge in lieu of fees without a parking resource.

Jeff Edwards: An entity would collect the fees, the facilities district would have borrowing power. In lieu of fees would be paid in place of a parking waiver to the facilities entity.

Dave Flynn: We have experience with collecting in lieu of fees and the value diminished over time. You may need it for three or four months and then you don't need it so much. It's not a year around thing.

Lynn Schoenauer: I think you should be at the Chamber of Commerce, not here.

Jeff Edwards: This is a start of a conversation and it was started at your Land Use Committee.

Good of the Order:

John Carsel: Thank you all.

Next meeting of the CCAC will be October 5, 2016

Set up and refreshments will be precincts 1 & 2.

The next Land Use Committee meeting will be September 28, 2016.

John Carsel: Meeting Adjourned.

Respectfully Submitted: Carol Baptiste October 2 , 2016