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RE: PACIFIC CAMBRIA, INC. – Comments on the **Christmas Market** Development Plan/ Coastal Development Permit – County file: DRC2015-00096

Dear Sir,

As a citizen in the Cambria Pines Lodge neighborhood, I submit the following written comments on the Christmas Market for Planning Commission Consideration.

**1.** The publicly used steps/path down from the Cambria Pines Lodge from the bridge crossing of Burton Drive is not currently accessible. The ***Cambrian Newspaper*** stated comments from the Owner that the path access would be rebuilt for the permit issuance. I have previously heard that the path is a product of a lodge expansion permit directing public access on a permanent pathway structure; I do not know which specific expansion phase or any more specifics.

My concern is that the path should be directed on the basis of an existing permanent requirement to the owner by the County and not moved into a new 5 year permit which could expire and not be continued and the stair way existence could be compromised.

The stairway as it previously existed before becoming run down due to lack of maintenance and storm damage, is a real treasure to the Cambria Community and the Lodge guests. Let's keep it that way.

**2.** Again, according to the ***Cambrian***, there was a request for the stairway to be lighted. I suggest that it not be lit for the following reasons: **a.** It is a steep, wildland trail, and good adequate lighting would be difficult. Any lighting could tempt or lure some walkers who are not well suited for the trail to venture beyond their capabilities. **b.**

There are groups who gather on the steps at night. Light could discourage some but probably might attract more for larger late night gatherings. c. They make flashlights for responsible persons wanting to travel on trails after dark; other need not be there.

**3.** The Cambria Pines lodge has really great landscaping in its developed area that is source of community pride even though its primary purpose is for the Lodge guests. However, out of the developed area, the Cambria Pines grounds are a major weed source that scatters major quantities of weed seeds though out the surrounding community. The Cambria Pines Lodge back area and Fiscalini East Ranch together infect most of east Cambria Neighborhoods with **Italian Thistle** (*Carduus Pycnocephalus*) and **Milk Thistle** (*Silybum Marianum*) as well as others on site weeds. Cambria Pines Lodge should be required to prevent seed head development by eradication of the plants, spraying or cutting whenever the seed heads appear.

Overall, I am definitely in favor of the five year permit. The County and the Lodge have done a great job of managing the situation. Appreciate the efforts of both the County and the Lodge. And my congratulations to the Cambria Pines Lodge and its staff for the hard work and good business sense to make a success of its enterprise.

\*\*\*end\*\*\*

**RUSSELL S. READ**

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7/12/2016

County of San Luis Obispo Planning Commission  
1055 Monterey St.  
Rm. D170  
San Luis Obispo, CA 93408

Re: DRC2015-00096  
Applicant: Pacific Cambria, Inc.  
Christmas Market  
Hearing Date: 7/14/2016

Dear Planning Commissioners:

I submit this letter in opposition to the application on behalf of myself and those neighbors who have signed this letter on their own behalf. We strongly disagree with Staff's support for the waiver of the 1,000 foot set-back restriction between the Market and the residential land use because (i) the non-existent "Pedestrian/Traffic Safety Plan" cannot be a basis for concluding that the impact of the Market on local residents or pedestrians would be "minimal" and (ii) given the past impact on local traffic patterns and local residents, granting this permit for a 5 year duration unfairly and unlawfully transfers the burden of dealing with those impacts to residents rather than the Applicant where it belongs.

**WE ARE RESIDENTS WITH HOMES WITHIN ½ MILE OF THE LODGE. THE MARKET HAS HAD AND WILL HAVE A SUBSTANTIAL ADVERSE IMPACT ON THE USE AND ENJOYMENT OF OUR HOMES.**

I live at 3120 Rogers Drive in Cambria. My only access to Burton Drive and Highway One is *via* Patterson Place or *via* Yorkshire Street. If these roads are blocked, I have no access to public roadways. From time to time last year, it was impossible to reach Burton

Drive *via* Patterson Place due to the Market's pedestrian traffic and the loading and unloading of its shuttle buses. The Market's employees responded rudely when I complained about not being able to get through. They showed virtually no concern for local residents trying to maneuver among Market traffic to gain ingress to or egress from the residential neighborhood.

The Market actually encroaches on Patterson Place, a public thoroughfare, which is not part of Lodge property. It uses the public street to stage loading and unloading of its shuttle buses. In the dark, the pedestrians crossing Patterson Place are difficult to see and the danger of collisions between autos and pedestrians is very, very high. Nothing in the Staff Report or Conditions of Approval expressly addresses either the encroachment or dangers of nighttime pedestrian traffic on Patterson Place.

Last year, parking was prohibited on Yorkshire Street and on the southern portion of Martindale Street near the intersection of Yorkshire Street. But the current Conditions of Approval (the ones that will last for 5 years) do not expressly limit parking on Yorkshire or Martindale, an omission which may not only create parking problems on those streets but will also dump more pedestrian traffic into the residential area as compared to 2015. Staff fails to address this impact on local residents or pedestrians.

Staff fails to mention that Yorkshire Street is narrow with shoulders that become mud holes in wet weather. It is unsuitable for Market related parking or traffic purposes. If Market parking is allowed on Yorkshire Street and Patterson Place is crowded with shuttle buses, local residents, fire trucks and other emergency vehicles may be delayed or prevented from reaching the local neighborhood. Staff makes no mention of these burdens on or dangers to local residents.

Staff makes no mention of the wooden "No Parking" signs erected by the Applicant in 2015. Staff fails to mention that compliance with these signs was not enforceable and fails to state what if any "No Parking" provisions will be made for Yorkshire Street or Martindale Street.

Rather than analyze these impacts, Staff attempts to kick the can down the road by requiring the Applicant to submit a safety plan to County Public Works. Approval of this application (especially its 5 year duration) without first weighing these specific and substantial impacts would be arbitrary and irrational. The Commission cannot rationally recommend a waiver of the setback requirement, without knowing and taking account of these obvious impacts. It cannot rely on a non-existent traffic study to conclude that it would be in the public interest to waive the setback restriction.

**THE 5 YEAR DURATION OF THIS PERMIT IS UNFAIR AND ARBITRARY.**

The Staff Report provides no justification or precedent for granting a 5 year permit. One major purpose of the land use approval process is to ensure that projects do not unreasonably interfere with the rights of other property owners. The point of the application process is to provide a means whereby the **Applicant** must work with both County staff and the public to balance these competing rights. If the Commission grants a 5 year permit, then it becomes the burden of the local residents to seek governmental assistance to reduce these impacts rather than the Applicant's duty to respond to staff and community concerns. There is no justification for placing this burden on the residents rather than the Applicant especially given the project's substantial impact on the local neighborhood and the staff's complete failure to address these impacts.

**THE SETBACK REQUIREMENT SHOULD NOT BE WAIVED:  
THE PROJECT'S IMPACT ON LOCAL RESIDENTS IS ENORMOUS AND THE  
SO-CALLED TRAFFIC/PEDESTRIAN SAFETY PLAN INADEQUATE.**

Staff's support of the requested waiver of the set-back restriction is not based on any rational analysis of the impact of the Market on local residents, especially with respect to the use of Yorkshire Street. Because it fails to actually weigh the impact of the Market on local residents, Staff's conclusion that the impact is "minimal" is irrational and deeply flawed.

Staff argues that the “historical visitor-serving use” of the Lodge justifies the waiver of the setback requirement. This is absurd. The historical design and use of the Lodge was never intended to serve and (until 2013) had never historically served 48,000 people over 21 days. The street/sidewalk/lighting infrastructure was never intended to support this degree of use. Citing the historical use of the Lodge in support of the waiver for this unprecedented project is frankly absurd.

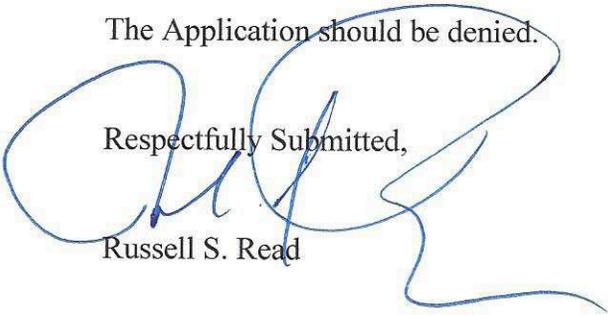
**THE APPLICATION SHOULD BE DENIED BECAUSE THE APPLICANT HAS FAILED TO PROVIDE ANY RATIONAL JUSTIFICATION FOR WAIVING THE SETBACK RESTRICTION.**

The Commission is legally charged with weighing in a public forum facts (not assumptions) to determine if the waiver of the setback requirement is appropriate. It can't rely on a non-existent “Pedestrian/Traffic Safety Plan” as support for the waiver. It is required by law to weigh the benefits and risks of the Market by taking account of the actual facts, including impacts during past years. The Commission cannot guess or assume the content of a future report. It cannot rely on such a report to conclude that the set back waiver is justified. Relying on the unknown content of a future safety plan would be irrational and contrary to its statutory obligation. It must take account of the actual impact to the neighborhood and the staff report is inadequate for this purpose.

The Application should be denied.

Respectfully Submitted,

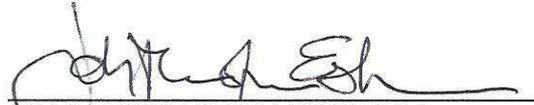
Russell S. Read





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LISSA KAY MCCONNELL  
3113 Rogers Drive, Cambria, CA



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JOHN THURSTON ESKELIN  
3113 Rogers Drive, Cambria, CA

**From:** Santa Lucia Chapter of the Sierra Club <sierraclub8@gmail.com>  
**Sent:** Tuesday, July 12, 2016 7:08 PM  
**To:** Ramona Hedges  
**Subject:** Re: 7/14/16 meeting, Agenda Item #9, Development Plan/CDP DRC2015-00096/ Pacific Cambria, Inc.

July 12, 2016

To: SLO County Planning Commission

Re: 7/14/16 meeting, Agenda Item #9, Development Plan/CDP DRC2015-00096/ Pacific Cambria, Inc.

Dear Commissioners,

The Sierra Club has several concerns regarding the proposed Coastal Development Permit for the Cambria Christmas Market.

Even with "limited" lighting, the lighted walkway would appear to render the ESHA non-viable as habitat for the month of December. Has the County investigated what bird species are present in coastal live oak woodlands during the month of December and determined what impacts this project may have on migratory birds or other sensitive species? Such an analysis is necessary to support the staff report's claim that the project is in compliance with Coastal Plan Policies, consistent with the biological continuance of habitat, and will not significantly disrupt the resource. Citations to the lack of permanent construction and the applicant's intention to reforest previously disturbed areas of the site do not address this.

The provision allowing the gate to remain in place at the head of the trail so long as it is kept open during specified hours is not sufficient to protect public access to the coast, as it will require monitoring to enforce. We can conceive of no feasible means by which monitoring could effectively be done. The gate should simply be removed. Failing this, the applicant should be required to post a sign indicating where and how people can complain if the gate is found to be locked outside of the specified hours.

Regarding the temporary structures contemplated in the proposed CDP, will these be constructed along the path from which they were previously removed? How will the public's right of free passage along the trail be secured while the Christmas Market is going on?

Thank you for your attention to these issues,

Andrew Christie, Director  
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