COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

PLANNING COMMISSION

Promoting the wise use of land
Helping build great communities

MEETING DATE	CONTACT/PHONE	APPLICANT	FILE NO.
July 14, 2016	Airlin M. Singewald asingewald@co.slo.ca.us (805) 781-5198	Pacific Cambria, Inc.	DRC2015-00096

SUBJECT

A request by **PACIFIC CAMBRIA, INC.** for a Development Plan / Coastal Development Permit (DRC2015-00096) to allow temporary events, the Cambria Christmas Market, to occur Wednesday through Sunday (and all of Christmas week) from 5 pm to 9 pm each evening for four weeks beginning the last Friday in November. The market would include temporary lighting, seasonal displays, and concession stands. Twenty-six temporary booths would be constructed for the event, and would be dismantled and removed at the conclusion of the event. The market would be located within the interior of the Cambria Pines Lodge grounds and at the adjacent Cambria Nursery. The applicant is requesting a waiver of the Coastal Zone Land Use Ordinance requirement for temporary events to be setback at least 1,000 feet from a Residential Single Family land use category. The proposed project is within the Recreation and Residential Suburban land use categories and is located at 2905 Burton Drive in the community of Cambria. The site is in the North Coast planning area.

RECOMMENDED ACTION

Approve Development Plan / Coastal Development Permit DRC2015-00096 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.

ENVIRONMENTAL DETERMINATION

A Class 3, 4, and 11 Categorical Exemption was issued on June 8, 2016 (ED15-299).

LAND USE CATEGORY	COMBINING DESIGNATION	ASSESSOR PARCEL NUMBER	SUPERVISOR DISTRICT(S)
Recreation	Local Coastal Program, Geologic Study Area, Archaeologically Sensitive Area, Terrestrial Habitat, and Visitor Serving Area	023-431-003 and 013-151-035	2

PLANNING AREA STANDARDS:

Cambria Urban Area Standards Limitation on Development, Cambria Community Services District Review, Cambria Fire Department Review, Limitation on Use, Permit Requirements

LAND USE ORDINANCE STANDARDS:

Coastal Appealable Zone, Combining Designations, Temporary Events, and Outdoor Lights

SURROUNDING LAND USE CATEGORIES AND USES:

North: Commercial Service, Public Facilities / "Tin City", Rodeo Grounds pump station, downtown Cambria
South: Residential Multi-Family / single family homes
East: Residential Multi-Family, Residential Suburban / Cambria Nursery, apartments
West: Residential Single Family / single family homes

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:

The project was referred to: Public Works, Cambria Community Services District (water/sewer/fire), North Coast Advisory Council, and the Coastal Commission

TOPOGRAPHY:	VEGETATION:
Nearly level to gently sloping	Pine trees, ornamental landscaping
PROPOSED SERVICES: Water supply: Store bought water Sewage Disposal: Portable restrooms Fire Protection: Cambria Fire Department	ACCEPTANCE DATE: May 26, 2016

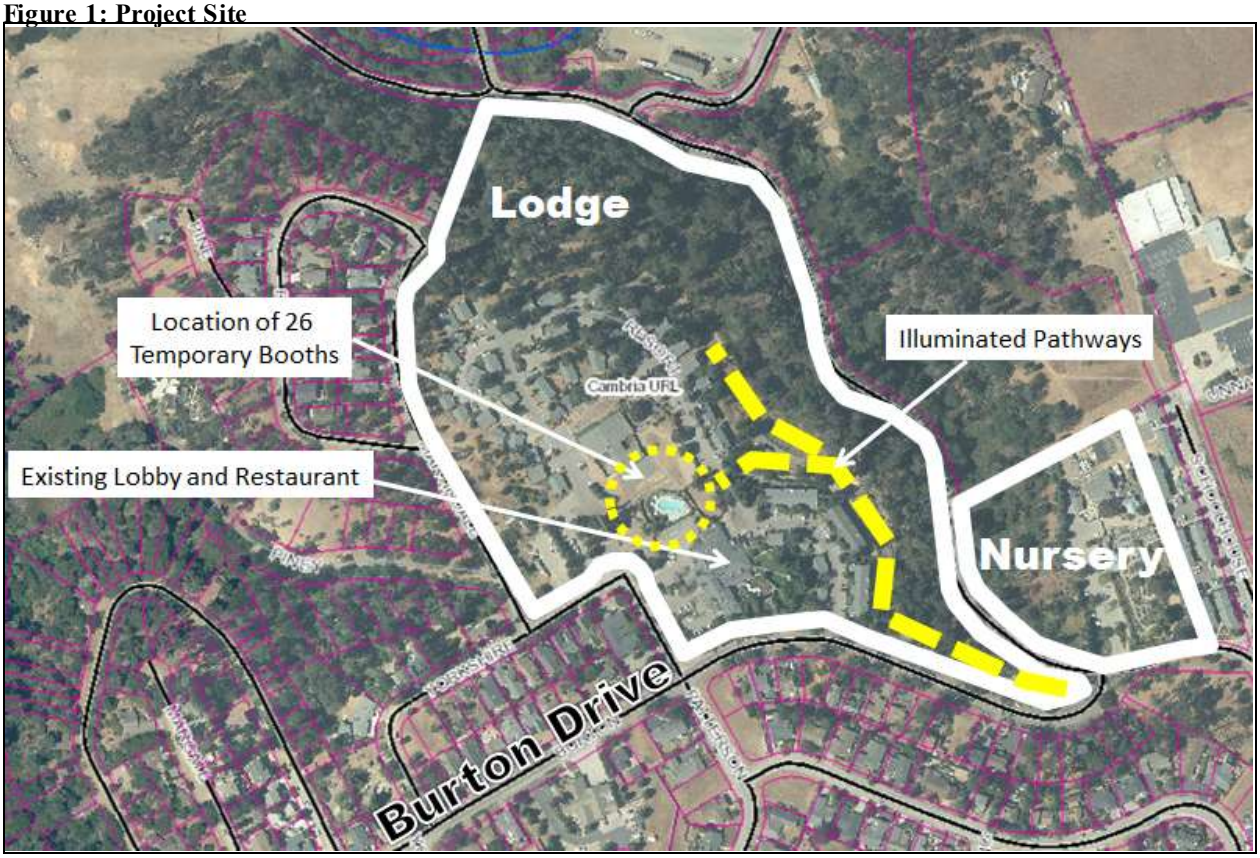
SUMMARY

Proposed Project

The proposed project is a request for a Development Plan / Coastal Development Permit to allow a temporary Christmas Market at the Cambria Pines Lodge and the adjacent Cambria Nursery (see Figure 1).

The Cambria Christmas Market has operated at the lodge since 2012 with annual approvals from the County and Coastal Commission. The requested permit would allow the market to continue over the next five years. The market would start the day after Thanksgiving and continue until Christmas Eve. It would run from 5 pm to 9 pm Wednesday through Sunday and all of Christmas week. The market would consist of 26 temporary vendor booths in the center of the lodge property and seasonal lighting displays along pedestrian paths on the westerly portion of the property. The temporary booths and lighting displays would be dismantled and removed at the conclusion of the event.

Figure 1: Project Site



The proposed project is considered a "Temporary Event" which normally requires Minor Use Permit approval. However, this project requires Planning Commission (Development Plan) approval to waive a Coastal Zone Land Use Ordinance (CZLUO) Chapter 8 standard which states temporary events must be located at least 1,000 feet from any Residential Single Family land use category.

Use of Cambria Nursery for Temporary Events

While the Cambria Christmas Market, including most lighting displays and all vender booths, would be located primarily at the lodge, some related activities would also occur at the Cambria Nursery, located across Burton Drive. The nursery is on a 4.5-acre parcel in the Residential Suburban (RS) land use category. Temporary events is not an allowed use in the RS category; however, the market activities and lighting displays that would occur at the nursery would be

consistent with the historic visitor-serving and retail use of the nursery during the holiday season.

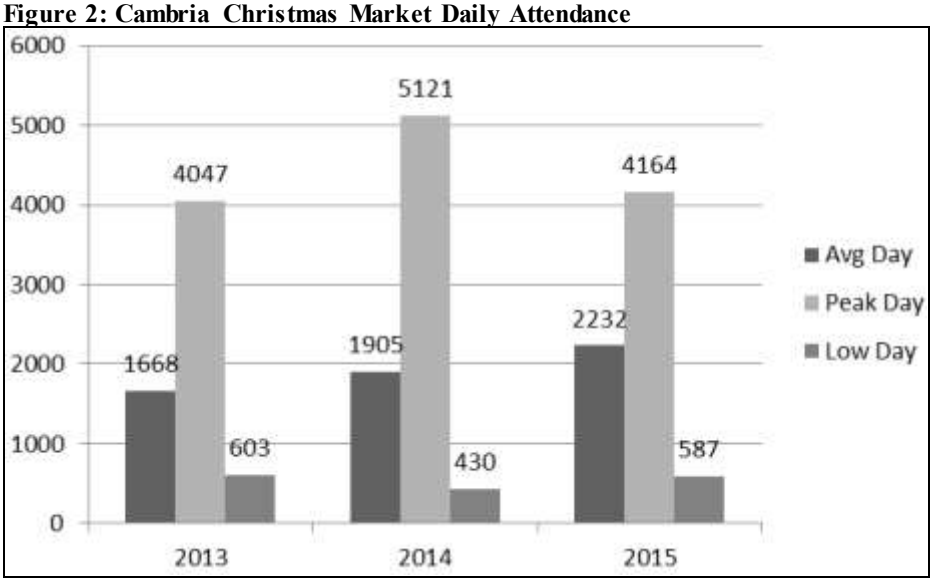
Daily Attendance

The 2013 Cambria Christmas Market operated for 18 days and had 30,016 visitors. In 2014, the market operated for the same number of days and attendance increased by 14 percent to 34,289. The last (2015) Christmas Market operated for 21 days and had 46,878 visitors, a 37 percent increase over the previous year. While overall attendance has increased since 2013, the daily peak attendance decreased by 19 percent between 2014 and 2015 (see Figure 2). This reduction was due in part to a new pricing system that encouraged attendance on off-peak days.

According to the applicant, the event is designed to handle 3,000 people per night. This number was exceeded three times during the 2013 market, twice during the 2014 market, and three times during the 2015 market. The applicant stated that he would be able to limit attendance to a maximum of 3,000 guests once he starts selling tickets exclusively online. He said he needs the certainty of a multiple year permit to invest in an online ticket sales system.

The proposed project is conditioned to cap the maximum nightly attendance to 3,000 guests.

Figure 2: Cambria Christmas Market Daily Attendance



Off-site Parking and Shuttle Plan

During market hours, on-site parking will be exclusively reserved for resort guests, disabled attendees, resort employees and market vendors. All other attendees will be required to use the off-site parking program. A shuttle route with off-site parking (562 spaces) will be implemented including two nine passenger shuttle vans with accessibility for persons with disabilities and four 60 passenger school busses that will pick-up/drop off people along the eastern side of Cambria, making stops at the Coast Union High School (206 spaces), former Brambles Restaurant parking lot (70 spaces), Cambria Hardware Store (60 spaces), Cambria Nursery (50 spaces), Presbyterian Church (94 spaces), and Coast Union High School

administration facility (82 spaces). The number of offsite parking spaces would be sufficient to meet the project's estimated peak parking demand of 540 spaces.[1]

The applicant owns the Cambria Nursery and former Brambles Restaurant. As a condition of approval, the applicant will be required to submit evidence of authorization to use the other parking lots prior to holding each future market.

Figure 3: Offsite Parking and Shuttle Plan

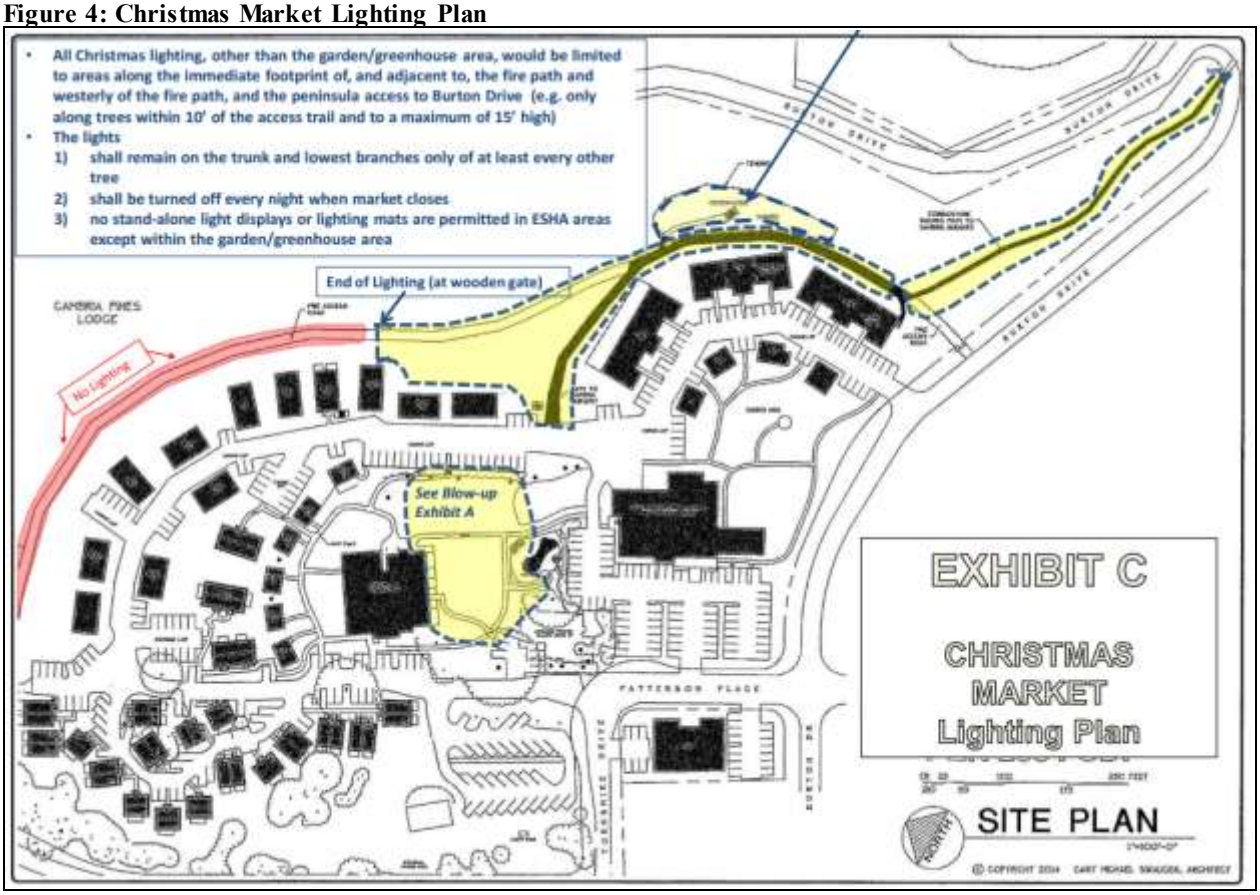
Lighting Plan

As shown in the figure below, the seasonal lighting displays will be in the center of the property where the temporary booths are proposed and along the eastern and southern portions of the lodge. To protect trees and minimize impacts to the night sky, the lighting plan stipulates as follows:

- The lights shall remain on the trunk and lowest branches only of at least every other tree.
- The lights shall be turned off every night when the market closes.
- No stand-alone light displays or lighting mats are permitted in Environmentally Sensitive Habitat Areas except within the garden/greenhouse area.

[1] Assumes 3,000 people attending, an average visit duration of 2 hours, 2.5 people per vehicle, and 300 visitors staying at the lodge.

Figure 4: Christmas Market Lighting Plan



HISTORY / BACKGROUND

Project Site

The existing Cambria Pine Lodge resort was originally constructed in 1927. At that time the lodge consisted of a 14,746 square foot main lodge building surrounded by smaller guest facilities. In the 1930s thirty-one log-cabins were added to the property. In July 2001 the County approved a Development Plan (D980113D) for the expansion of the Cambria Pines Lodge including 35 new guest rooms in 9 buildings totaling 18,800 square feet, a small theater of approximately 6,138 square feet; a retail shop of approximately 1,650 square feet; tennis courts; additional parking spaces; access improvements; related grading and site improvements; comprehensive drainage improvements and limited tree removal. The Development Plan for the expansion was appealed to the Coastal Commission and received final approval in 2003. Today the lodge consists of 152 guest rooms, a restaurant, an outdoor pool, a spa, an entertainment lounge, extensive gardens, and 314 onsite parking spaces.

Christmas Market

The Cambria Christmas Market has been operating at the Cambria Pines Lodge each year since 2012. Staff first learned of plans for the market in September 2012 when a complaint was received about the construction of several sheds on the lodge property without permits. The landowner explained that the sheds would be for a Christmas crafts fair, and staff determined the use would constitute a temporary event requiring Minor Use Permit / Coastal Development Permit (MUP/CDP) approval.

The applicant submitted a MUP/CDP application in October 2012 and held the first Christmas market that year while the MUP/CDP was in process. The first market operated on weekend evenings from the day after Thanksgiving to Christmas Eve. The average attendance range was 500 to 1,500 visitors per night. The parking for the event was accommodated in onsite parking lots, off-site at the Cambria Nursery, and on-street parking surrounding the lodge.

In August 2013, staff received new complaints about unpermitted construction, grading, and vegetation removal in preparation for the 2013 Christmas Market. By this time, the MUP/CDP for the market was scheduled for a hearing but had not yet been approved. Staff inspected the site, issued a stop work order, and notified the applicant that unpermitted work would have to be included in the project description for the MUP/CDP that was in process. Around this same time, the California Coastal Commission took over jurisdiction of the permit, calling it an amendment to the CDP for the lodge expansion, which was approved by the Coastal Commission in 2003.[2]

After taking over jurisdiction of the project, the Coastal Commission worked with the applicant to locate the temporary booths, lighting displays, and other event areas within the developed footprint of the lodge and to avoid impacts to coastal resources. Based on this revised site plan, the Coastal Commission approved the 2013, 2014, and 2015 markets as immaterial amendments to the previous CDP for the lodge expansion. This approval required disturbed habitat areas to be restored and stipulated that no permanent structures would be allowed.

After the 2015 market, Coastal Commission staff notified the County that, since they had laid out some strict parameters on the market and its location on the site, the County is now in a better position to handle the temporary event from a local community participation and fire/safety/traffic perspective. Coastal Commission staff deferred jurisdiction back to the County for the purpose of processing a permit to allow for continued operation of the market as a temporary event. In addition to improving local oversight and involvement in the project, this decision also gives the applicant an opportunity to request a multiple year permit for the market, instead to having to return to the Coastal Commission each year to request an Immaterial Amendment to the lodge expansion permit.

Proposed Development Associated with Lodge Expansion (Not Part of this Approval)

This Development Plan only authorizes use of the site for the Cambria Christmas Market, a temporary event. Any new permanent construction at the lodge would be processed by the Coastal Commission as an amendment to the 2003 lodge expansion project.

On June 3, 2016, the applicant submitted an application to the Coastal Commission for an Immaterial Amendment to the 2003 CDP for the lodge expansion. The following work proposed under this amendment is related to the Cambria Christmas Market:

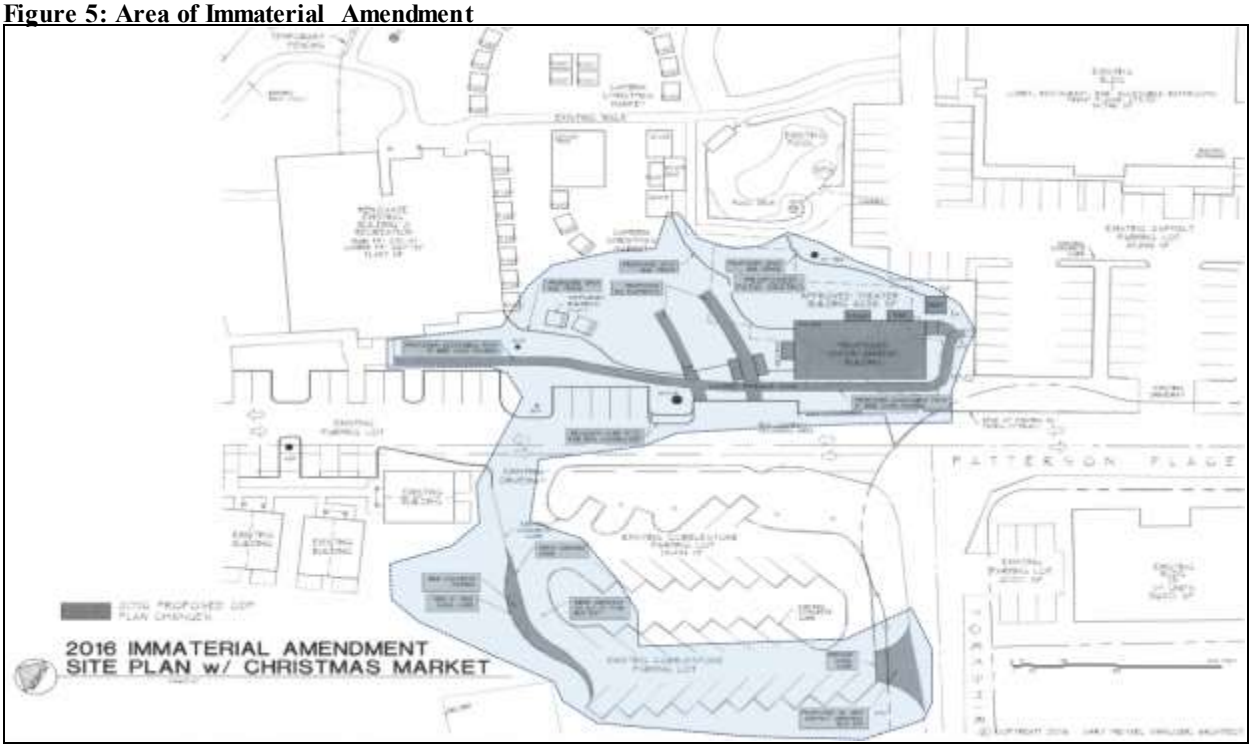
- **Reduction in size and use of the previously approved Theater Building** – this change is asking to replace a 6,138 square-foot theater building authorized as part of the 2003 amendment with a new 2,500 square-foot "entertainment" building with a 3,200 square-foot outdoor patio. This building would be used for the Christmas Market as well as other year-round activities and events held at the lodge.
- **Remodel existing 11,457 square-foot Recreation / Indoor Building** – this change is asking to remodel the fire damaged indoor pool building to include a lounge, meeting

[2] The County approved the CDP for the lodge expansion in 2001, but the project was then appealed to and ultimately approved by the Coastal Commission. Once the Coastal Commission appeals a project they take over jurisdiction of the permit, including condition compliance and any future amendments.

room, brew pub, and spa facilities. Some of these facilities may be used in connection with the Christmas Market.

- **Install parking, vehicle access, and pathway improvements** – this change is asking to install a new driveway on Yorkshire Place which would allow the Christmas Market shuttle buses to turn around in an existing onsite parking lot and avoid driving through residential neighborhoods to the south of the project site. This request also includes installing new interior sidewalks and ADA accessible pathways to improve onsite pedestrian access.
- **Allow for onsite storage of the temporary Christmas Market buildings** – The 2013, 2014, and 2015 Christmas Market permits, which were approved by the Coastal Commission as Immaterial Amendments to the 2003 CDP, required removal of the temporary buildings to offsite storage. This request is to allow the buildings to be dismantled and stored on the lodge property.

Figure 5: Area of Immaterial Amendment

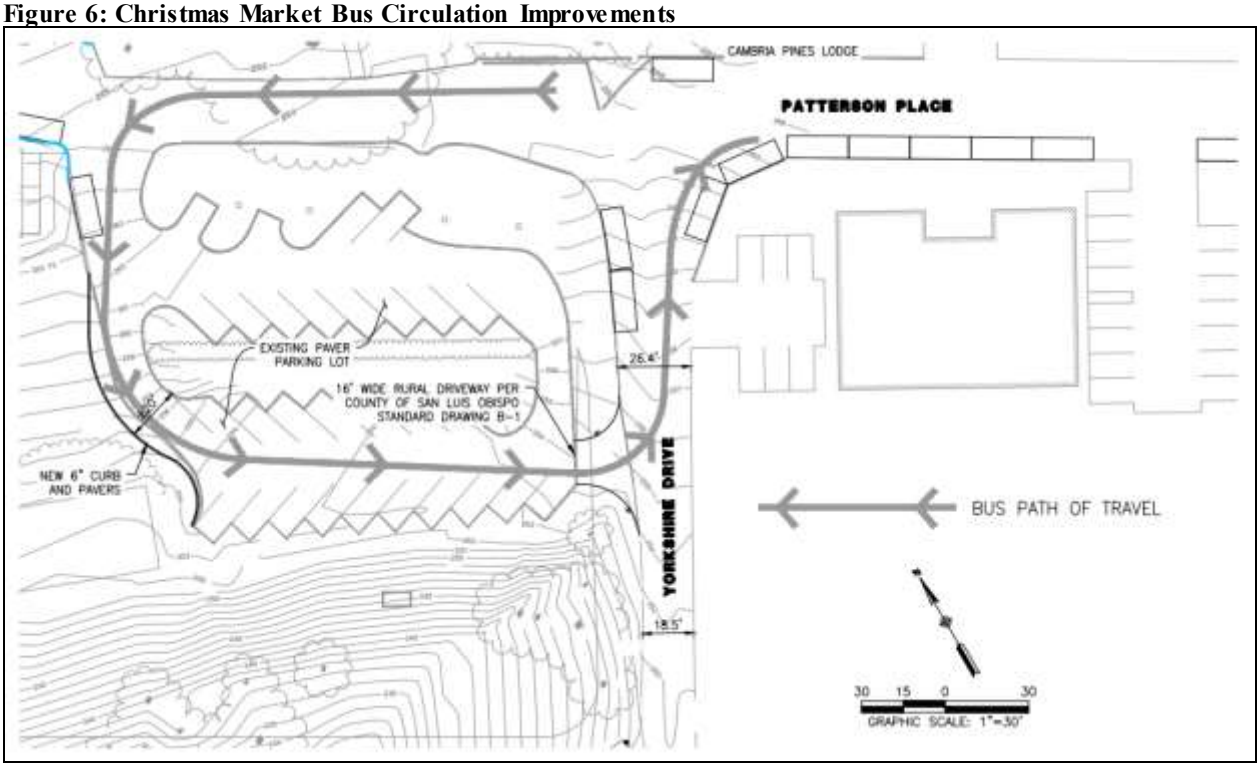


KEY ISSUES

Bus Traffic on Residential Streets

The most significant complaint received about past markets has been from neighbors on Wood Drive who are concerned about bus traffic in front of their homes during the market. One neighbor counted 32 full-sized bus trips past their house in a four hour period on Saturday, December 19, 2015. The shuttle route primarily uses Burton Drive, Main Street, and Highway One; however, in past years, buses have been routed through residential neighborhoods on Wood Drive, Buckingham Place, and Macleod Way to turnaround. For future markets, the applicant will mostly eliminate bus traffic on residential streets by using an existing lodge parking lot as the bus turnaround. This will require installing a new driveway connecting the parking lot to Yorkshire Drive (see Figure 6, below). As described above, this improvement is included in the applicant's June 2016 Immaterial Amendment submittal to the Coastal Commission.

Figure 6: Christmas Market Bus Circulation Improvements



Traffic and Pedestrian Safety

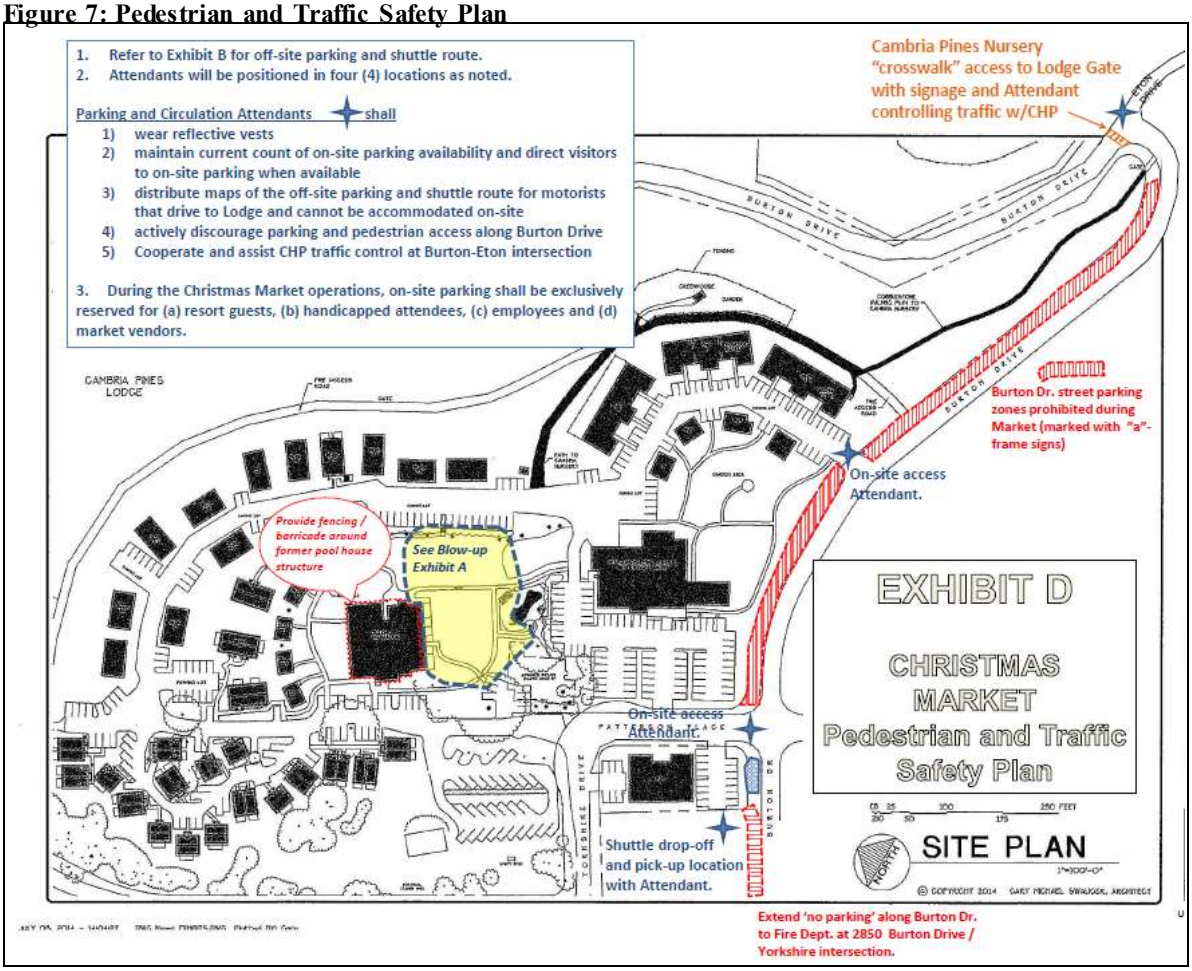
The North Coast Advisory Council (NCAC) wrote a letter dated August 19, 2015 to the California Coastal Commission, in which they noted traffic and pedestrian safety concerns. The applicant has prepared a traffic and pedestrian safety plan to help ensure public safety along Burton Drive and interior access roads.

Due to the temporary nature of the project and off-peak hours of operation, Public Works determined that the existing roadways were generally adequate for the proposed use. As conditioned, the proposed project would be required to submit a traffic control plan, prepared by a licensed civil engineer, to the Department of Public Works for review and approval.

The proposed project will also be required to comply with the June 30, 2015 Fire Plan Review from the Cambria Fire Department, which outlines the following pedestrian and traffic safety measures:

- Burton Drive traffic plan to eliminate bottlenecks in traffic must be submitted and approved by County Public Works, Fire Department and County Sheriff.
- No parking will be permitted on Burton Drive.
- No pedestrian travel on Burton Drive will be allowed.
- Pedestrian safety inside the event should be considered as traffic from guests staying at the lodge drive in and out of the lodge.
- Adequate fencing and barricades shall be provided to prohibit access to the burned out and dilapidated pool house structure.

Figure 7: Pedestrian and Traffic Safety Plan



Fire Safety

Some community members have voiced fire safety concerns regarding the proposed project, which is located in a Very High fire hazard area. As conditioned, the proposed project is required to comply with the June 30, 2015 Fire Plan Review from the Cambria Fire Department, which outlines the following fire safety measures:

- All temporary exterior lighting shall be inspected for proper load distribution, grounding and ground faulting prior to the event. Certification of electrical safety will be required by the Cambria Fire Department prior to the opening of the event.
- No open fires or burning will be permitted unless in a fireplace or device designed for the purpose and approved by the Cambria Fire Department prior to the event.
- An existing and evacuation plan will be required to be submitted to the Cambria CSD Fire Department for approval prior to the event.
- Fire extinguishers will be required to be mounted at key locations throughout the site.
- A fire safety inspection will be required a minimum of 3 days prior to the opening of the market.

Water Usage

Given the Stage 3 water shortage emergency in Cambria, water usage associated with the proposed event is a key consideration. The proposed project would not increase demands on Cambria's water supply because portable restroom facilities, including hand washing sinks,

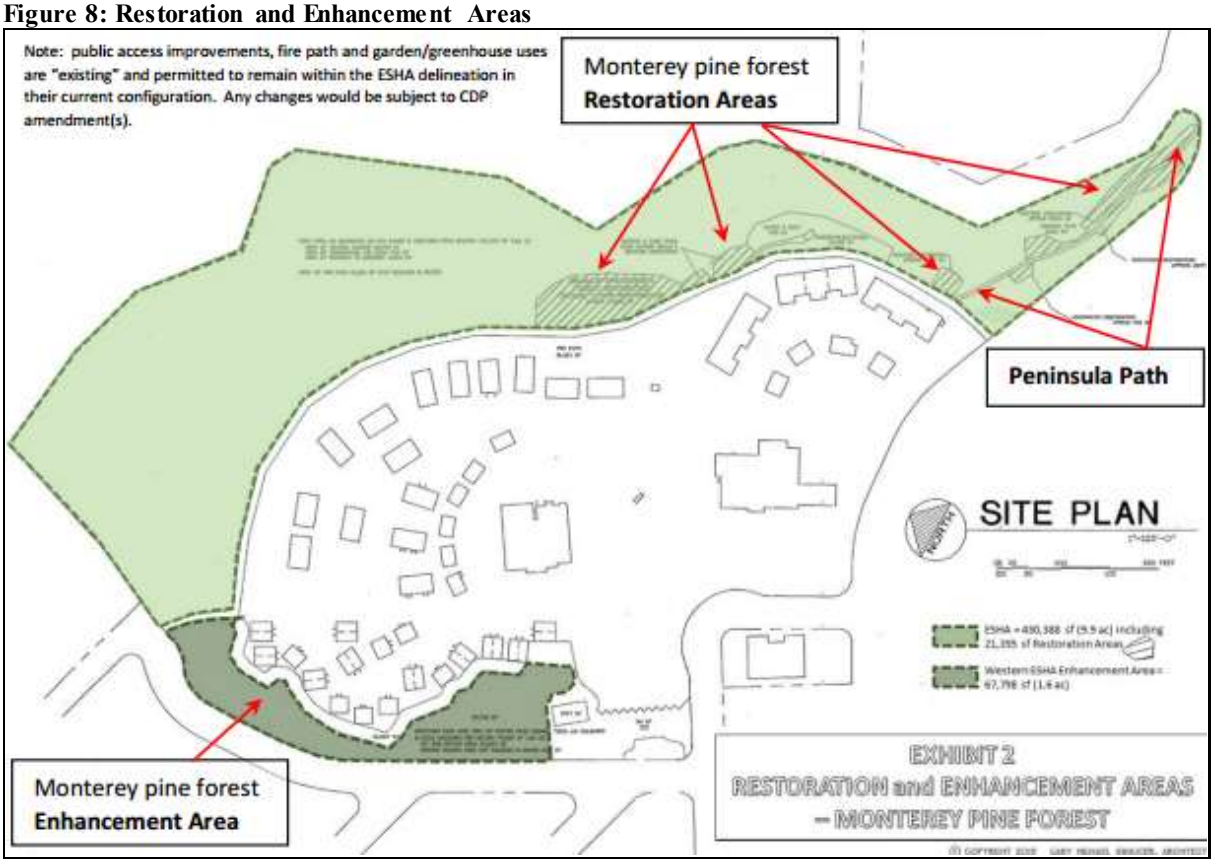
would be provided and drinking water would be store-bought and imported to the site for use during the market.

Unpermitted Construction and Grading / Impacts to Pine Forest

As described above, staff first learned of plans for the Christmas Market when complaints were received about the unpermitted vendor booths at the market. After the 2012 market, additional complaints were received about grading and vegetation removal in the pine forest along the eastern edge of the property. All of this work has since been permitted by the California Coastal Commission as an Immaterial Amendment to the previous CDP for the lodge expansion.

As a condition of the Immaterial Amendment, the applicant started implementing a pine forest restoration and enhancement plan in 2015. The plan, which was approved by the Coastal Commission, was developed to revegetate and enhance areas of the pine forest that were disturbed by unpermitted construction, grading, and tree removal. A copy of the plan is included in Attachment 5.

Figure 8: Restoration and Enhancement Areas



When staff attended a site visit on May 2, 2016 two temporary vendor booths from the 2015 market were still located on site. This violated the Coastal Commission's stipulation that all temporary buildings be completely removed from the site at the conclusion of the event. According to the applicant, these buildings have since been removed.

Use of Cambria Nursery for Temporary Events

While the Cambria Christmas Market, including most lighting displays and all vender booths, would be located primarily at the lodge, some related activities would also occur at the Cambria Nursery, located across Burton Drive. The nursery is on a 4.5-acre parcel in the Residential

Suburban (RS) land use category. Temporary events is not an allowed use in the RS category; however, the market activities and lighting displays that would occur at the nursery would be consistent with the historic visitor-serving and retail use of the nursery during the holiday season.

LAND USE ORDINANCE COMPLIANCE

Section 23.08.248 – Temporary Events

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.*

The proposed project complies with this standard because the applicant applied for a Development Plan to waive the standard limiting temporary events to locations at least 1,000 feet from the Residential Single Family land use category. A Development Plan is a higher level permit and supersedes the Minor Use Permit requirement of this section. The proposed project does not qualify as a "public event" because admission is not free and it would not be located within an approved public assembly facility. Although the Cambria Pines Lodge is allowed to hold small events that are incidental to the motel use, the Cambria Christmas Market is a new land use requiring separate approval.

(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).*

This section of Title 6 (Business Licenses and Regulations Code) establishes licensing requirements for all events selling admission to a commercial outdoor entertainment activity. The proposed project is conditioned to obtain the necessary license pursuant to this section.

(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.*

This section does not apply as the project requires Development Plan approval and does not propose a parade. While the project does not propose a parade, it does propose to block public parking on Burton Drive. This would be addressed in the traffic control plan and encroachment permit subject to review and approval by the Department of Public Works.

(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.*

The proposed project does not propose temporary camps.

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.*

Through this Development Plan, the applicant is requesting to hold the Cambria Christmas Market for approximately four weeks, beginning the day after Thanksgiving and continuing until Christmas Eve.

c. Location. *The site of any temporary event other than public events and parades shall be located no closer than 1,000 feet to any Residential Single Family (RSF) land use category.*

The applicant has applied for a Development Plan to waive this requirement as the subject parcel is located adjacent to the RSF land use category. The nearest market use area to the RSF category would be the parking lot on Patterson Place where the shuttle buses would turn around. This area is located about 100 feet from the RSF category. The main market area (with the 26 temporary booths) would be located about 400 feet from the RSF category. The market entrance would be located about 300 feet from the RSF category.

Staff supports the requested waiver for the following reasons:

- The proposed market would be held at the Cambria Pines Lodge, which has been in existence since 1927, and is generally consistent with the historical visitor-serving use of the lodge.
- The main market area would be located in the center of the 23-acre parcel and buffered from neighboring homes by the pine forest and existing motel rooms at the lodge. The applicant's pine forest enhancement and restoration plan would further improve the effectiveness of the pine forest buffer.
- The lighting would be located mostly on the eastern portion of the property, which is located further from homes in the RSF category.
- The market would be temporary, operating from 5 p.m. to 9 p.m. for about four weeks out of the year.
- The project includes a pedestrian and traffic safety plan, an off-site parking and shuttle plan, and a lighting plan which will help ensure public safety and minimize impacts on neighboring homes.
- The market has operated since 2012 with fairly minimal neighborhood compatibility impacts. The most significant complaint received has been in regards to bus traffic in the surrounding residential neighborhoods. The project proposes to address this concern by turning the buses around using an onsite parking lot.

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.*

The Cambria Pines Lodge has two main access points off of Burton Drive: Patterson Place and Resort Road. The Cambria Fire Department reviewed the project and did not raise concerns regarding access.

(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.*

The project includes a total of 917 parking spaces including 355 onsite spaces and 562 offsite spaces. Based on the past markets, the applicant estimates an hourly parking demand of 457 spaces. Also, according to the applicant, there are another 641 public parking spaces in the area that could accommodate overflow parking needs during peak attendance times. However, it is anticipated that the onsite and dedicated offsite parking spaces will be sufficient to meet the project's parking needs.

(3) ***Fire protection.*** *Facilities to be provided as required by the County Fire Department.*

As conditioned, the applicant will be required to obtain a fire safety plan prior to holding each event. As described above, the Cambria Fire Department has reviewed the project and recommended measures to minimize fire and life safety hazards at future events.

(4) ***Water supply and sanitation.*** *Facilities to be provided as required by the Health Department.*

The proposed project will use portable restroom facilities and, as conditioned, will comply with all requirements of 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).

This standard is not applicable as the project would be located at the Cambria Pines Lodge, an existing visitor-serving establishment, and would be required to dismantle and remove the temporary vendor booths at the conclusion of the market. Proposed permanent improvements associated with the market (e.g. new driveway on Patterson, entertainment building, and pathways) would also be used for year-round operations of the lodge.

Section 23.01.043c(1) – Appeals to the Coastal Commission

The project is appealable to the Coastal Commission because it is located in the Monterey pine forest Terrestrial Habitat (TH) combining designation, a Sensitive Resource Area.

Section 23.04.320 – Outdoor Lights

Light sources are to be designed and adjusted to direct light away from any road or street, and away from any dwelling outside the ownership of the applicant. No light or glare shall be transmitted or reflected in such concentration or intensity as to be detrimental or harmful to

persons, or to interfere with the use of surrounding properties or streets. Where lights are used for the purpose of illumination or accenting building walls, signs, flags, architectural features, or landscaping, the light source is to be shielded so as not to be directly visible from off-site. Free-standing outdoor lighting fixtures are not to exceed the height of the tallest building on the site.

One of the highlight attractions of the Cambria Christmas Market event is the lighting displays throughout the gardens, on the Main Lodge building, and along the pathway that leads to the Cambria Nursery. The light displays associated with the proposed temporary event(s) will be conditioned to comply with Outdoor Light standards as mentioned above.

Section 23.07: Combining Designations

The proposed project is located within the following combining designations: Archaeologically Sensitive (AS), Local Coastal Plan (LCP), Geologic Study Area (GSA), Terrestrial Habitat (TH), and Visitor-Serving Area (VSA).

The proposed project is consistent with the standards that accompany these designations because it is for a temporary event and will not involve permanent construction. Any permanent development at the lodge will be reviewed by the Coastal Commission for consistency with the approved Lodge expansion permit, which included measures to avoid and minimize impacts on coastal resources, including archeological resources and the Monterey pine forest.

The project is consistent with the LCP designation because the requested Development Plan would include Coastal Development Permit approval.

In the VSA designation, visitor-serving uses have priority over non-visitor-serving uses. The project is consistent with this requirement because Cambria Christmas Market is a visitor-serving use.

PLANNING AREA STANDARDS

As described below, the project complies with applicable Cambria Urban Area, Combining Designations, and Recreation development standards of the North Coast Area Plan.

Cambria Urban Area Land Use

Recreation

Cambria Pines Lodge is designated for recreational use, and has been a major visitor-serving facility in Cambria. Future development plans should retain the steep, tree-covered slopes in their natural state.

The project as proposed will result in minimal site disturbance and will not involve the removal of any trees.

Cambria Urban Area Standards - Combining Designations

Monterey Pine Forest Habitat (TH)

The purpose of the following standards is to minimize tree removal and avoid impact to sensitive Monterey pine forest habitat. All development within Monterey pine forest (TH) shall include the following minimum standards:

1. ***Establishment of a "project limit area".*** *The project limit area shall be established in a manner that avoids Monterey pine forest impacts to the maximum extent feasible, is located on the least sensitive portion of the site, and safeguards the biological continuance of the habitat. Particular attention shall be given to locations which are part of larger continuous undisturbed forested areas, show signs of forest regeneration, include a healthy assemblage of understory vegetation, support other sensitive species, provide a solid tree canopy and species nesting areas, and that will minimize loss of Monterey pine, oaks, and forest habitat.*

   The project complies with this standard because the applicant started implementing a pine forest restoration and enhancement plan in 2015. The plan, which was approved by the Coastal Commission, was developed to revegetate and enhance areas of the pine forest that were disturbed by unpermitted construction, grading, and tree removal.

2. ***New Development siting.*** *New development shall be sited to ensure that any required vegetation removal will be done fully on private property and will not encroach on any public lands or sensitive habitat areas. If development cannot be sited to avoid encroachment within sensitive habitat areas, such encroachments shall be minimized to the maximum extent feasible and appropriate mitigation in support of habitat restoration shall be required.*

   The project complies with this standard because it does not involve permanent construction and because the applicant has started implementing a pine forest restoration and enhancement plan.

3. ***Plan Requirements.*** *All site, construction and grading plans submitted to the County shall identify by species and diameter all Monterey pine trees that are six inches or more in diameter 4.5 feet above ground and oak trees four inches or more in diameter 4.5 feet above ground identified by species and diameter. The plans shall indicate which trees are to be retained and which trees are proposed for removal.*

   The project is conditioned to comply with this standard.

4. ***Construction Practices.*** *Construction practices to protect Monterey pines, oak trees and significant understory vegetation shall be implemented.*

   The project is conditioned to comply with this standard, as impacts to the vegetation would be limited by the design and siting of the proposed temporary booths/structures and the project will implement all feasible construction practices to protect vegetation onsite.

5. ***Replacement of Vegetation.*** *Any Monterey pine trees that are six inches or more in diameter 4.5 feet above ground removed shall be replaced at a 4:1 ratio. Any oak trees that are four inches or more in diameter 4.5 feet above ground removed shall be replaced at a 6:1 ratio. All open areas of the site disturbed by project construction are to be seeded with native, drought and fire resistant species that are compatible with the habitat valve of the surrounding forest.*

   The proposed project does not involve the removal of any trees.

6. ***Understory Vegetation Removal.*** *No understory vegetation shall be removed until a permit has been issued or unless an immediate hazardous condition exists. Understory*

vegetation removal to create, improve, or maintain adequate defensible space and Fire Hazard Fuel Reduction shall be the minimum necessary.

The project proposal does not include the removal of understory vegetation.

Cambria Urban Area Standards - Community Wide

Limitation on Development – Water Conservation Requirements

New development resulting in increased water use shall offset such increase through the retrofit of existing water fixtures within the CCSD's service area, or through other verifiable actions to reduce existing water use in the service area.

The proposed project will not involve any development that would result in increased water use. Portable self-contained hand washing sinks and the existing resort restrooms facilities will be available to event patrons.

Cambria Community Services District Review

Prior to application acceptance, land use and building permit applications shall include a written verification of water and sewer service from the CCSD. A water and sewer service condition compliance letter from the CCSD shall be provided to the Department of Planning and Building prior to final building inspection.

The project complies with this standard because no new water or sewer services are proposed. As conditioned, prior to final building inspection the applicants shall submit a water and sewer service condition compliance letter from the CCSD.

Cambria Fire Department Review

All new development shall comply with applicable state and local Cambria fire codes. Prior to application acceptance, land use and building permit applications shall include a Fire Plan Review from the Cambria Fire Department.

The project complies with this standard because it is conditioned to comply with the fire plan review letter from the Cambria Fire Department dated June 30, 2015.

Erosion Control

In addition to other applicable requirements of the Coastal Zone Land Use Ordnance, all runoff from impervious surfaces such as roofs, driveways, walks, patios, and/or decks shall be collected and retained on-site to the greatest extent possible. Run-off not able to be retained on-site shall be passed through an effective erosion control device or filtration system approved by the Public Works Department.

The proposed project complies with this standard because the applicant will be required to submit a drainage, erosion and sedimentation control plan prior to issuance of a construction permit.

Landscaping

All areas of the site disturbed by project construction shall be re-vegetated with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest

Non-native, invasive, fire prone, and water intensive (i.e. turf grass) landscaping shall be prohibited on the entire site.

The proposed project is conditioned to comply with this standard.

Exterior Lighting

All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries source. Where lights are used for the purpose of illuminating or accenting building walls, signs, flags, architectural features, or landscaping, the light source is to be shielded so as not to be directly visible from off-site. Particular care is to be taken to assure that direct illumination does not fall onto or across any public or private street or road.

The proposed project does not involve the installation of any permanent exterior lighting. As stated in the attached lighting plan, the temporary holiday lighting displays will be turned off at the conclusion of each market.

Archaeological Resource Protection

In the event archaeological resources are unearthed or discovered during any construction activities, construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

The proposed project is conditioned to comply with this standard.

Cambria Urban Area Standards – Recreation (REC) Land Use Category

Cambria Pines Lodge - Limitation on Use

Principally Permitted uses are limited to Eating and Drinking Places (not including drive-in and fast-food restaurants, and refreshment stands), Food and Beverage Retail Sales (tourist-oriented), General Merchandise Stores (tourist-oriented), Hotels and Motels, and Bed and Breakfast Facilities. Non-Principally Permitted uses are limited to: Indoor Amusements & Recreation, Outdoor Recreation, Temporary Events, (when accessory to a Hotel or Motel), Public Safety Facilities, a Caretaker Residence, Public Assembly and Entertainment (when accessory to a Hotel or Motel), and uses permitted by the Cultural, Education, and Recreation use group (excluding Libraries and Museums, Schools and Social Service Organizations) in accordance with Coastal Table 'O', Part I of the Land Use Element. (This is a visitor-serving priority area).

The proposed project is a temporary event and is accessory to the existing resort.

Cambria Pines Lodge - Permit Requirements

A Development Plan is required for all uses.

The proposed project complies with this standard because the applicant has submitted a Development Plan to request approval for the Cambria Christmas Market.

COASTAL PLAN POLICIES

Shoreline Access: N/A
Recreation and Visitor Serving: Policy 2
Energy and Industrial Development: N/A
Commercial Fishing, Recreational Boating and Port Facilities: N/A
Environmentally Sensitive Habitats: ☒ Policy No(s): 1, 2, and 3
Agriculture: N/A
Public Works: N/A
Coastal Watersheds: N/A
Visual and Scenic Resources: N/A
Hazards: N/A
Archeology: N/A
Air Quality: N/A

The project is in compliance with the Coastal Plan Policies. The most relevant policies are discussed below:

Recreation and Visitor Serving

Policy 2: Priority for Visitor-Serving Facilities: Recreational development and commercial visitor-serving facilities shall have priority over non-coastal dependent uses, but not over agriculture or coastal dependent industry in accordance with PRC 30222. All uses shall be consistent with protection of significant coastal resources. The proposed project is consistent with this policy because Cambria Christmas Market is a major visitor-serving event and, as conditioned, will protect significant coastal resources.

Environmentally Sensitive Habitats

Policy 1: Land Uses Within or Adjacent to Environmentally Sensitive Habitats. New development within or adjacent to locations of environmentally sensitive habitats (within 100 feet unless sites further removed would significantly disrupt the habitat) shall not significantly disrupt the resource. Within an existing resource, only those uses dependent on such resources shall be allowed within the area. The project complies with this policy because it does not involve any permanent construction or tree removal and because in 2015 the applicant started implementing a Monterey pine forest habitat enhancement and restoration plan to reforest previously disturbed areas of the site.

Policy 2: Permit Requirement. As a condition of permit approval, the applicant is required to demonstrate that there will be no significant impact on sensitive habitats and that proposed development or activities will be consistent with the biological continuance of habitat. This shall include an evaluation of the site prepared by a qualified professional which provides: a) the maximum feasible mitigation measures (where appropriate), and b) a program for monitoring and evaluating the effectiveness of mitigation measures where appropriate. The project complies with this policy because it does not involve any permanent construction or tree removal and because in 2015 the applicant started implementing a Monterey pine forest habitat enhancement and restoration plan to reforest previously disturbed areas of the site.

Policy 3: Habitat Restoration. The County or Coastal Commission should require the restoration of damaged habitats as a condition of approval where feasible. The project complies with this policy because it does not involve any permanent construction or tree removal and because in 2015 the applicant started implementing a Monterey pine forest habitat enhancement and restoration plan to reforest previously disturbed areas of the site.

AGENCY REVIEW

Public Works – As described in the attached referral response, dated May 5, 2016, the Public Works Department is requiring an encroachment permit for all work in the public right-of-way, including traffic control measures and the new driveway on Yorkshire, and road frontage improvements, including a 6-foot wide aggregate base shoulder on Burton Drive. They are also requiring a traffic control plan.

Cambria Fire Department – See attached Fire Plan Review letter dated June 30, 2015.

NORTH COAST ADVISORY COUNCIL

The North Coast Advisory Council reviewed the proposed project on April 20, 2016 and submitted the following recommendations:

- The permit should be limited to 2 years.
- Contain vehicle shuttle traffic to Highway 1 and arterial streets.
- Attendance should be capped at 40,000 guests.
- Ticket sales should be online.

Staff is recommending a five year permit because the applicant needs certainty about the future of the market in order to invest in an online ticketing system. As described above, the project would eliminate bus traffic from residential streets by installing a new driveway on Yorkshire and turning buses around in an onsite parking lot. Rather than capping overall market attendance, staff is proposing to cap daily attendance to 3,000 guests, which is the estimated capacity of the market and parking availability.

LEGAL LOT STATUS

The lot was legally created by deed at a time when that was a legal method of creating lots.

Staff report prepared by Airlin M. Singewald and reviewed by Karen Nall.

ATTACHMENTS

1. Findings
2. Conditions
3. Graphics
4. Referral Responses
5. Removal, Restoration, Retention, and Enhancement Plan; August 26, 2015
6. 2016 CDP Immaterial Amendment Request