



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

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

MEETING DATE August 5, 2015 LOCAL EFFECTIVE DATE August 19, 2016 APPROX FINAL EFFECTIVE DATE September 9, 2016	CONTACT/PHONE Brandi Cummings, Project Manager 805-781-1006 bcummings@co.slo.ca.us	APPLICANT San Luis Obispo Council of Governments (SLOCOG)	FILE NO. DRC2015-00046
SUBJECT A request by SAN LUIS OBISPO COUNCIL OF GOVERNMENTS (SLOCOG) for a Minor Use Permit / Coastal Development Permit (DRC2015-00046) to allow a new gateway monument sign for the community of Cambria, to be viewed traveling southbound on State Highway 1, on the west side of Highway 1, just south of the Moonstone Beach Drive exit. The project will result in 24 square-feet of site disturbance in the State Highway 1 right-of-way. The project is located in the Recreation land use category, approximately 650 feet south of the Moonstone Beach Drive and State Highway 1 intersection, in the community of Cambria. The project is located in the North Coast planning area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2015-00046 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption was issued on June 17, 2016 (ED15-110)			
LAND USE CATEGORY Recreation	COMBINING DESIGNATION Coastal Appealable Zone, Local Coastal Plan Area, Visitor Serving Area	ASSESSOR PARCEL NUMBER Right-of-way	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: Cambria Fire Department, Archaeological Resource Protection, Site and Project Design Development Within View of Highway One, Moonstone Beach <i>Does the project meet applicable Planning Area Standards: Yes - see discussion / Not applicable</i>			
LAND USE ORDINANCE STANDARDS: Local Coastal Plan <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

EXISTING USES: California State Highway right-of-way	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Rural Lands / Highway One <i>East:</i> Rural Lands / Highway One <i>South:</i> Recreation / Motels <i>West:</i> Recreation / Motels	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: North Coast Advisory Council, Public Works, Building Division, Cal Trans, California Coastal Commission	
TOPOGRAPHY: Nearly level	VEGETATION: Grasses, Cypress trees
PROPOSED SERVICES: Water supply: N/A Sewage Disposal: N/A Fire Protection: Cambria Fire Department	ACCEPTANCE DATE: June 7, 2016

DISCUSSION

The San Luis Obispo Council of Governments (SLOCOG) is proposing a community identification sign for the town of Cambria. The sign structure will measure 16’ wide, 1.5’ deep, and 9.5’ tall. The actual sign face will measure 13’ wide by 6’ tall, totaling 78 square-feet. The sign will be located in the Cal Trans right-of-way adjacent to Highway One, at the northern end of Cambria. The construction and staging area will be confined to the dirt knoll parallel to Highway One, offset 20’ from the edge of the travelled way.

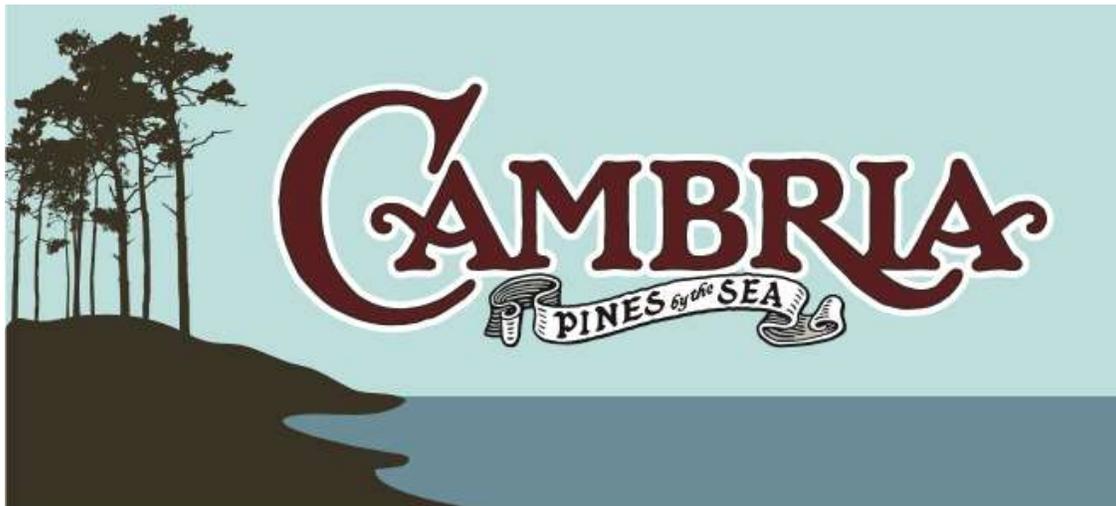


Figure 1: Proposed Community Identification Sign Face for Cambria

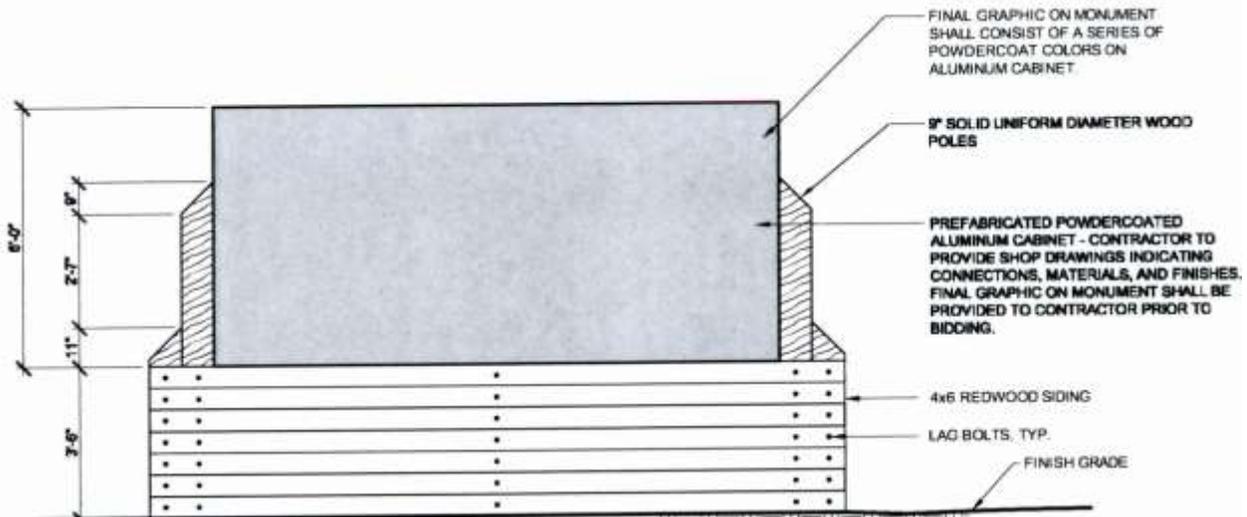


Figure 2: Proposed Community Identification Sign Structure for Cambria

PLANNING AREA STANDARDS:

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. Construction activities shall not commence until a mitigation plan, prepared by a qualified professional archaeologist in consultation with appropriate Native American representatives and reviewed and approved by the Planning Director, is completed and implemented. The mitigation plan shall include measures to avoid the resources to the maximum degree feasible and shall provide mitigation for unavoidable impacts. A report verifying that the approved mitigation plan has been completed shall be submitted to the Planning Director prior to occupancy or final inspection, whichever occurs first. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Staff comments: This project is conditioned to comply with this standard in the event archaeological resources are discovered.

Site and Project Design Development Within View of Highway One. New development shall be screened view from Highway One and shall preserve and enhance views of the ocean, shoreline, or other scenic areas. Night lighting shall be the minimum necessary for convenience and security, and shall be shielded in order to minimize pollution of the night skies. Appropriate colors and materials shall be used to minimize structure visibility from Highway One.

Staff comments: The proposed project is a gateway monument sign to the community of Cambria. The project is intentionally set to be visible from Highway One to attract and welcome visitors to Cambria. The proposed sign will be back dropped by a row of Cypress trees with

motels behind. The ocean is not visible through the Cypress trees and the sign will not degrade the scenic nature of the area. No lighting is proposed with the sign at this time.

Moonstone Beach

Sign Standards. Signs are to be designed, located, and constructed to preserve views of the ocean from Highway One. They are to be constructed of native materials and to be externally lighted with shielded lights.

Staff comments: The proposed sign structure will be constructed of redwood siding and poles. The sign face will be powder coated on a prefabricated aluminum face. The sign face is done in earth colors, and depict the ocean and Monterey pine trees.

LAND USE ORDINANCE STANDARDS:

Local Coastal Program. The project site is located within the California Coastal Zone as established by the California Coastal Act of 1976, and is subject to the provisions of the Local Coastal Program.

Appeals to the Coastal Commission (Coastal Appealable Zone). The project is appealable to the Coastal Commission because the subject parcel is located in an area with significant recreational value, is within a Visitor Serving "V" designation, and is within 100 feet of a park/recreation area.

Sign Ordinance. One community identification sign is allowed at or within an urban or village reserve line on each arterial street entering a community, with a maximum area of 100 square-feet and a maximum height of 12 feet. Such signing may include the name of the community, slogans or mottos, names of civic or religious organizations, but no names of business or commercial products.

Staff comments: The proposed project is a community identification sign for Cambria. As shown in Figure 1, the proposed sign lists the name of the community ("Cambria") and the community motto ("Pines by the Sea"). No business or commercial products are advertised on the sign. The proposed sign structure will have a foot print of 24 square-feet and will be 1.5' x 16' x 9.5' (d x w x h). The actual sign face will be 13' wide by 6' tall, totaling 78 square-feet.

COASTAL PLAN POLICIES:

Shoreline Access: N/A

Recreation and Visitor Serving: N/A

Energy and Industrial Development: N/A

Commercial Fishing, Recreational Boating and Port Facilities: N/A

Environmentally Sensitive Habitats: N/A

Agriculture: N/A

Public Works: N/A

Coastal Watersheds: N/A

Visual and Scenic Resources: Policy No(s): 2, 9

Hazards: N/A Policy No(s):

Archeology: N/A

Air Quality: N/A

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COASTAL PLAN POLICY DISCUSSION:

Visual and Scenic Resources

Policy 2 – Site Selection for New Development. Permitted development shall be site so as to protect views to and long the ocean and scenic coastal areas. Wherever possible, site selection for new development is to emphasize locations not visible from major public view corridors.

Staff comments: The proposed project is a gateway monument sign to the community of Cambria. The project is intentionally set to be visible from Highway One to attract and welcome visitors to Cambria. The proposed sign will be back dropped by a row of Cypress trees with motels behind. The ocean is not visible through the Cypress trees and the sign will not degrade the scenic nature of the area.

Policy 9 – Signs. Prohibit off-premise commercial signs except for seasonal, temporary agricultural signs. Design on premise commercial signs as an integral part of the structure they identify with and which do not exceed above the roofline. Information and direction signs shall be designed to be simple, easy-to-read and harmonize with surrounding elements.

Staff comments: The proposed project is a gateway monument sign to the community of Cambria. The sign will be 9.5' in height, and will sit lower than the motels and Cypress trees in the background. The sign design is simple and easy to read, and utilizes colors and materials that harmonize with the surrounding elements.

NORTH COAST ADVISORY COUNCIL COMMENTS:

The North Coast Advisory Council (NCAC) considered this item at their November 18, 2015 meeting. The NCAC voted unanimously to recommend approval of the gateway monument sign. The NCAC recommends removing the “green Cambria” sign, prohibiting sign lighting, and that disturbed areas are replanted with native grass and flower seed.

Staff comments: The existing green Cambria sign is a Cal Trans highway identification sign. The County cannot require that an existing permitted sign to be removed as a condition of this approval. However, SLOCOG has indicated that they would work with Cal Trans to see if the identification sign can be removed or relocated. The sign does not propose any lighting, and disturbed areas will be revegetated.

AGENCY REVIEW:

Public Works – Per attached referral response (Tomlinson, October 26, 2015), the project does not meet the criteria for a Storm Water Management Plan.

Building Division – Per attached referral response (Stoker, October 22, 2015), a building permit is required and shall be in compliance with current building and safety codes.

Cal Trans – Per attached letter (Velasquez, May 10, 2013), approval of gateway sign.

California Coastal Commission – No response.

LEGAL LOT STATUS:

The proposed project is located in the Cal Trans right-of-way adjacent to State Highway One,

Staff report prepared by Brandi Cummings and reviewed by Airlin Singewald.