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# Th11b

**Prepared November 20, 2014 for December 11, 2013 Hearing**

**To:** Commissioners and Interested Persons  
**From:** Susan Craig, District Manager  
Daniel Robinson, Coastal Program Analyst  
**Subject:** County of San Luis Obispo LCP Amendment Number LCP-3-SLO-14-0839-3  
(Former Cambria Library Parcel Redesignation)

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## **SUMMARY OF STAFF RECOMMENDATION**

San Luis Obispo County proposes to amend components of the LCP's Land Use Plan, including portions of the North Coast Area Plan, the land use category map, and the combining designation map to change the land use category of an approximately 9,500 square-foot parcel located at 900 Main Street in Cambria from Public Facilities (PF) to Commercial Retail (CR). The proposed amendment is needed because the Cambria library, which was formerly located at 900 Main Street, has been relocated to another site in downtown Cambria.

The proposed Land Use Plan amendment would allow for commercial uses on the parcel at 900 Main Street, similar to the uses on adjacent parcels within the existing urbanized downtown core of Cambria. Re-designating the site from PF to CR is consistent with applicable Coastal Act policies because the site is located within the Cambria urban area, an existing urbanized area that already predominantly contains a CR land use designation. Therefore, the re-designation of this parcel would expand opportunities for visitor-serving commercial uses within an existing developed community, both of which are Coastal Act objectives. Also, the parcel only accounts for about 1% of the PF-designated land in or near downtown Cambria, and public facilities are allowed as a conditional use within the CR land use category. Thus, the proposed amendment should have no appreciable impact on the availability of sites designated for public facilities uses in Cambria.

In conclusion, staff recommends that the Commission find the proposed amendment consistent with and adequate to carry out the policies of the Coastal Act, and that the Commission **approve** the amendment as submitted. The required motion and resolution are on page 3.

### **Staff Note: LCP Amendment Action Deadline**

This proposed LCP amendment was filed as complete on November 10, 2014. The proposed amendment affects the LCP's Land Use Plan (LUP) and the 90-day action deadline is February

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8, 2015. Thus, unless the Commission extends the action deadline (it may be extended by up to one year), the Commission has until February 8, 2015 to take a final action on this LCP amendment.

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**EXHIBITS**

Exhibit 1: Proposed LUP Amendment Text

Exhibit 2: Proposed Land Use Category Map Amendment

Exhibit 3: Proposed Combining Designation Map Amendment

## I. MOTION AND RESOLUTION

Staff recommends that the Commission, after public hearing, approve the proposed LCP amendment as submitted. The Commission needs to make one motion in order to act on this recommendation.

### A. Certify the LUP Amendment As Submitted

Staff recommends a **YES** vote on the motion below. Passage of the motion will result in certification of the LUP amendment as submitted and the adoption of the following resolution and findings. The motion to certify with suggested modifications passes only upon an affirmative vote of the majority of the appointed Commissioners.

***Motion:*** I move that the Commission **certify** Land Use Plan Amendment LCP-3-SLO-14-0839-3 as submitted by San Luis Obispo County, and I recommend a yes vote.

***Resolution:*** The Commission hereby certifies Land Use Plan Major Amendment LCP-3-SLO-14-0839-3 as submitted by San Luis Obispo County and adopts the findings set forth below on the grounds that the amendment conforms with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts which the Land Use Plan Amendment may have on the environment.

## II. FINDINGS AND DECLARATIONS

### A. DESCRIPTION OF PROPOSED LCP AMENDMENT

The proposed amendment would amend the LCP's North Coast Area Plan, the land use category map, and the combining designation map to change the land use category of an approximately 9,500 square-foot parcel located at 900 Main Street in Cambria from Public Facilities (PF) to Commercial Retail (CR).

The PF land use category is intended to be applied only to lands owned by public agencies. In the event that land designated as PF no longer contains a public facility (such as a fire station, a school, a hospital, a library, etc.), the County is required to initiate a Land Use Element/Local Coastal Plan amendment to change the land use designation for the site. A new Cambria library was recently built at 1043 Main Street. The property at 900 Main Street is the site of the former Cambria library, and the 2,331-square-foot wood frame building at this site is now vacant.

The proposed land use category change would amend the County's land use category map to re-designate the former library site at 900 Main Street from PF to CR. In addition, the amendment would update a paragraph in Chapter 3 of the LCP's North Coast Area Plan to describe the current location of the Cambria Library as being at 1043 Main Street. Lastly, the Cambria Combining Designation map includes an "L" symbol representing the location of a future library.

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This symbol will be removed as part of this amendment, because a new library has already been established at 1043 Main Street. No development is proposed as part of this LCP amendment.

Please see Exhibits 1, 2 and 3 for the proposed LUP text and map amendments.

### **B. CONSISTENCY ANALYSIS**

#### **Standard of Review**

The proposed amendment affects the LUP components of the San Luis Obispo County LCP. The standard of review for LUP amendments is that they must be consistent with the policies of Chapter 3 of the California Coastal Act.

#### **LUP Amendment Consistency Analysis**

Commercial visitor-serving uses are a high priority land use under the Coastal Act. In addition, the Coastal Act contains policies requiring that development be located contiguous to, in, or in close proximity to already developed areas:

*Section 30222. The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.*

*Section 30250(a). (a) New residential, commercial or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources...*

*Section 30252(2). The location and amount of new development should maintain and enhance public access to the coast by ... (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads.*

The proposed amendment would re-designate an approximately 9,500 square-foot parcel from Public Facilities (PF) to Commercial Retail (CR). The site is located in downtown Cambria (an area within the LCP-defined Urban Services Line). Changing the site's designation to CR would be consistent with nearby uses in Cambria's West Village commercial district. The proposed amendment is consistent with Coastal Act requirements because changing the site from Public Facilities (PF) to Commercial Retail (CR) would facilitate commercial visitor-serving opportunities for the public (a priority use under Coastal Act Section 30222) in an existing developed area suitable and able to accommodate such uses (consistent with Coastal Act Section 30250). The amendment would allow for the expansion of opportunities for Coastal Act priority visitor-serving commercial uses without resulting in environmental impacts or increased demands for services because the CR designation allows for a mix of land uses of a similar intensity. Any future development on this site, including a proposed new use that is more intensive than the previous use (a library) will require coastal development permit approval. A

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new use is considered more intensive if it would require more water or parking spaces than the previous use. Additionally, future uses of the existing building would be limited by the site's existing water allocation.<sup>1</sup> Thus, the potential impacts (e.g. increased traffic, water demand, etc.) of the new development or use would be appropriately evaluated through the coastal development permit review process, ensuring consistency with the LCP's coastal resource protection standards.

Finally, the County's data indicate that approximately 111 acres of land in Cambria is designated as Public Facilities (PF), and all of this land is currently developed with public or quasi-public facilities. The proposed amendment would reduce the supply of PF land in or near downtown Cambria from 15.76 to 15.56 acres, or only by about 1%. Furthermore, this minimal reduction in PF designated land would not compromise the provision of public services in downtown Cambria because new public facilities are allowed as a conditional use within the CR land use category. Therefore, the ability of the County to provide for public facility uses is not compromised by this proposed amendment.

For the reasons discussed above, the proposed LUP amendment can be found consistent with and adequate to carry out Coastal Act Sections 30222, 30250(a), and 30252(2).

#### **C. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

The County, acting as lead CEQA agency, determined that the proposed LCP amendments were categorically exempt from the requirements of CEQA. This staff report has discussed the relevant coastal resource issues with the proposal. All public comments received to date have been addressed in the findings above. All above findings are incorporated herein in their entirety by reference.

The Coastal Commission's review and development process for LCPs and LCP amendments has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA. Specifically, Section 21080.9 of the California Public Resources Code – within CEQA – exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its activities and approvals necessary for the preparation and adoption of a local coastal program amendment. Therefore, local governments are not required to prepare an EIR in support of their proposed LCP amendments, although the Commission can and does use any environmental information that the local government submits in support of its proposed LCP amendments. The Commission's LCP review and approval program has been found by the Resources Agency to be the functional equivalent of the environmental review required by CEQA, pursuant to CEQA Section 21080.5. Therefore the Commission is relieved of the responsibility to prepare an EIR for each LCP amendment.

Nevertheless, the Commission is required, in approving an LCP amendment submittal, to find that the approval of the proposed LCP, as amended, does conform with certain CEQA provisions, including the requirement in CEQA Section 21080.5(d)(2)(A) that the amended LCP

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<sup>1</sup> The water allocation for the former library site is currently 0.58 equivalent dwelling units (EDU). Future commercial uses on the site would be restricted by this amount, unless there is a water transfer agreement approved by the Cambria Community Services District (CCSD), in which case water demand would be transferred from an existing property to the subject parcel, with no net increase in community water demand.

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will not be approved or adopted as proposed if there are feasible alternative or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. (CEQA Guidelines Sections 13542(a), 13540(f), and 13555(b)).

The County's LCP Amendment consists of Land Use Plan (LUP) amendments. The Commission incorporates its findings on Coastal Act conformity into this CEQA finding as if it is set forth in full. This report has discussed the relevant coastal resource issues with the proposal, and has concluded that the proposed LCP amendment is not expected to result in any significant adverse impact on the environment. Thus, it is unnecessary for the Commission to suggest modifications to the proposed amendment to address adverse environmental impacts because the proposed amendment, as submitted, will not result in any significant environmental effects for which feasible mitigation measures would be required.

Thus, the proposed amendment is consistent with CEQA Section 21080.5(d)(2)(A).

## **7. Emergency Medical Services**

Emergency medical assistance is provided by all fire service organizations in the North Coast Planning Area. The majority of firefighters in the CDF/County Fire Department are EMT trained. Typically, the fire service units are on the scene prior to law enforcement and ambulance units because of the fire station locations. Response times range from 5 to 30 minutes.

The entire North Coast Planning Area, and a portion of southern Monterey County, is served by the Cambria Community Health Care District which provides paramedic ambulance service. The CCHD provides one full-time ambulance at all times that is staffed with EMT personnel. At the current time, emergency medical service has been considered barely adequate. Expansion of service be required as population growth and visitor influx create increased demand.

## **8. Human Services**

All County offices for provision of human services are located in the City of San Luis Obispo. A North Coast Regional Center in the Morro Bay area, to include the provision of human services, has been proposed as a long-range capital improvement project. Presently, in Morro Bay, there is a small health services center operated by the County. The decision as to which services or facilities will be built, and when, must be reviewed and coordinated through the ongoing County Capital Improvements Program.

## **9. Schools (RMS)**

Prior to July 1, 1997, two school districts served the North Coast Planning Area: Cambria Union Elementary School District and Coast Union High School District. Effective on that date, the two districts were combined as the Coast Unified School District. Current facilities of the Coast Unified School District include the Cambria Grammar School, Santa Lucia Middle School, Coast Union High School and Leffingwell Continuation High School.

A new elementary school with a capacity of 500 students opened in 2005 with an enrollment of approximately 335 students. District offices will move into the main building of the former grammar school on Main Street after renovation. Future use of the other buildings has not been determined at this time.

School districts serving the North Coast Planning Area are shown in Figure 3-2.

## **10. Library**

A library serving the entire North Coast Planning Area is located on Main Street adjacent to the Joslyn Adult recreation Center in Cambria. Property has been purchased on Cornwall Street for the future site of a new library at 043 Main Street.

EXHIBIT B  
LRP2013-00015:B  
PROPOSED LAND USE CATEGORY MAP CHANGES

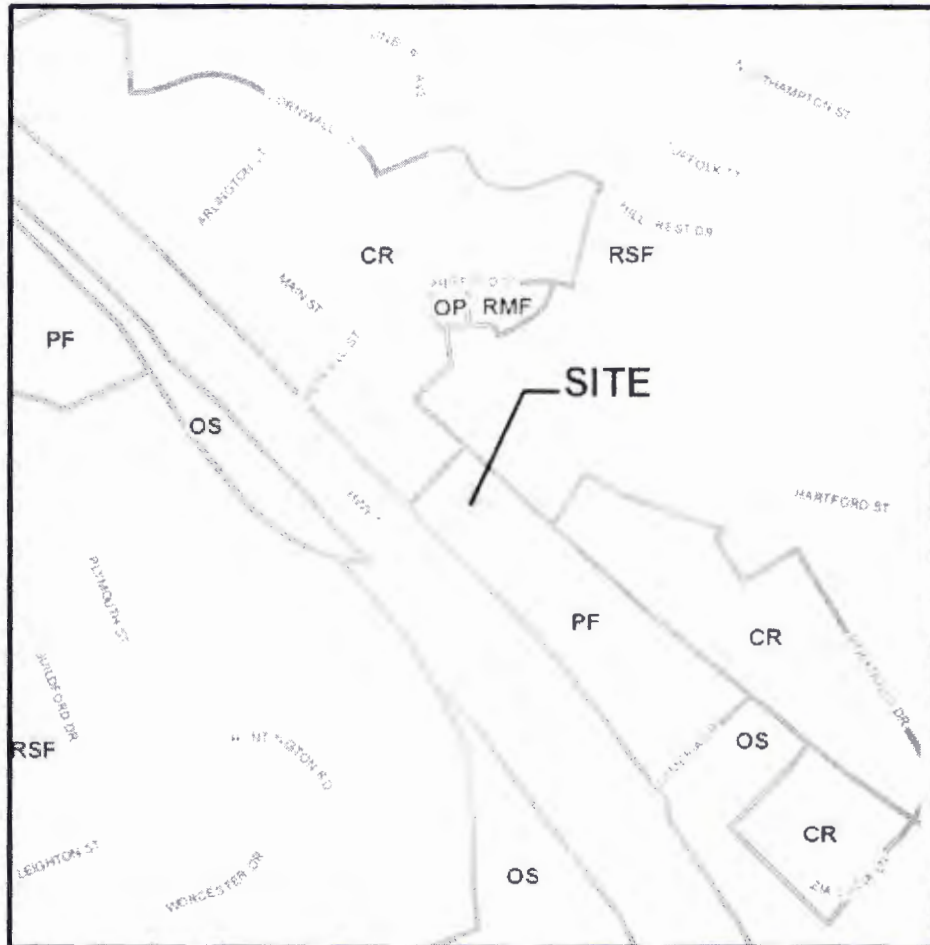


EXHIBIT LRP2013-0015 B  
INITIATING A PRECISE LAND  
USE DESIGNATION AS SHOWN  
ON OFFICIAL LAND USE  
CATEGORY MAP ON FILE IN THE  
DEPT. OF PLANNING AND  
BUILDING  
CHANGE FROM PF TO CR

COUNTY OF SAN LUIS  
OBISPO (GENERAL  
SERVICES AGENCY)  
GENERAL PLAN  
AMENDMENT



**EXHIBIT C**  
**LRP2013-00015:C**  
**PROPOSED COMBINING DESIGNATIONS MAP CHANGES**

The following change is proposed to the Combining Designations Map of the North Coast Area Plan (Land Use Element / Local Coastal Plan):

1. Remove "L" symbol representing location of future library site.

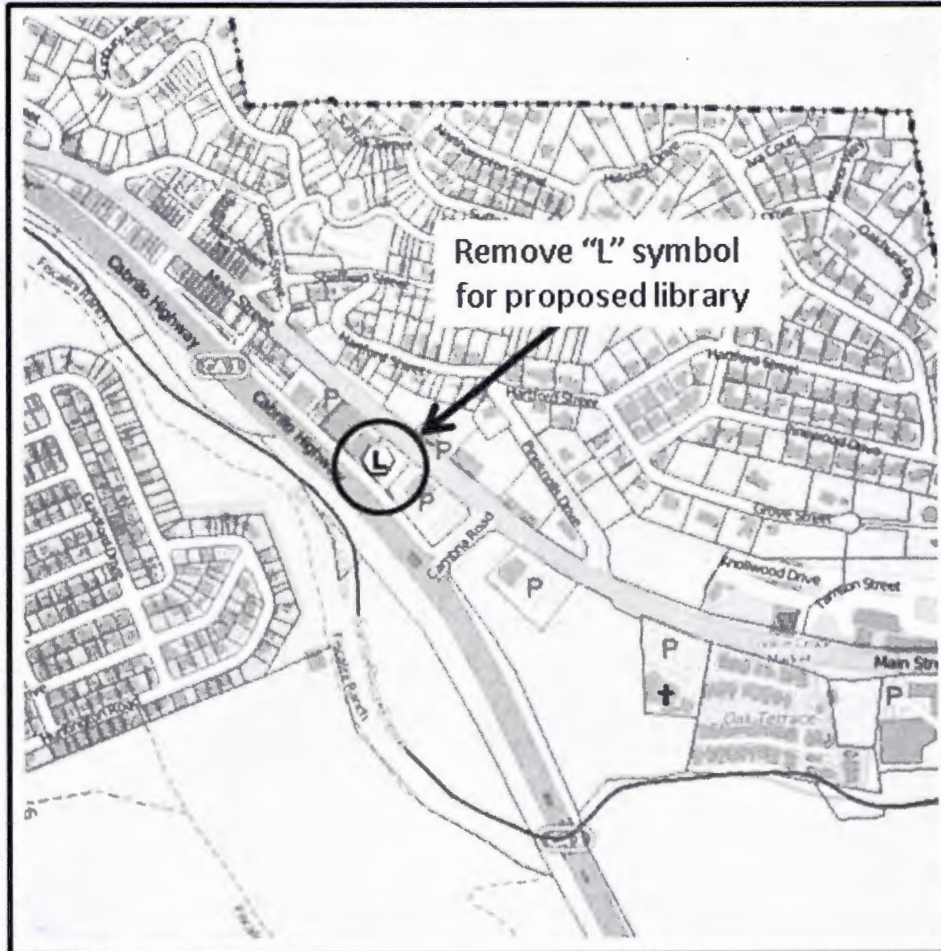


EXHIBIT LRP2013-0015:C

INITIATING A PRECISE CHANGE  
TO CAMBRIA COMBINING  
DESIGNATIONS MAP ON FILE IN  
THE DEPT. OF PLANNING AND  
BUILDING

REMOVE "L" SYMBOL FOR  
PROPOSED LIBRARY

**COUNTY OF SAN LUIS  
OBISPO (GENERAL  
SERVICES AGENCY)  
GENERAL PLAN  
AMENDMENT**