

**CALIFORNIA COASTAL COMMISSION**

Central Coast District Office  
725 Front Street, Suite 300  
Santa Cruz, California 95060-4508  
(831) 427-4863 FAX (831) 427-4877



# W8

## **CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT**

*For the  
November Meeting of the California Coastal Commission*

### **MEMORANDUM**

Date: November 10, 2013

TO: Commissioners and Interested Parties  
FROM: Dan Carl, Central Coast District Deputy Director  
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the Central Coast District Office for the November 2013 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the Central Coast District.

**DETAIL OF ATTACHED MATERIALS****REPORT OF REGULAR WAIVERS**

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

| <i><b>Applicant</b></i>   | <i><b>Project Description</b></i>   | <i><b>Project Location</b></i>                              |
|---|---|---|
| <b>3-13-0758-W</b><br>Michael & Jamie Gerson                      | Proposed 404 square foot addition and remodel to an existing 1,840 square foot single family residence, minor door and window alterations, terrace deck, and storm water infiltration at 165 Sloat Avenue, Pacific Grove. | 165 Sloat Ave, Pacific Grove<br>06053-006235012000          |
| <b>3-13-0761-W</b><br>B&B Investment Group,<br>Attn: Antony Bevis | Proposed 155 square foot addition and remodel to an existing 903 square foot single family residence, minor door and window alterations, and storm water infiltration.  | 675 & 679 Mermaid Ave., Pacific Grove<br>06053-006085015000 |

**REPORT OF DE MINIMIS WAIVERS**

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

| <i><b>Applicant</b></i>  | <i><b>Project Description</b></i>  | <i><b>Project Location</b></i> |
|--|--|--------------------------------|
| <b>3-12-007-W</b><br>Caltrans, District 5, Attn:<br>Mitch Dallas | Repair of an existing failed storm water outfall including the removal of old concrete pipe sections, installation of a new flexible HDPE pipe and end dissipater, importation of sand to establish prior dune topography, and restoration of the affected area with native dune vegetation at the south end of Ford Ord Dunes State Park in the County of Monterey. | Highway 1, Monterey County     |

**REPORT OF IMMATERIAL AMENDMENTS**

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

| <b><i>Applicant</i></b>  | <b><i>Project Description</i></b>  | <b><i>Project Location</i></b>  |
|--|--|---|
| <b>A-3-SCO-06-059-A1</b><br>Beach Drive Investors<br>LLC, Attn: Greg Reyes | Minor variation to CDP A-3-SCO-06-059 to make minor modifications to the existing approved design resulting in substantially less grading, less impacts on the neighborhood, take less time to build and will use less materials. The overall design, style, use, visual impact and square footage remain unchanged.   | 548 Beach Dr., Aptos, Santa Cruz County<br>06087-043-152-71   |
| <b>A-3-SLO-01-122-A4</b><br>Pacific Cambria Inc.,<br>Attn: Dirk Winter     | Amend CDP to allow a temporary Christmas Market to occur 5 evenings per week starting on Friday, November 29th 2013 and ending Sunday, December 22nd 2013 within the interior area of the project site (defined as the area inside of the Lodge's primary vehicle ingress/egress roadway). Twenty-six temporary booths would be constructed for the event, and would be dismantled and removed to an off-site location at the conclusion of the event. Temporary fencing, parking, and a shuttle service to and from the event are also included | 2905 Burton Dr., Cambria, San Luis Obispo County<br>06079-023-421-002, 06079-023-425-011,<br>06079-023-431-002, 06079-023-431-003 |
| <b>A-3-SLO-07-041-E4</b><br>Attn: Brent Richissin                          | Construction of a single family residence.   | 2737 Austin Ct., Los Osos, San Luis Obispo County<br>06079-074-482-037  |

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## NOTICE OF PROPOSED PERMIT WAIVER

**Date:** October 29, 2013  
**To:** All Interested Parties  
**From:** Madeline Cavalieri, Central Coast District Manager  
Mike Watson, Coastal Planner  
**Subject:** **Coastal Development Permit (CDP) Waiver 3-13-0758-W**  
Applicants: Michael & Jamie Gerson

### Proposed Development

Proposed 404 square foot addition and remodel to an existing 1,840 square foot single family residence, minor door and window alterations, terrace deck, and storm water infiltration at 165 Sloat Avenue in the City of Pacific Grove (APN 006-235-012).

### Executive Director's Waiver Determination

Pursuant to Title 14, Section 13250 of the California Code of Regulations, and based on project plans and information submitted by the applicant(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed residence would be compatible with the size, scale, and aesthetics of the residential neighborhood in which it is located, and it includes drainage BMPs to reduce storm water runoff and remove contaminants prior to conveyance off-site. The proposed renovations were reviewed and received discretionary approval by the City's Architectural Review Board to ensure conformance with the requirements of the City's Municipal Code and the certified Land Use Plan. The project has no potential for adverse effects on coastal resources, including public access to the shoreline, and is consistent with Chapter 3 of the Coastal Act.

### Coastal Commission Review Procedure

This waiver is not valid until it has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Wednesday, November 13, 2013 in Newport Beach. If three Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

**If you have any questions about the proposal or wish to register an objection, please contact Mike Watson in the Central Coast District office.**

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## NOTICE OF PROPOSED PERMIT WAIVER

**Date:** October 29, 2013  
**To:** All Interested Parties  
**From:** Madeline Cavalieri, Central Coast District Manager  
Mike Watson, Coastal Planner  
**Subject:** **Coastal Development Permit (CDP) Waiver 3-13-0761-W**  
Applicants: Anthony Bevis

### Proposed Development

Proposed 155 square foot addition and remodel to an existing 903 square foot single family residence, minor door and window alterations, and storm water infiltration at 675 & 679 Mermaid Avenue in the City of Pacific Grove (APN 006-085-016 and 006-085-017).

### Executive Director's Waiver Determination

Pursuant to Title 14, Section 13250 of the California Code of Regulations, and based on project plans and information submitted by the applicant(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed residence would be compatible with the size, scale, and aesthetics of the residential neighborhood in which it is located, and it includes drainage BMPs to reduce storm water runoff and remove contaminants prior to conveyance off-site. The proposed renovations were reviewed and received discretionary approval by the City's Architectural Review Board to ensure conformance with the requirements of the City's Municipal Code and the certified Land Use Plan. The project has no potential for adverse effects on coastal resources, including public access to the shoreline, and is consistent with Chapter 3 of the Coastal Act.

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## NOTICE OF PROPOSED PERMIT WAIVER

**Date:** October 29, 2013  
**To:** All Interested Parties  
**From:** Madeline Cavalieri, Central Coast District Manager  
Mike Watson, Coastal Planner  
**Subject:** Coastal Development Permit (CDP) Waiver 3-12-007-W  
Applicant: Caltrans

### Proposed Development

Repair of an existing failed storm water outfall including the removal of old concrete pipe sections, installation of a new flexible HDPE pipe and end dissipater, importation of sand to reestablish prior dune topography, and restoration of the affected area with native dune vegetation at the south end of Fort Ord Dunes State Park in the County of Monterey.

### Executive Director's Waiver Determination

Pursuant to Title 14, Section 13252 of the California Code of Regulations, and based on project plans and information submitted by the applicant(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

Repair of the existing storm water pipe and outfall is necessary to forestall further erosion of the sand dunes at the back beach and curtail loss of sensitive dune habitat. The broken concrete pipe sections will be removed and replaced with a flexible HDPE pipe without joints to eliminate future erosion of the sand dunes. The void caused by the break in the previous pipe will be backfilled with sand to reestablish preexisting dune contours. Public access will be re-routed to the other beach access locations during construction. Concrete, pipe, and other debris will be disposed of at a suitable receiver site. The project includes containment measures and construction BMPs designed to prevent oil, grease, and spills from contaminating the beach and marine environment during construction. Native habitat restoration and replanting is proposed to stabilize the dunes and restore the area to its pre-existing condition. Accordingly, the project will not have any significant adverse impacts on coastal resources, including public access to the shoreline.

### Coastal Commission Review Procedure

This waiver is not valid until it has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Wednesday November 13, 2013, in Newport Beach. If four Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

**If you have any questions about the proposal or wish to register an objection, please contact Mike Watson in the Central Coast District office.**

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## NOTICE OF PROPOSED PERMIT AMENDMENT

**Date:** October 29, 2013  
**To:** All Interested Parties  
**From:** Madeline Cavalieri, Central Coast District Manager  
Susan Craig, Supervising Coastal Planner  
**Subject:** **Proposed Amendment to Coastal Development Permit (CDP) A-3-SCO-06-059-A1**  
Applicant: Beach Drive Investors, LLC

### Original CDP Approval

CDP A-3-SCO-06-059-A1 was approved by the Coastal Commission on September 6, 2007 and provided for the construction of a three-story, approximately 5,834 square-foot single-family dwelling at the toe of the coastal bluff at 548 Beach Drive, Aptos, Santa Cruz County.

### Proposed CDP Amendment

CDP A-3-SCO-06-059 would be amended to change the design of the dwelling from a stair-step design where each of the ascending levels of the house is recessed slightly behind the previous level, to a more vertical design with the three levels stacked one upon the other in a more straight up-and-down fashion. The Commission's reference number for this proposed amendment is **A-3-SCO-06-059-A1**.

### Executive Director's Immateriality Determination

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that the proposed CDP amendment is immaterial for the following reasons:

The proposed amended project will reduce the amount of necessary grading by about 300 cubic yards (from an estimated 1,700 cubic yards to an estimated 1,400 cubic yards), and will result in a slightly smaller residence (5,706 square feet instead of 5,834 square feet). The maximum height of the house will remain unchanged at 25 feet. The architectural style, materials, and details will remain essentially the same as the originally approved project. In sum, the proposed amendment will not have any adverse impacts on coastal resources or public access to the shoreline and is therefore consistent with the Coastal Act and certified Santa Cruz County Local Coastal Program.

### Coastal Commission Review Procedure

The CDP will be amended as proposed if no written objections are received in the Central Coast District office within ten working days of the date of this notice. If such an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on Wednesday, November 13, 2013 in Newport Beach. If three Commissioners object to the Executive Director's determination of immateriality at that time, then the application shall be processed as a material CDP amendment.

**If you have any questions about the proposal or wish to register an objection, please contact Susan Craig in the Central Coast District office.**

Rob and Mitzie Forsland  
7 Rancheria Road  
Kentfield, CA 94904

November 7, 2013

ATTN: California Coastal Commissioners  
RE: Proposed amendment to Coastal Development Permit (CDP) A-3-SCO-06-059-A1

As long-time Rio Surf and Sands homeowners located across Beach Drive (545) from the development for which the above-captioned Amendment is proposed, we wish to register a strong objection to its adoption.

The currently permitted structure already is wholly out of scale with the houses nearby (especially those on the beach side), far larger in square footage and garage space than what constitutes the character of the immediate neighborhood.

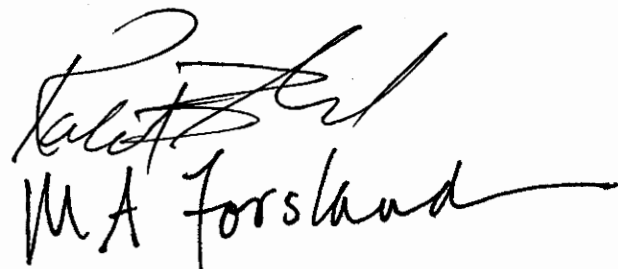
While with the Amendment the grading volume may be nominally reduced and the total square footage downsized fractionally (by an amount roughly equivalent to only a 10.5ft x 12 ft. space), the result would be to rob the structure of one of its only redeeming graces: the relief offered by a series of floors which are set back from one another, or "terraced" into the hillside.

If the proposed Amendment is approved, the result will be an outsized, sheer-faced, monolithic edifice - quite close to the road - which will tend to dwarf nearby homes and change the feel of a neighborhood which has long featured more modest envelopes favoring the beach and ocean over structures.

We were unable to reach our adjacent neighbors because of the short lead time on the Proposed Amendment Notice, but we are confident we speak for them as well when we urge you to leave the existing permit in place and deny the proposed Amendment.

Thank you for your consideration -

Rob and Mitzie Forsland

  
MA Forsland

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CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA



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## NOTICE OF PROPOSED PERMIT AMENDMENT

**Date:** October 30, 2013  
**To:** All Interested Parties  
**From:** Madeline Cavalieri, Central Coast District Manager  
Daniel Robinson, Coastal Planner  
**Subject:** **Proposed Amendment to Coastal Development Permit (CDP) A-3-SLO-01-122-A4**  
Applicant: Pacific Cambria Inc.

### Original CDP Approval

CDP A-3-SLO-01-122 was originally approved by the Coastal Commission on August 6, 2003, and it authorized the expansion of the Cambria Pines Lodge including 35 new guest rooms in 9 buildings total, a theatre, a retail shop, a tennis court, additional parking spaces, access improvements, related grading and comprehensive drainage improvements at 2905 Burton Drive in the unincorporated coastal community of Cambria in San Luis Obispo County.

### Proposed CDP Amendment

CDP A-3-SLO-01-122 would be amended to allow a temporary Christmas Market to occur 5 evenings per week starting on Friday, November 29<sup>th</sup> 2013 and ending Sunday, December 22<sup>nd</sup> 2013 within the interior area of the project site (defined as the area inside of the Lodge's primary vehicle ingress/egress roadway). Twenty-six temporary booths would be constructed for the event, and would be dismantled and removed to an off-site location at the conclusion of the event. Temporary fencing, parking, and a shuttle service to and from the event are also included. The Commission's reference number for this proposed amendment is A-3-SLO-01-122-A4.

### Executive Director's Immateriality Determination

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that the proposed CDP amendment is immaterial for the following reasons:

The temporary Christmas Market would be located in an existing developed area within the footprint of the Lodge. In addition, all components of the event are designed to avoid coastal resource impacts. All twenty-six booth structures, consisting of 4 wall panels and 2 roof panels, would be set up directly before the event and removed directly after the event to the Cambria Nursery for storage, and the site cleaned and restored to its existing state. All water will be trucked in through the use of portable self-contained hand wash sinks and sanitation facilities. In terms of parking, in addition to temporary on-site parking spaces allotted for the event and approximately 50 spaces at the Cambria Nursery next door, the event will have two 9 person ADA accessible shuttle vans and one 15 person bus to shuttle individuals back and forth from locations such as the Nursery, the Cambria Vet's Hall, the Cambria Medical Building, the former Bank of America, and the Cambria Clinic. This will reduce the amount of parking needed on site and avoid any potential parking and overcrowding concerns in the neighborhood.



NOTICE OF PROPOSED PERMIT AMENDMENT  
CDP A-3-SLO-01-122-A4 (Cambria Pines Lodge Christmas Market)  
Proposed Amendment A-3-SLO-01-122-A4  
Page 2

In short, the proposed temporary event is consistent with the Commission's intent in the original CDP in terms of avoiding coastal resource impacts, and will not lead to additional impacts beyond those originally understood and approved by the Commission in June 2003. Therefore, the proposed amendment is consistent with the Commission's original CDP approval and the certified LCP.

Coastal Commission Review Procedure

The CDP will be amended as proposed if no written objections are received in the Central Coast District office within ten working days of the date of this notice. If such an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on November 13, 2013, in Newport Beach. If three Commissioners object to the Executive Director's determination of immateriality at that time, then the application shall be processed as a material CDP amendment.

**If you have any questions about the proposal or wish to register an objection, please contact Daniel Robinson in the Central Coast District office.**



## **Robinson, Daniel@Coastal**

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**From:** Dirk Winter <dwinter@moonstonehotels.com>  
**Sent:** Wednesday, November 06, 2013 6:34 PM  
**To:** Robinson, Daniel@Coastal  
**Cc:** 'Tom Aura'; 'Gary Swauger'  
**Subject:** RE: CDP A-3-SLO-01-1122-A4 Event Permit Cambria Pines

Daniel Robinson,

I will attempt to answer questions in the order in which you sent them. The first document is the two page letter sent by Claudia Harmon and Laurel Stewart.

Let me start by stating that the Cambria Pines Lodge has been in this location since 1927. The CPL has 152 rooms plus full restaurant, bar and banquet facilities. There are approximately 100 events that take place here annually and I am not aware of any complaints from our neighbors. When I met with the County of SLO in April they indicated that zero complaints were received about last years Christmas Market. When the CPL is full, most weekends, there are times when 1100 people are on site. This would be 350 in rooms, 450 in banquet rooms, 200 in restaurant and 100 in the lounge. The Cambria Christmas Market will likely range from 500 people to 1500 people per night( to be safe we have planned for 2000 on the busiest night). We have wanted to plan for all contingencies to make sure there were very little impacts to our neighbors.

314 Lodge permanent parking spaces.  
50 Nursery permanent parking spaces.  
48 temporary Lodge spaces on paving.  
39 street parking adjacent to the Lodge.

451 Total parking spaces  
150 needed for Lodge room guests

301 spaces available for Christmas Market event

With 1500 Market attendees, 350 would be staying at the Lodge and another 100 would be neighbors walking over. This brings the parking needs to 1050 people. Two to a car we get 525 cars. Most people spend about two hours so we need 263 car spaces for each two hour shift of visitors. If things were this precise we have plenty of parking on site. Our employees and vendors will be parked in town and shuttled to the Lodge. We will be securing over 100 spaces in the East Village both public parking and private lots. We have 1 bus and two vans that will shuttle to the lots when necessary. The list of lots will be supplied by Gary Swauger later this week. The shuttles will operate from 5pm until 9:30 when necessary. They will be stopping at the Nursery parking lot to minimize pedestrian crossing at Eton Road. We will have two crossing guards at Eton and Burton to assist neighbors that may be crossing these two roads. We will be trying to encourage all to use the shuttles.

There are many reasons that we think the Market should be open 5 nights per week. We are trying to increase the days so that the weekends will not be the big rush. The vendors also want to be able to justify the expense of transporting goods and setting up their booth. It is also important that our hotel customers have a chance to visit the lights and market.

All required drainage improvements were completed during the 2003 development. The original, first year site along the fire access road is a much more charming area to hold the market. We will be requesting that this area be used in future years. We will present a plan that is a major benefit for the existing forest and drainage. We will try and enlist the best professionals in this field that we can find. There is no reason that this event should be anything but positive for the forest and the town of Cambria.

I will send answers to additional letters in separate e-mails.

Dirk Winter

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**Robinson, Daniel@Coastal**

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**Subject:**

FW: CDP A-3-SLO-01-1122-A4 Event Permit Cambria Pines

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**From:** Dirk Winter [mailto:[dwinter@moonstonehotels.com](mailto:dwinter@moonstonehotels.com)]  
**Sent:** Wednesday, November 06, 2013 7:36 PM  
**To:** Robinson, Daniel@Coastal  
**Cc:** 'Gary Swauger'; 'Tom Aura'  
**Subject:** RE: CDP A-3-SLO-01-1122-A4 Event Permit Cambria Pines

Daniel,

Response to NCAC Land Use Committee.

We will address all recommendations in our application to allow the Christmas market to continue next year.

Issues. The ESHA area was not known by me or the County during the last 18 months of processing the MUP with SLO County. The only issue was the use of wood structures. The County was not going to require a MUP if we did the event in Cloth tent like structures. We wanted the look and security of the temporary wood structures, which required we begin the MUP process. This path area is bordered by Monterey Cypress on one side and coast redwood on much of the other. The forest is not obvious ESHA. The three permanent small structures were built to double as storage during non market times and food booths during the market.

The Christmas market has no water use other than bottled water.

There are no drainage issues associated with the Christmas Market.

The cleared area has no ground or root disturbance. The areas vegetation is growing well.

I am not aware of any code enforcement fine not being paid. I have been meeting with County officials for the last 18 months and there has been no mention of this to me.

There has been mention of the organic garden being in the ESHA area. The garden was created in 1999. While this organic garden has been providing salad and vegetables to the Lodge restaurant for 14 years, it also is a bit of a show garden that our visitors enjoy.

All traffic and safety issues are being dealt with. Crossing guards are being provided. The Fire Marshall is closely involved and all his recommendations are being implemented. I have no idea what crowd control is needed. I was present each night last year and saw no issue with crowd control. No parking is being proposed off the existing pavement.

Traffic Recommendations.

1. Vendors will be parked in town and shuttled to the site. The patrons parking at the Nursery will be asked to use the shuttle to the Lodge. We will also have two crossing guards on Eaton and Burton.
2. Is being implemented.
3. We are providing extensive handicap parking.
4. There will be no parking on gravel.
5. No gravel parking area.
6. The only parking on Burton allowed will be on the wide flat area close to the Lodge entrance.

7. Special event signs are being used.
8. There will be adequate staff to direct all parking and pedestrian traffic.
9. All off site parking will be in the East Village at both public parking and private lots. Conformation letters will be provided.

Thanks Daniel. Let me know if this is helpful. Will do our best to get you the information you think we might need.

Dirk Winter

CALIFORNIA COASTAL COMMISSION  
CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060

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CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

November 7, 2013

Ref: Cambria Pines Lodge Festival, Cambria CA

Dear Daniel Robinson:

I am the President of the East Lodge Hill Homeowners Association. Our members own thirty seven homes or condos in that region of East Lodge Hill bounded by Patterson Dr., Wood Dr., MacLeod, and Buckingham in Cambria, CA. We understand that the Cambria Pines Lodge Christmas Market will be conducted five nights weekly between late November and December 22. We have a number of concerns that not only affect our tranquil neighborhood but affect the beauty and safety of our Village.

We understand that trolleys will be provided to ferry visitors to their cars parked downtown in various venues. However we know that many will prefer to park as near to the entrance as possible and walk. Patterson Dr. is the entrance to our tract and is directly opposite the Lodge entrance. Thus we expect cars will line our unlighted streets in large numbers. This is a recipe for disaster since all of our streets, except part of Wood Dr., are without sidewalks. Visitors will be walking on dark, unfamiliar streets.

Our second major concern is the ESHA in our area. As a representative of Area 5 of the North Coast Advisory Council (NCAC) I had occasion to visit the grounds being prepared for the festival. The Lodge has continued to remove trees and undergrowth in spite of the CCC's instruction to cease. It will take years for that area to be restored.

We know that many businesses are counting on a successful Festival, especially the Lodge. However this year's plans for expansion have gone far beyond the ability of neighborhood, and the Village in general, to cope. Personal safety is our immediate concern and ESHA in the longer term.

Please give our concerns consideration when you meet November 13 in  
Newport Beach.

Thank you,

Roland Soucie  
3144 Wood Drive  
Cambria CA 93428  
Tel: 805-927-1108  
email: [rwsoucie@att.net](mailto:rwsoucie@att.net)

Representative Area 5, North Coast Advisory Council (NCAC)  
President, East Lodge Hill Homeowners Association

# MAHALA BURTON

6425 Cambria Pines Rd., Cambria CA 93428 mahala1@charter.net

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November 8, 2013

NOV 08 2013

California Coastal Commission  
Central Coast District Office  
725 Front Street, suite 300  
Santa Cruz, CA 95060

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

Subject: Proposed Amendment to Coastal Development Permit  
(CDP) A-3-SLO-01-122-44  
Cambria Pines Lodge Christmas Market  
Applicant: Pacific Cambria Inc.

Dear Dr. Charles Lester, Executive Director

This letter is to object to the determination by the California Coastal Commission Director that the proposed CDP amendment to allow the Cambria Pines Lodge Christmas Market is immaterial.

Notice was not received in my mailbox until November 4<sup>th</sup> 2013. The late Notice did not allow a full 10 days to respond and an adequate amount time for residents and community members to respond.

The Christmas Market is in violation of the San Luis Obispo County Certified Local Program; specifically San Luis Obispo County Coastal Zone Land Use Ordinance sections 23.08.248 - Temporary Events c & d. (see attachment)

The site of the event within the interior of the Lodge property is within 420 ft. of single family residences. Estimates of 2000 people per night attending the event for 20 days during the holiday season with no verified parking is clearly the type of event envisioned and not allowed by the LCP. Parking on the lodge grounds is not sufficient forcing people to travel throughout residential neighborhoods seeking off street parking. This then forces people to walk on dark neighborhood streets. Streets without sidewalks to the event; a dangerous situation. Neighbors will have their streets and peace and quiet interrupted for 20 nights throughout the holiday season. (See attachments).

While the amendment before you states it is a one year temporary event the Christmas Market event is actually planned to be an event in perpetuity.

Therefore, the proposed amendment is inconsistent with the certified LCP's intent to protect the peace and quiet and safety of a residential single family zone with a temporary event of this magnitude. Statutory Notice was not complied with.

Sincerely,

Mahala Burton  
(3 attachments enclosed)





**23.08.248 - Temporary Events:** Where allowed as S-17 uses by the Land Use Element, temporary events are subject to the standards of this section. (Swap meets are subject to the standards of Section 23.08.144 - Sales Lots and Swap Meets.)

**a. Permit requirements:** Minor Use Permit approval, except as follows:

**(1) Public events.** No land use permit is required for:

- (i)** Events occurring in approved theaters, convention centers, meeting halls or other approved public assembly facilities; or
- (ii)** Admission free events held at a public park or on other land in public ownership when conducted with the approval of the public agency having jurisdiction, provided that the event is conducted in accordance with all applicable provisions of this title; or
- (iii)** Other free admission events which are eight hours or less in duration and are operated by non-profit organizations.

**(2) Commercial entertainment:** Commercial outdoor entertainment activities are subject to the permit requirements and standards of Chapter 6.56 of the County Code (Temporary Commercial Outdoor Entertainment Licenses).

**(3) Parades:** Parades and other temporary events within the public right-of-way are not subject to land use permit requirements, provided that all requirements of the County Engineer and County Sheriff are met.

**(4) Temporary camps.** Temporary camps as a principal use or accessory to another temporary event are subject to the permit requirements and other provisions of Chapter 8.64 of the County Code.

**b. Time limit:** A temporary event is to be held in a single location for no longer than 12 consecutive days, or four successive weekends, except where a different time limit is established by other applicable provisions of the County Code or through Minor Use Permit approval.

**c. Location.** The site of any temporary event other than public events and parades shall be located no closer than 1000 feet to any Residential Single Family land use category.

**d. Site design standards.** All temporary events are subject to the following standards, regardless of whether a land use permit is required, except where alternate standards are established by Chapters 6.56 or 8.64 of the County Code:

- (1) Access.** Outdoor temporary events are to be provided a minimum of two unobstructed access points, each a minimum of 18 feet wide, from the event site to a publicly maintained road.
- (2) Parking.** Off-street parking is to be provided private events as follows with such parking consisting at minimum, of an open area with a slope of 10 percent or less, at a ratio of 400 square feet per car, on a lot free of combustible material.

- (i) **Seated spectator events.** One parking space for each 12 square feet of seating area.
  - (ii) **Exhibit event.** One parking space for each 75 square feet of exhibit area.
- (3) **Fire protection.** Facilities to be provided as required by the County Fire Department.
- (4) **Water supply and sanitation.** Facilities to be provided as required by the Health Department.
- e. **Guarantee of site restoration.** A bond or cash deposit may be required for approval of a temporary event to guarantee site restoration after use, and operation in accordance with the standards of this chapter. The guarantee shall cover both operation and restoration, and is subject to the provisions of Section 23.02.060 (Guarantees of Performance).

[Amended 1995, Ord. 2715]

**23.08.260 - Transient Lodgings:** Overnight and short-term lodging facilities identified as allowable, S-12 uses by the Land Use Element (see Coastal Table O, Part I of the Land Use Element), are subject to the provisions of the following sections:

- 23.08.261 Bed and Breakfast
- 23.08.262 Hotels and Motels
- 23.08.264 Hotels, Motels - Condominium or Planned Development
- 23.08.265 Home Stays
- 23.08.266 Recreational Vehicle Parks
- 23.08.268 Temporary Construction Trailer Parks

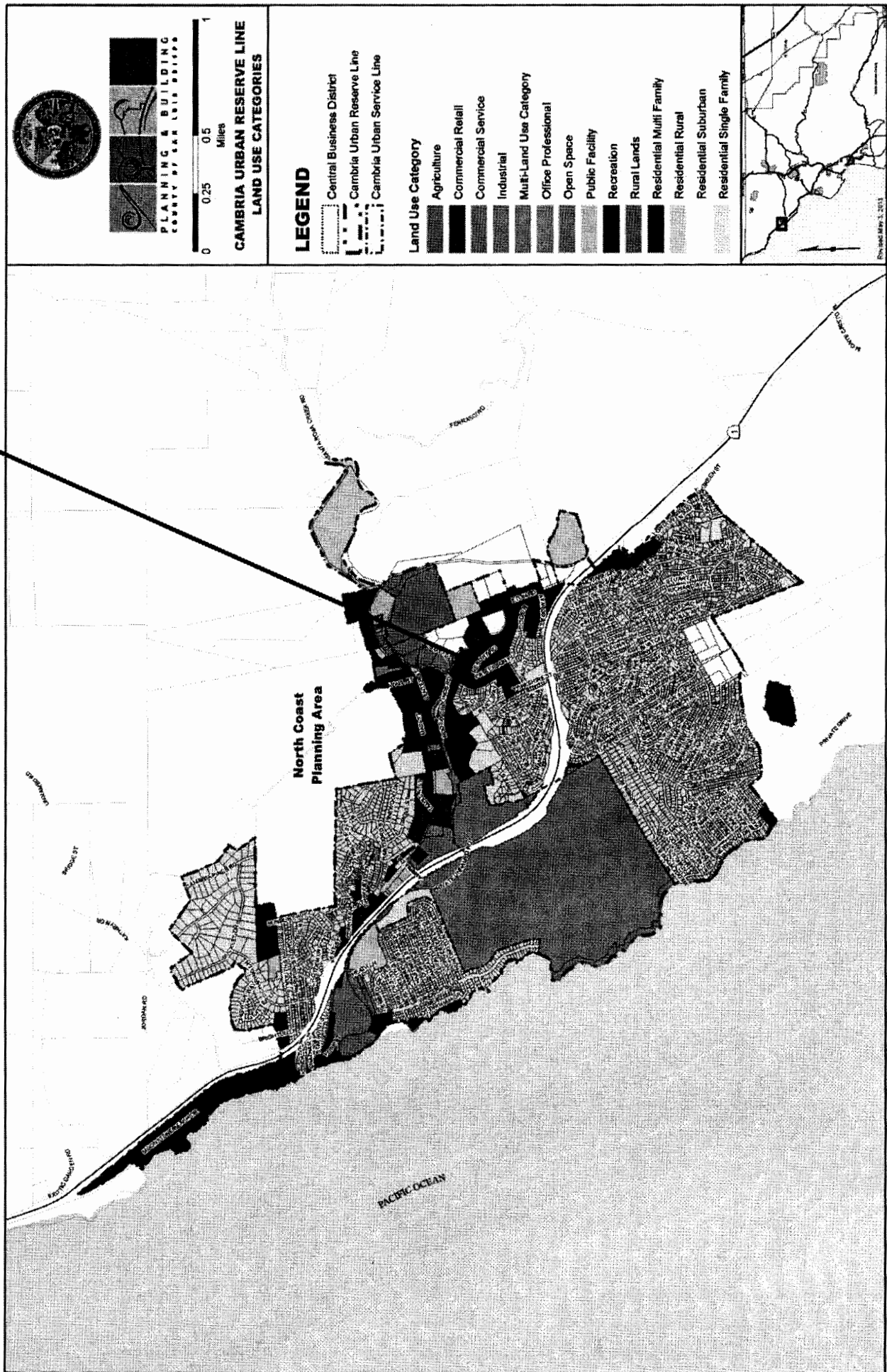
[Amended 1992, Ord. 2591; 1995, Ord. 2715]

**23.08.261 - Bed and Breakfast Facilities:** The following standards apply to bed and breakfast facilities located in other than the recreation, office and professional and commercial land use categories. A bed and breakfast in the recreation, office and professional and commercial categories is instead subject to the provisions of section 23.08.262 (Hotels, Motels). The provisions of this section do not apply to the rental of bedrooms in a residence to the same tenant(s) for longer than seven days, although the county tax collector may still require special fees and/or licensing for any residential rental less than 30 days.

a. **Limitations on use.**

- (1) A bed and breakfast shall be established only in an existing single-family dwelling that has been determined by the Review Authority to be of historical or architectural interest except: where the bed and breakfast is located on a site in the Agriculture, Rural Lands and Residential Rural categories with an existing conforming visitor-serving facility (e.g., winery, riding stables, health resorts), it may be established in one structure, with an exterior design style that is residential or agricultural in appearance, built expressly for a bed and breakfast facility where such facility is approved with a Minor Use Permit.

Lodge



Green arrow Lodge Xmas Market site

Red line and yellow line distance to SFR is  
550 ft. and 420 ft.



Google earth

Imagery Date: 6/23/2013 39°33'32.71"N 121°50'48.23"W elev: 254 ft eye alt: 1909 ft O

November 8, 2013

Daniel Robinson  
Central Coast District Office  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

**RECEIVED**

NOV 08 2013

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

**RE: CAMBRIA PINES LODGE Project Description:**

Coastal Development Proposed Permit Amendment (CDP) A-3-SLO-01-122-A4.  
and DRC2011 and 12-00032 Pacific Cambria Inc., – Minor Use Permit APN # 023-431-003, 2905  
Burton Drive

I object to this amendment in the CDP Lodge Plan because I do not believe this “temporary” event is immaterial to all that has occurred at the Cambria Pines Lodge since the CDP of 2003. This 2012 and 2013 proposed Christmas Market event has already led to additional impacts beyond those originally understood and approved by the Commission in 2003.

I believe the Coastal Development permit for the Cambria Pines Lodge needs to be rereviewed to consider this ‘temporary event’ in light of:

- changed circumstances in Cambria and Sept. 2013 restrictions on residential and commercial outdoor water use
- Lack of verification and monitoring (by any agency) of the Lodge’s water use and whether or not “an excess of 700,000 gallons of water per year is being offset at the Fogcatcher Inn and Pelican Suites” as required in A3-SLO-01-122.
- Estimate of 2000 visitors per night (memo from Architect in August) for 24 nights with no guarantee that public water use will not be affected
- Need to provide 2 to 1 water savings on additional water needed to support this development so that there is ‘no net increase’ in water use.
- A 2012 unpermitted ‘temporary’ event led to Permanent construction in 30’ setbacks, and unpermitted grading in ESHA demonstrating impacts that have occurred.
- A 2013 unpermitted ‘temporary’ event led to construction of cement piers, concrete pads and a concrete amphitheatre in ESHA
- 2012 and 2013 unpermitted construction led to hillside instability on Burton Dr.
- Need to amend the LCP and CZLUO because the event is within the 1000 foot limit from a single family residential zone
- CZLUO title 23 page 8-111 prevents events of this type in residential zones to protect the character of neighborhoods.
- The time limit section of 12 consecutive days should apply per 23.08.248 CZLUO - Temporary Events

- The number Monterey Pines that have been removed from the property since 2003 have not resulted in new planting of Monterey Pine trees on site.
- Uncertainty on whether the path in ESHA from the Lodge to the Cambria Pines Nursery was permitted
- Uncertainty on whether the grading performed in ESHA for the garden area was permitted
- Uncertainty on whether the greenhouse built in ESHA was permitted
- Electrical Issues due to outdoor lighting in a forested area.
- Violation of 30 foot setbacks with permanent and temporary structures
- Need to clear Vegetation 30 feet around each structure increases the destruction of the forested areas.
- Traffic issues as the hotel parking was not designed to receive the number of extra visitors and cars the market draws from out of the area
- Lack of verification or approvals from businesses of bus shuttle parking area proposals.
- Expansion of retail at the site
- Additional water provided to some of the outdoor structures
- Pathways and clearing in areas that were to remain undisturbed according to 2003 CCC appeal
- The continuation of construction for the light show in ESHA demonstrates lack of respect for authority.
- The lack of coordination by SLO County with the CA Coastal Commission needs resolution. County refusal to accept and acknowledge the CA Coastal decision CDP A3-SLO-01-122 resulted in the project falling between the cracks resulting in severe degradation of forested areas and project event confusion.

It is also my understanding that this event was denied in 2012 and 2013 by the North Coast Advisory Council and Land Use Committees respectively. Code enforcement violations from 2012 (per SLO County's August 19, 2013 email) are not resolved and \$438 fine paid. And 23.07.170 (6) applies in that the CA Coastal Commission should Critically evaluate "after-the-fact" permit applications where un-permitted development has illegally encroached into setback areas before off-site mitigation is considered. Evaluate all options of restoring and enhancing the pre-existing on-site habitat values.

I would appreciate a response and discussion of these concerns as I may not be able to attend the Nov. 13 hearing due to travel considerations.

Mary Webb  
1186 Hartford  
Cambria, CA 93428

# RECEIVED

NOV 07 2013

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA



CALIFORNIA COASTAL COMMISSION  
CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060

November 4, 2013

Dear Daniel Robinson:

On behalf of American Legion Post 432 I would like to register an objection to using the Vet's Hall parking lot as a shuttle pick-up point for the Cambria Pines Lodge Christmas Market. (GDP A-3-SLO-O1-122-A4 (Cambria Pines Lodge Christmas Market)).

The American Legion, the Sons of the American Legion, the American Legion Riders and the American Legion Auxiliary all use that parking lot for meetings and social events many nights of the week and weekends. I am enclosing a calendar of our normal events for the month of November. December will be about the same schedule. The parking lot is used by our membership almost every night of the month.

Using this parking lot during the period described for a commercial enterprise favoring one Cambria business would have a detrimental effect on the use of the Veteran's Memorial Building that is dedicated for the use of the veteran's organizations in Cambria. Encroaching on the parking areas used by the patrons of Club 432, a Veteran's Bar under ABC Statutes that operates every day, would have an adverse impact on our business.

I have been advised that the Coastal Commission required that the Bank of America building parking lot on Main Street be made available for general public parking during non-business hours when the Commission



approved the coastal development permit for the building. The Bank of America building is closer to The Lodge, and thus more convenient, for those who wish to park and use the trolley. I suggest that you amend your staff report and suggest use of the Bank of America parking lot in lieu of the Vets Hall parking lot."

Thank you for considering our objection. We hope that the Cambria Pines Lodge Christmas Market will be very successful without having a negative impact on the American Legion in Cambria.

Sincerely,

A handwritten signature in cursive script, appearing to read "Brian Griffin".

Brian Griffin, Commander  
American Legion Post 432  
PO Box 697  
Cambria, CA 93428





# The Bugle Call



Cambria Post 432  
www.LegionPost432.com

## November 2013

| Sunday   | Monday   | Tuesday  | Wednesday   | Thursday  | Friday               | Saturday |
|--|--|--|---|---|----------------------|----------|
| <b>Club 432</b><br><b>Open 8:00 - 8:00pm</b><br><b>Every Day</b> |  |  |   | Thursday Dinner<br>First Come,<br>First Served,<br>Max 65                     | 1                    | 2        |
| 3  | 4  | 5<br>Pool Tournament<br>7:00pm                     | 6<br>POST General Mtg<br>6:00 Dinner - 7:00 Mtg<br>ALA Gen. Mtg 7:00          | 7<br>Dinner 6:00pm<br>Pasta Dish with<br>Meatballs & Salad<br>By Annie & Judy | 8                    | 9        |
| 10   | 11<br>BUNCO<br>7:00pm                          | 12<br>Pool Tournament<br>7:00pm                    | 13<br>ALR Meeting 1830  | 14<br>Dinner 6:00pm<br>Chili Verde<br>By Dave & Dan                           | 15                   | 16       |
| 17   | 18   | 19<br>Pool Tournament<br>7:00pm                    | 20<br>Bar Committee 3:30<br>EBOARD Meeting<br>7:00pm<br>SAL Meeting<br>6:30pm | 21<br>Dinner 6:00pm<br>Stuffed Peppers<br>By Patty & Scott                    | 22<br>Bugle Deadline | 23       |
| 24   | 25<br>ALA Executive<br>Board Meeting<br>7:00pm | 26<br>BUNCO<br>6:30pm<br>Pool Tournament<br>7:00pm | 27<br>Native Sons Dinner  | 28<br>No Dinner<br>Happy<br>Thanksgiving                                      | 29                   | 30       |

**Robinson, Daniel@Coastal**

**RECEIVED**

**From:** Mary Webb <webb.mary599@gmail.com>  
**Sent:** Thursday, November 07, 2013 9:41 AM  
**To:** Robinson, Daniel@Coastal  
**Cc:** 'Rick Hawley'  
**Subject:** Cambria Pines Lodge Christmas Market  
**Attachments:** Cambria Pines Lodge Greenspace issues.pdf

NOV 07 2013

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

Please add to the record for the November 13, 2013 hearing regarding the event permit.  
Thank you



Good morning Daniel,

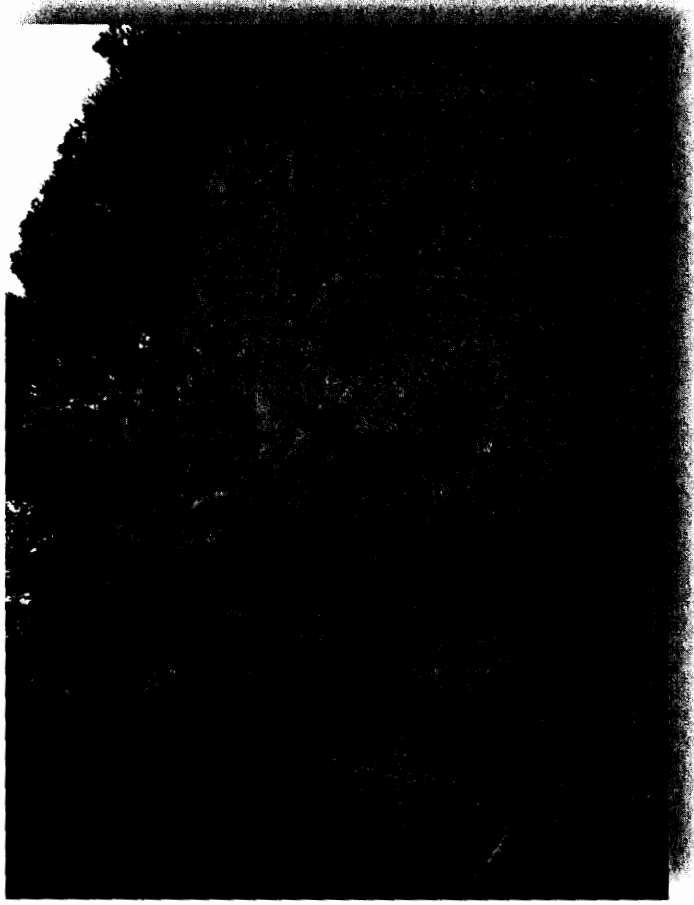
I have been following the issues that surround the expansion of the Cambria Pines Christmas Market (DRC-2012-00032). While the public safety issues of parking and pedestrians are issues outside our purview I must comment on increased runoff and the potential destabilization of the hillside that Burton Drive traverses. As County Public Works knows the hillside has failed in a number of places along the north eastern flank of the Cambria Pines Lodge property. Burton Drive is the main thoroughfare connecting traffic to and from the East Village of Cambria and businesses in 'tin village'. It is a critical link for local traffic, trucking, and tourism. Increased runoff from the proposed development places public infrastructure at high levels of risk and jeopardizes the business community of East Village if this hillside fails. The amount of sediment that would enter Santa Rosa Creek also has the potential killing threatened and endangered species. Sediment entering the creek would affect water quantity and quality and impact the Santa Rosa Creek Natural Preserve a short distance downstream.

Please include an engineering analysis of the current condition of the hillside and the condition of Burton Drive and then include a hydrologic report explaining the impacts that the proposed project would have on the current conditions of the hillside and thoroughfare. I would expect that appropriate mitigation would ensue but this entire Lodge Expansion confusion would have been adverted had CEQA been followed.

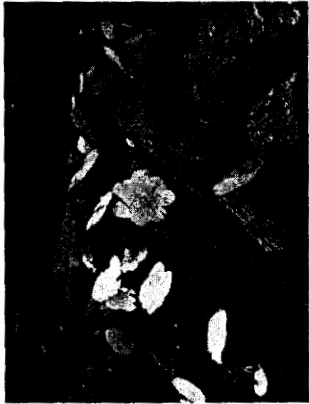
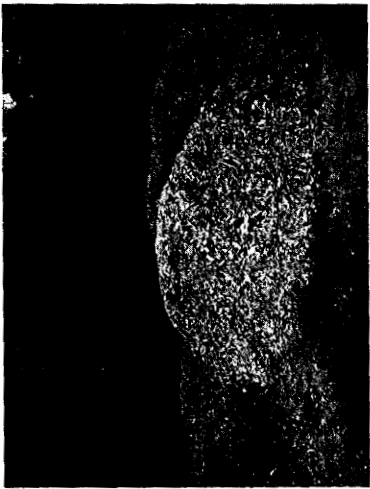
Greenspace would like a copy of the code enforcement order as well as stop work orders on the construction projects. Please add Greenspace as an interested party on any communications going forward regarding remediation and mitigation and removal of permanent structures in ESHA.

Richard Hawley  
Executive Director  
Greenspace-the Cambria Land Trust

Hillside stabilization project from previous erosion above Burton Drive



New vegetation and tree removal above Burton Drive



Tree Removal and erosion into Piney Way drainage system above Santa Rosa  
Creek

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NOV 06 2013

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

November 6, 2013

Daniel Robinson  
Central Coast District Office  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

**RE: CAMBRIA PINES LODGE Project Description:**

Coastal Development Proposed Permit Amendment (CDP) A-3-SLO-01-122-A4.  
and DRC2011 and 12-00032 Pacific Cambria Inc., – Minor Use Permit APN # 023-431-003, 2905 Burton Drive

Many concerns remain regarding the Christmas Market itself include the fact that the event is within 1000 feet of single family residences, hours of operation, length of event, numbers of temporary structures, shuttle and car traffic and pedestrian safety. Parking locations for shuttles have apparently not been verified as reported in CDP A-3-SLO-01-122-A4. (See attached minutes from Cambria Land Use and Traffic Committees regarding event concerns.)

**In addition:**

**Cambria Pines Lodge and Expansion** from the North Coast Area Plan *"The existing lodge and support facilities are located on a 26 acre site on top of the hill north of the intersection of Burton Drive and Yorkshire Street. Runoff from the existing undeveloped property and developed facilities drains in three directions, through County Road rights of way and through established drainage courses, ultimately to Santa Rosa Creek. Storm runoff from the property has for many years contributed to erosion, sedimentation and flooding of the properties below. The County Planning Commission, in July 2001, approved an expansion of the existing lodge which authorized an increase of approximately two acres of developed area to the existing six acres of development on the hilltop site. The resulting Cambria Pines Lodge expansion approval included a requirement for drainage improvements for the new facilities and existing facilities. These improvements include specifically designated and described improvements, including the provisions of interlocking pavers in parking lots to increase absorption, cisterns, collection of roof runoff and release to energy dissipaters, storm water/oil residue separators, storm water diversion devices to reduce concentrated flows, and other measures. A drainage plan, a sedimentation and erosion control plan are required to be prepared, approved and implemented. These plans will include additional specific improvement measures to be implemented to reduce the affects of the expansion and existing development on adjacent properties and existing drainage facilities and systems. These improvements will be constructed at the cost of the developer in conjunction with expansion of the lodge."*

The Land Use Committee of the North Coast Advisory Council respectfully requests the 2003 Coastal Commission decision W12-A-8-2003 be upheld in regards to construction activities and events at the Cambria Pines Lodge: *"Specifically, special conditions require relocating development away from sensitive forest areas habitat areas and implementation of construction and post construction drainage and erosion controls that will avoid heightened erosion and the discharge of sediments and pollutants to coastal waters. This condition will ensure protection of the watershed and reduce sedimentation into Santa Rosa Creek and erosion in other downslope*

*areas. To preserve the surrounding sensitive pine forest habitat, the conditions require that revised final plans be submitted that sites new structures in a manner that avoids unnecessary encroachment into sensitive resource areas. Finally the conditions require that the landscape plan use only native vegetation appropriate to the site, and be implemented in a manner that prevents the spread of pitch canker and/or exotic invasive vegetation."*

Additional conditions placed over the project site in 2001 by San Luis Obispo County and the Coastal Commission included No Net Water Use allowed, Drainage, Erosion and Sedimentation control Plan to be adhered to, on site Tree replacement (now at 4:1 for Monterey Pine and 6:1 ratio for Oaks), Vegetation replacement using natives only, permits required for temporary events, and off street parking was not allowed.

In support of the code enforcement actions and a stop work order in effect (in the forested areas) since Sept. 2013, we recommend the removal of all permanent structures, earthen and rock terraces, concrete pads, and concrete piers for decking which have been placed in ESHA area as per Exhibit B, 1 of 1, CCC and replanting areas in ESHA with Monterey Pines and Oaks, and native vegetation at the appropriate ratios. Mitigation and restoration of ESHA areas is critical at this location due to the downslope areas draining into Santa Rosa creek and perennial wetlands below.

We urge San Luis Obispo County to work in unison with the CA Coastal Commission in full support of the 2003 decision, especially as it relates to construction activities in the forested areas remaining at that site, future remediation actions, and code enforcement resolution.

Thank you for your careful consideration of this matter,

Claudia Harmon-Worthen, North Coast Advisory Chair  
Laurel Stewart, North Coast Advisory Land Use Committee Chair

Land Use Committee Members

Jason Anderson

Mahala Burton

Dawn Dunlap

Steve Cole

Marj Sewall

and

NCAC Area 5 Representative Roland Soucie

Vari MacNeil

Mary Webb

Tom Cochrun

Tony Church (unofficial)

Cc: Chair Shallenberger and Members of the California Coastal Commission

Bruce Gibson, District 2 Supervisor

Cambria Community Services District

Attachments: Land Use Committee recommendation, Traffic Committee recommendation, Exhibit B, 1 of 1, CCC

## **CAMBRIA PINES LODGE**

Project Description: DRC2011-00032 Pacific Cambria Inc., – Minor Use Permit APN # 023-431-003, 2905 Burton Drive, Cambria

**Aug. 29, 2013 Description provided by Architect:** The Cambria Christmas Market is a recurring Temporary Event to occur 5 evenings per week from 5-9 pm starting the day after Thanksgiving and ending 23 December each year from 2012-2016, open to the public similar to many Christmas markets in Europe as part of the community wide Holiday in the Pines event coordinated by the Cambria Chamber of Commerce. The Cambria Christmas Market will have extensive holiday lighting, food and merchandise for sale in village setting adjacent to the Cambria Pines Lodge on a previously developed path that connects to the Cambria Nursery.

For 2013:

3 permanent structures less than 120 sf in area

29 temporary structures constructed of 4 wall panels & 2 roof sections screwed together

Structures to be dismantled removed and stored at Cambria Nursery between events

Structures are to be used for storage of materials and goods for the Christmas Market

For 2014 and beyond:

Up to 47 temporary structures constructed of 4 wall panels & 2 roof sections screwed

together Structures to be dismantled, removed and stored at Cambria Nursery between events

Structures are to be used for storage of materials and goods for the Christmas Market

### **Traffic Committee Recommendations**

For Cambria Pines Lodge Christmas Market

September 3<sup>rd</sup> 2013

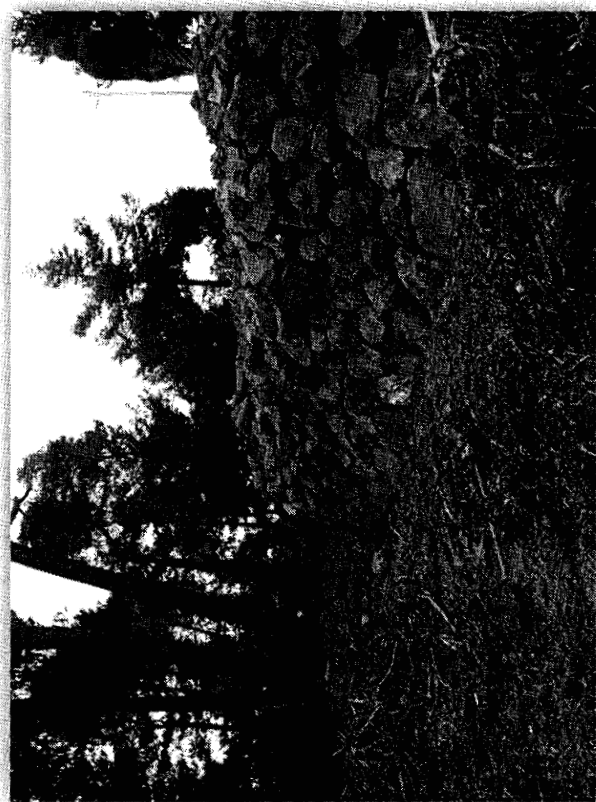
1. Offsite parking on the Cambria Nursery to be allowed and reserved for "Vendors Only". This is due to access issues from the Nursery to the Lodge, and reducing pedestrian traffic on Eaton and Burton after dark.
2. Road traffic inside the Lodge grounds approved for "One Way Only" during event hours to allow for additional parallel parking. At the following points: East side at parking space 195e to the west side at parking space 286e, after which 2-way traffic will continue. "Do Not Enter" and "One Way" signs to be posted so that drivers will be well aware of the situation.
3. Parking spaces 185e-188e next to the Market entrance be reserved as 'Handicap Only' and to be posted as such.
4. Gravel "Temporary Parking" to be covered with appropriate base to allow for proper drainage, and contain a lighted gravel path between the lot and cottages for pedestrian access.
5. Parking spaces 3-8t and 23-28s be removed from plan to allow access to gravel parking area.
6. Parking spaces shown on plan on Burton Dr to be removed and "No Parking" signs be provided along North side of Burton at Lodge property.
7. "Special Event" signage be provided when entering Burton Dr. from either direction. "Ped Xing" signage on both sides of Burton and Patterson.
8. Adequate trained staff be in place to provide safe vehicle and pedestrian travel during event.
9. No recommendation was made about the offsite parking at the church as no written statement from the church was provided.



1. and 2. Grading and vegetation removal in ESHA above Burton Drive and perennial watercourse



3. Perennial Watercourse below demolition site

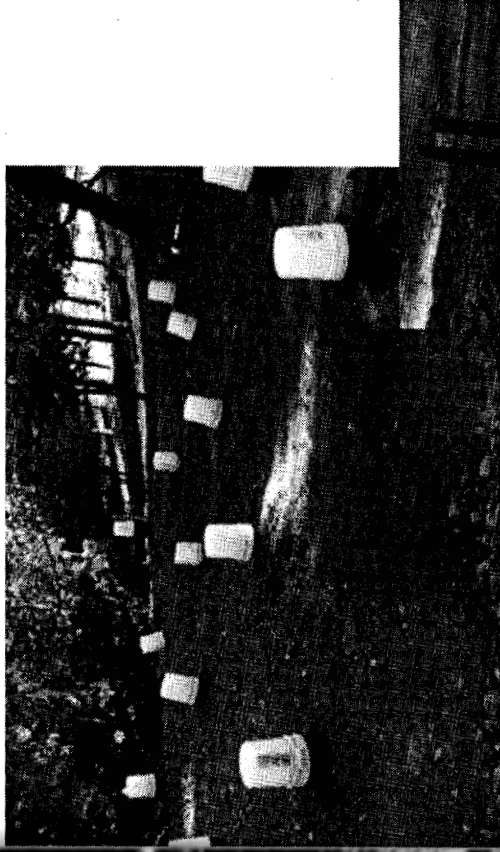


4. Grading in ESHA and vegetation removal for terraces

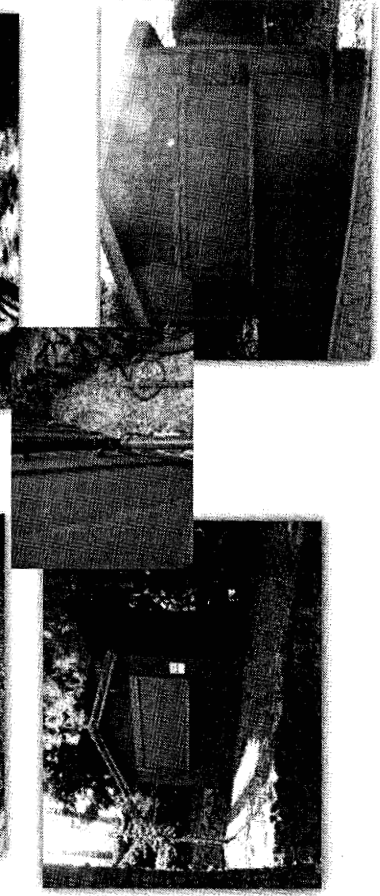
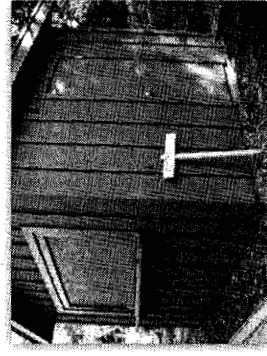
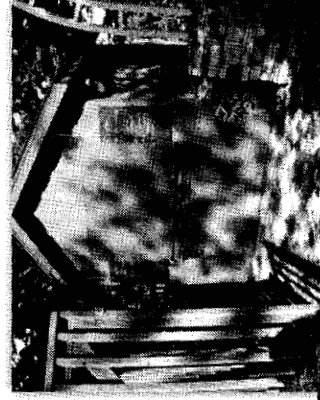




5. Grading in ESHA and vegetation removal for terraces

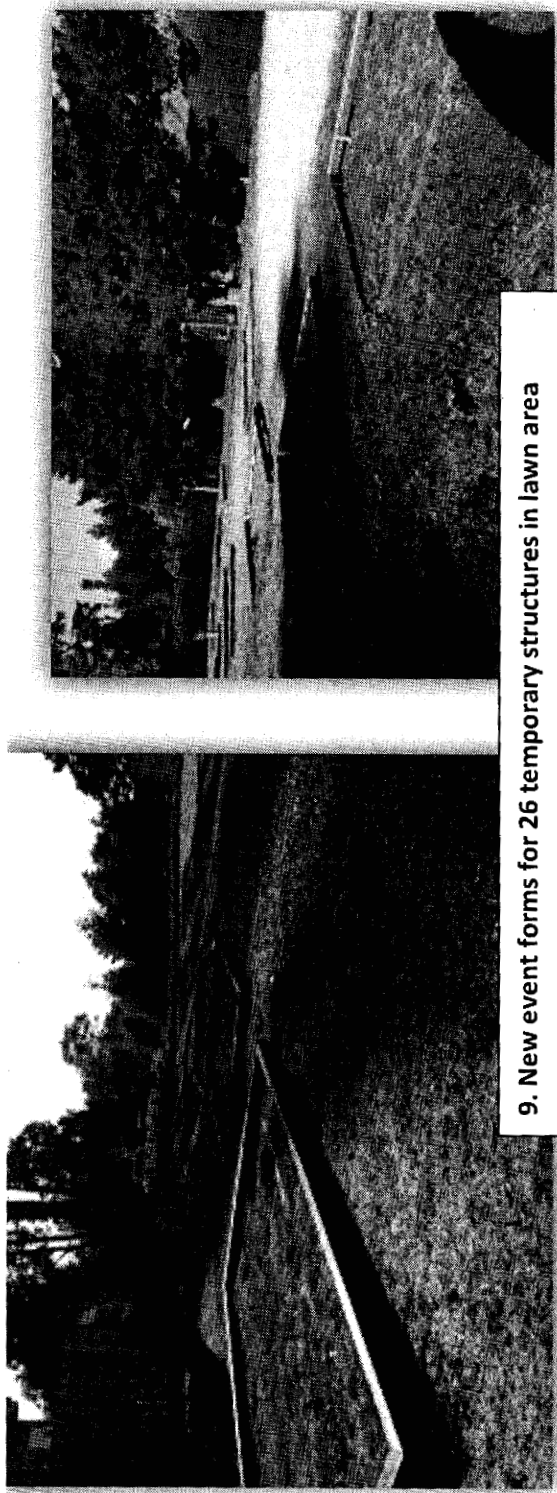


6. Cement piers and posts in ESHA

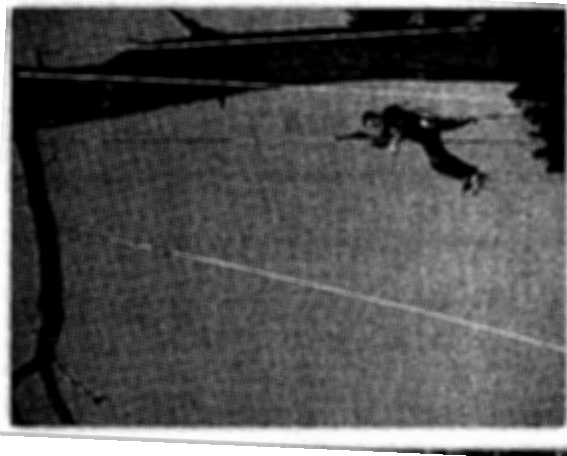


7. Concrete pads in ESHA

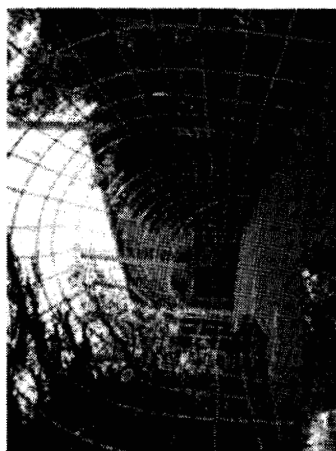
8. Permanent structures (4) with water and gas lines in ESHA in 30 foot setbacks



9. New event forms for 26 temporary structures in lawn area



11. Hanging electrical and ropes from Monterey Pines in ESHA for Lights



10. Light show still occurring in ESHA

## **CAMBRIA PINES LODGE**

**Project Description:** DRC2011-00032 Pacific Cambria Inc., – Minor Use Permit APN # 023-431-003, 2905 Burton Drive, Cambria

Aug. 29, 2013 Description provided by Architect but no new description verified from SLO County: The Cambria Christmas Market is a recurring Temporary Event to occur 5 evenings per week from 5-9 pm starting the day after Thanksgiving and ending 23 December each year from 2012-2016, open to the public similar to many Christmas markets in Europe as part of the community wide Holiday in the Pines event coordinated by the Cambria Chamber of Commerce. The Cambria Christmas Market will have extensive holiday lighting, food and merchandise for sale in village setting adjacent to the Cambria Pines Lodge on a previously developed path that connects to the Cambria Nursery.

For 2013:

3 permanent structures less than 120 sf in area

29 temporary structures constructed of 4 wall panels & 2 roof sections screwed together

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For 2014 and beyond:

Up to 47 temporary structures constructed of 4 wall panels & 2 roof sections screwed together. Structures to be dismantled, removed and stored at Cambria Nursery between events. Structures are to be used for storage of materials and goods for the Christmas Market

### **RECOMMENDATION:**

Revised application, updated General Application, or Land Use Permit application containing all specifics from SLO County has not yet been received as of 9/10/13. The Land Use Committee is awaiting the revised project description and site plans to make a determination regarding permitting authority and compliance for this project. Prior to the issuance of building permits a Final Drainage Plan, Final Landscape Plan, Pine Forest Enhancement and Revegetation Plan, temporary event and parking plan, tree protection and replacement, and performance agreements relating to construction that has already occurred at this site is needed:

Due to ongoing conversations regarding the plans that have not yet been completed, project description, parking, enforcement, temporary event compliance, and unpermitted development in Environmentally Sensitive Habitat Area (ESHA) the LUC **recommends denial**.

### **ISSUES:**

The following LUC issues are based on the original 2012 MUP in addition to conversations with area residents, County planning and Chief Miller, 2 site visits, and emails from architect and others received by the LUC as of 9/3/13.

Conditions placed on the Lodge expansion in the 2003 California Coastal Commission decision W12-A-8-2003 state "All conditions of SLO County become conditions of this permit. Where there is a conflict between the conditions of the local approval and the terms of this permit, the terms of this permit shall control." These conditions included development and construction in ESHA, defensible space limitations, requirement of no net increase in water use, compliance with Drainage, Erosion, Sedimentation and Stormwater Management plans.

1. Water use should be verified in compliance with CSD monitoring plan to offset 700,000 gallons per day per CCC Commission condition W12-A-8-2003 and no net increase in water use allowed with future development.
2. 30 foot setbacks from property line of all event structures, permanent or temporary, in existence or proposed that does not require removal of any living Monterey pine or pine forest understory. Any and all structures constructed that violate this condition must be removed and areas revegetated per CCC Commission condition W12-A-8-2003.
3. All decks and construction, proposed or existing, require building permits and compliance with W12-A-8-2003.

SLO Board of Supervisors Lodge Development Plan states that prior to the issuance of building permits conditional compliance includes but is not limited to Final Drainage Plan, Final Landscape Plan, Pine Forest Enhancement and Revegetation Plan, tree protection and replacement, and performance agreements relating to construction that has already occurred at this site:

1. Engineered drainage plan needed to include velocity, quantity and pattern of runoff connected with event buildings, new landscaping and construction of parking lots. Plan must be completed and approved prior to construction.

2. All runoff contained on site to prevent pollution of Santa Rosa Creek and riparian habitat areas downhill. Special consideration should be taken with construction affecting runoff into Martindale, Piney Way and Rogers Street.
3. Cleared area downhill from amphitheater needs to be revegetated before the rainy season due to location above Burton Drive and Santa Rosa Creek. NCAP Chapter 7 G *No understory vegetation shall be removed until a permit has been issued.*
4. Condition 27 required no grading or construction within 50 feet of remaining trees and no fill was to be placed near root zones. New construction inconsistent with this requirement.
5. Code enforcement violations from 2012 (as outlined in SLO County's August 19, 2013 email) are NOT resolved and \$438 fine not paid. **23.07.170 (6)** *Critically evaluate "after-the-fact" permit applications where un-permitted development has illegally encroached into setback areas before off-site mitigation is considered. Evaluate all options of restoring and enhancing the pre-existing on-site habitat values. Off-site mitigation consisting of replacing the area of disturbance with like habitat at a minimum of 3:1 ratio shall be an additional requirement to offset the temporary impacts of the violation and address the potential for restoration efforts to fail.* As confirmed in NCAC 11/28/12 minutes a unanimous decision was made to deny Lodge project due to 'after-the-fact' permit application.

#### Traffic and Safety

1. Trained safety personnel and crossing guards are needed.
2. Crowd control measures are needed.
3. Fire safety measures are needed.
4. The Traffic Committee recommendations may be insufficient for the projected event attendance of approx. 2,000 per night.
  - a. Parking must be adequately verified for projected event attendance in addition to requirements for hotel parking offsite as set forth in Section 23.04.166c(9) and in 23.08.262. [Amended 1995, Ord. 2715]
  - b. Off-street parking is to be provided for private events with such parking consisting at minimum, of an open area with a slope of 10 percent or less, at a ratio of 400 square feet per car on a lot free of combustible material per Title 23 CZLUO 23.08.248d(2)
  - c. Temporary Parking in ESHA
    - i. According to the development plan, there shall be no grading in the forest within 50 feet of ESHA. Area unable to be returned to natural state following removal of understory vegetation and adding gravel to create parking spaces.
    - ii. Large oak tree in temporary parking area shall be protected.
    - iii. Runoff from all surfaces subject to vehicular traffic shall be filtered through an engineered filtration system specifically designed to remove vehicular contaminants. All filtered runoff shall be directed offsite in such a manner as to avoid erosion and /or sedimentation per CCC W12-A-8-2003.

Other applicable policies include but are not limited to:

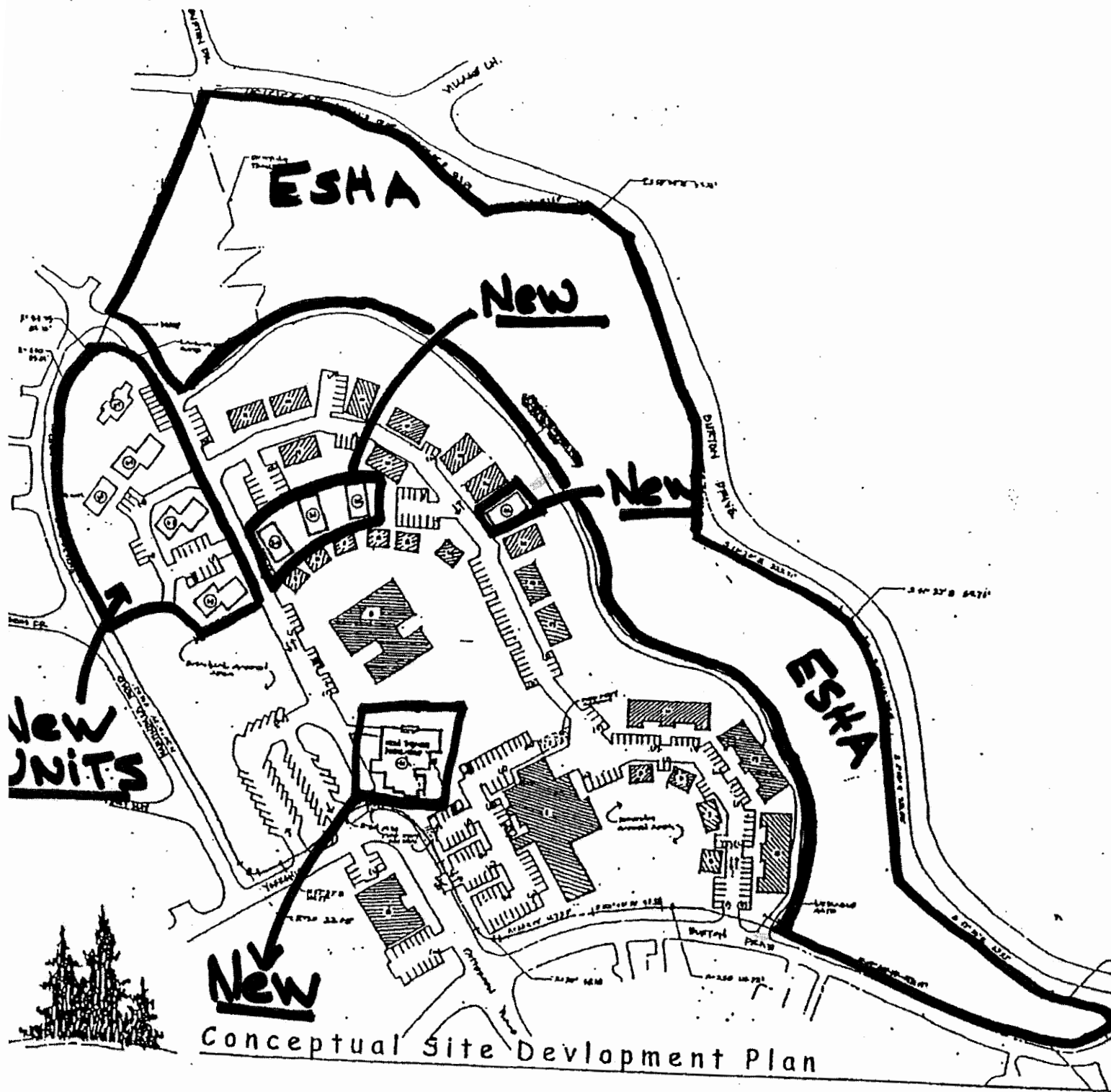
#### THE LAND USE AND CIRCULATION ELEMENTS OF THE SAN LUIS OBISPO COUNTY GENERAL PLAN, FRAMEWORK FOR PLANNING COASTAL ZONE

Temporary Events [C19] Any use of a structure or land for an event for a limited period of time where the site is not to be permanently altered by grading or construction of accessory facilities. Events include but are not limited to art shows, rodeos, religious revivals, tent camps, outdoor festivals and concerts.

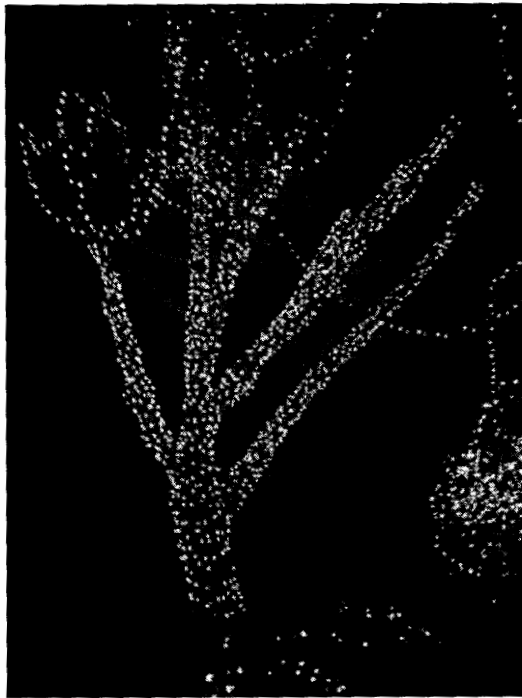
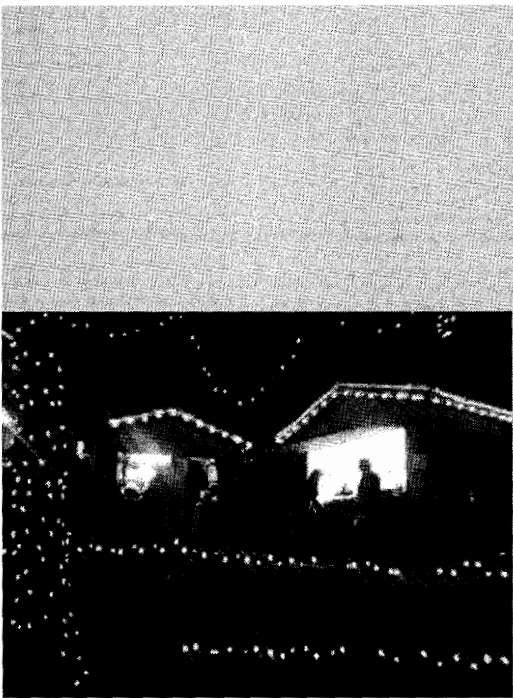
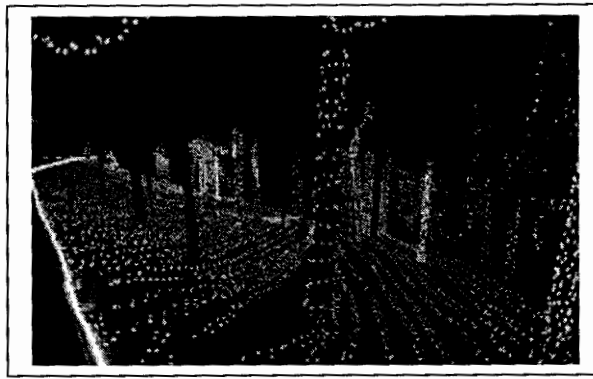
1. No permanent structures per Framework for Planning.
2. Coastal Zone Framework for Planning
  - a. Section 6-50, C-19, defines a temporary events as: "Any use of a structure or land for an event for a limited period of time where the site is not to be permanently altered by grading or construction of accessory facilities."
3. Event is brought into compliance with CZLUO.
  - a. No event within 1000 ft of single family residences.

North Coast Advisory Council Land Use Committee recommendations.

9/10/13

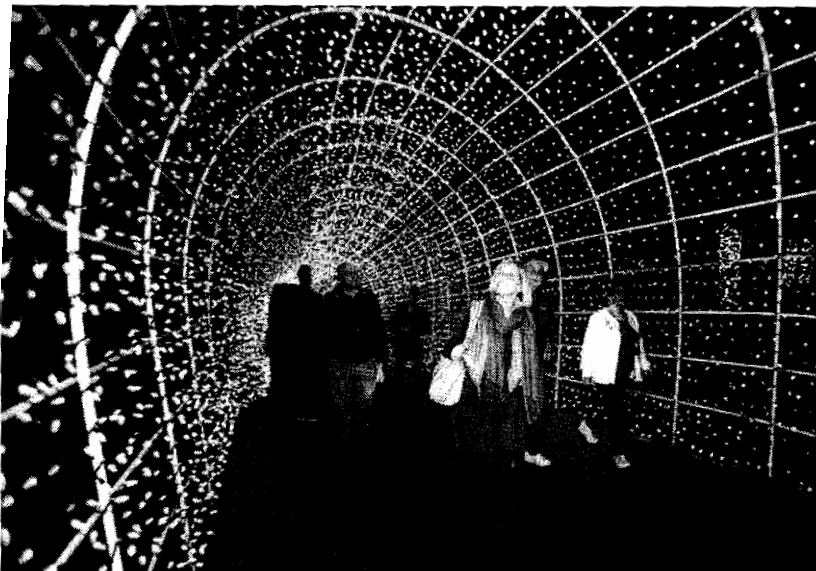






## **Cambria Pines Lodge wants to triple size of Christmas market**

Published: August 15, 2013



Visitors enter a German-style Christmas market at Cambria Pines Lodge in November, complete with a light display, artisan shopping, food and live holiday music. Donna Hoppe of Cambria gazes up at the lighted 'tunnel' which greets visitors to the new Christmas Market.

AURA DICKINSON — [ldickinson@thetribunenews.com](mailto:ldickinson@thetribunenews.com)

### Seasonal market drew far more visitors than expected

by Kathe Tanner — [ktanner@thetribunenews.com](mailto:ktanner@thetribunenews.com)

The North Coast Advisory Council plans to discuss on Wednesday, Aug. 21, but not yet vote on, a permit application for an updated version of a plan to add a 50-booth commercial market to the Cambria Pines Lodge property during the Christmas season.

The council's vote on the matter is due at the Sept. 18 NCAC meeting, Chairwoman Claudia Harmon Worthen said in an email early Wednesday Aug. 14.

The council has discussed the original version of that plan twice before, recommending it once to county Supervisor Bruce Gibson and the Planning Department, and not recommending it the second time, mostly because it was an "after-the-fact" permit request — the temporary structures had already been built and were in use during the 2012 season.

Among other concerns discussed then were the bright lighting glow from the event and worries about the increased traffic as people drove past the site and then tried to find a place to park.

Work at the site has concerned some members of the council's Land Use Committee, members of which are to visit the site officially later this month.

A county code-enforcement agent did an inspection Monday, Aug. 12, and "reported that the activities did not appear to require construction permits, therefore no violations were cited, but that all work should cease until the minor-use permit had been fully processed," according to Zandra Fowler, a county environmental planner. "The contractor, property owner and agent have been informed that all construction activities need to stop immediately."

The current iteration of the plan includes 50 temporary retail sites, a limit set by the county, according to architect Gary Swauger. The original market had 18 sites.

Other additions were made to the project, some of which have been removed recently, Swauger said Tuesday, Aug. 13. For instance, the expanded plan to use the market site three times a year has been pared back down to the original once-a-year event to be held from Thanksgiving through the Christmas season.

Swauger said that last year's market drew close to 1,000 people a night, rather than the anticipated 200. "It was more successful than anyone anticipated it would be," he said during a phone interview.

The meeting starts at 6:30 p.m. at Rabobank, 1070 Main St.

Read more here: <http://www.sanluisobispo.com/2013/08/15/2634521/cambria-pines-lodge-wants-to-triple.html#storylink=cpy>

A-3-540-01-122-A4

Mr. Robertson,

It was brought to my attention that the future of the "Christmas Market" at the Cambria Pines Lodge is now the hands of the California Coastal Commission. I have a few issues that need to be brought to your attention.

I would like to start by saying I have nothing against the Cambria Pines Lodge or the owner's interest in turning a profit. I live about a block away from the Lodge and my wife and I occasionally walk over there for supper and listen to live music.

The Christmas Market last year was a huge success and it will only continue to increase in popularity.

I am concerned about pedestrian safety on Burton Dr and a situation that could quickly get out of control and negatively affect the adjoining residential area.

I have experience with traffic safety and consider myself an objective observer, based on almost 30 years experience as a Traffic Officer with the California Highway Patrol.

There are a few safety issues and some legal ones that I would like to bring to your attention based on my observations:

The main entrance to the Christmas Market, at the intersection of Burton Dr and Eton Rd, is a dangerous location (narrow roadway, on a curve, inadequate lighting). Vehicles unloading passengers at the entrance are forced to stop in the roadway in the middle of a curve.

A person employed by Cambria Pines Lodge (A teenager in a yellow vest with a flashlight) does not have legal authority to stand in the middle of the roadway for the purpose of directing traffic.

Burton Dr is a narrow curved rural roadway with no sidewalks or shoulders.

Persons approaching or leaving the Christmas Market on Burton Dr are forced to walk in the roadway.

Most persons are unaware if they walk in the roadway; it must be near left roadway edge (Facing traffic).

There is no lighting in the area to alert approaching motorists that pedestrians are walking in the roadway.

During the Christmas Market, overflow traffic started using an undeveloped residential lot on the corner of Burton Dr and Patterson Dr as an impromptu parking lot.

Since there were no waste cans available to persons using this temporary parking area, they felt obliged to deposit their garbage generated at the Christmas Market on the ground where they parked.

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OCT 31 2013

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CENTRAL COAST AREA



I also suspect the property owner would not appreciate their residential lot being used (indirectly) for a commercial purpose.

Finally, Cambria is a small town and there is already talk of similar type festivals to start occurring in this location all year long.

Thank you for taking the time to read this,

Jim Covello  
2986 Wood drive  
Cambria, CA 93428

805-924-1561  
jamescovello@gmail.com

**CALIFORNIA COASTAL COMMISSION**

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## NOTICE OF PROPOSED PERMIT EXTENSION

**Date:** October 30, 2013  
**To:** All Interested Parties  
**From:** Madeline Cavalieri, Central Coast District Manager  
Daniel Robinson, Coastal Planner  
**Subject:** **Proposed Extension to Coastal Development Permit (CDP) A-3-SLO-07-041**  
Applicant: Brent Richissin

### **Original CDP Approval**

CDP A-3-SLO-07-041 was approved by the Coastal Commission on October 15, 2008, and provided for the construction of a single-family located at 2737 Austin Court, in the unincorporated coastal community of Los Osos, San Luis Obispo County.

### **Proposed CDP Extension**

The expiration date of CDP A-3-SLO-07-041 has been extended by the Commission three times previously (to October 15, 2011, October 15, 2012, and October 15, 2013, respectively), and would be extended in this case by one year to October 15, 2014. The Commission's reference number for this proposed extension is **A-3-SLO-07-041-E4**.

### **Executive Director's Changed Circumstances Determination**

Pursuant to Title 14, Section 13169 of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that there are no changed circumstances affecting the approved development's consistency with the certified San Luis Obispo County Local Coastal Program and/or Chapter 3 of the Coastal Act, as applicable.

### **Coastal Commission Review Procedure**

The Executive Director's determination and any written objections to it will be reported to the Commission on November 13, 2013 in Newport Beach. If three Commissioners object to the Executive Director's changed circumstances determination at that time, then the extension shall be denied and the development shall be set for a full hearing of the Commission.

**If you have any questions about the proposal or wish to register an objection, please contact Daniel Robinson in the Central Coast District office.**