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8/9/2016

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: 8/11/2016

Dear Planning Commissioners:

This letter supplements my prior correspondence on this project. I wish to clarify my position: The Market has not been operated with minimal impact on this community. During the first few years, pedestrians overran the local neighborhood. Many points in the neighborhood experienced obnoxious noise and congestion. Driving was dangerous because pedestrians were difficult to see. Poor street lighting, coupled with many people waving flashlights caused a very dangerous condition.

With the advent of the busses, the extent of street noise was reduced and the risk of collisions between vehicles and pedestrians was diminished, but the busses infringed on the quiet enjoyment of the residents along Wood Drive as well as those living on Yorkshire, Martindale and Rogers Drive whose access to the public highway was substantially restricted. In addition, we were required to put up with the ugly (and unenforceable) "No Parking" signs along Yorkshire and Martindale as well as the rudeness of market staff.

Given these continuing impacts, it would be arbitrary and capricious to grant the Applicant a 5 year permit. To do so would transfer the burden of dealing with these impacts (and unknown future ones) from the Applicant to the neighbors. The Applicant, not the neighbors, is profiting

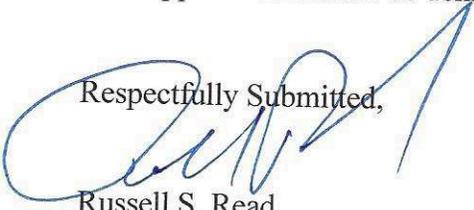
from this venture and it should be its burden to seek a permit from the Planning Commission not the burden of the neighbors to find or invent a means of seeking relief. The public hearing process is the customary and most efficient vehicle for dealing with these problems. The Applicant can surely afford to do so. No good reason exists for exempting it from the application process, especially from a public hearing – the only viable alternative for neighbors to bring these impacts to the attention of the County.

The conditions proposed by Staff to the permit insufficiently protect the rights of the neighbors. They do not expressly address pedestrian parking along Yorkshire, Martindale or Rogers Drive. They do not expressly address “No Parking” signs. What are the specifications for those signs? Where will they be located? For how long? How will they be enforced? You cannot rely on a non-existent traffic/pedestrian plan to conclude that this project has minimal impact on the neighborhood.

This neighborhood was never designed to support 45,000 visitors to the lodge. There is no street lighting, roadways are insufficient, off-street parking non-existent. Given the past substantial impacts on the neighborhood, the deficiencies of the proposed conditions, and the likelihood that the market will cause presently unknown future impacts to the community, there is no rational basis to conclude that the impact on the neighborhood is minimal, especially over a 5 year period. It would be grossly unfair to transfer the burden of dealing with these impacts to the neighbors. The applicant should be subject to a public hearing every year and pay for its permit on an annual basis just as any other applicant who wishes a waiver of Code requirements.

The Application should be denied.

Respectfully Submitted,

  
Russell S. Read



**SAINT PAUL'S  
EPISCOPAL CHURCH**

*Serving Christ by Loving Others*

**Regarding the County's Recommendation of a 5-Year Use Permit for the  
Christmas Market at Cambria Pines Lodge**

July 12, 2016

To Whom It May Concern:

We would like to offer our comments regarding two different sections of the staff report, with the specific sections of the report listed below:

**Attachment 1, Page 1 –Findings, Item D**

*The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use...*

**Attachment 1, Page 2-Findings, Item P-v.**

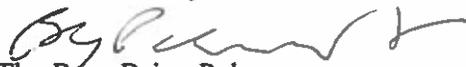
*The project includes a pedestrian and traffic safety plan, an off-site parking and shuttle plan, and a lighting plan which will help ensure public safety and minimize impacts on neighboring homes.*

**Our Comments:**

Over the past few years that the Christmas Market has been held, improvements to traffic control have definitely been implemented. One was the shuttling of patrons from other areas of town. We feel, however, that as great an idea it has been to shuttle patrons in from outside the event's immediate area, not everyone has been motivated to take advantage of the shuttle service, so some traffic concerns still exist.

While some areas of Burton Drive are closed to street parking during the event, the same is not true for Eton Road, where, last year, those who drove to the event (rather than shuttling over), parked so densely on the section of Eton Road nearest the church, that a traffic hazard was created for church employees and the church's evening visitors trying to turn either left or right onto Eton Road from our campus. The parked cars greatly obscured visibility of approaching traffic for those trying to pull out from the church property, often encroaching into the driveway approach as well. There was even an issue with event goers actually parking in our lot, and littering it with beer bottles, wine bottles, and cigarette butts.

Our recommendation is that the County prohibit parking along Eton Road, from the intersection of Eton and Burton, to 200 feet south of 2700 Eton Road (St. Paul's Episcopal Church). We would further recommend the County require the Cambria Pines Lodge be responsible for creating and posting all signage along Eton Road prohibiting parking (with County approval), and that the Lodge also be responsible for creating and providing signage for our driveway entry; signage which clearly states that event parking in the church's parking lots is prohibited. These two measures would help reduce the risk of accidents and injuries in the Eton Road area, and hopefully end the littering in our lot as well.

  
The Rev. Brian Palmer  
Parish Priest

**From:** Airlin Singewald  
**Sent:** Wednesday, August 10, 2016 4:05 PM  
**To:** Ramona Hedges  
**Subject:** Fw: Cambria Pines Lodge Christmas Market

Additional correspondence on Cambria Christmas Market

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**From:** Glen Baldwin <[glen2918@yahoo.com](mailto:glen2918@yahoo.com)>  
**Sent:** Wednesday, August 10, 2016 3:41 PM  
**To:** Airlin Singewald  
**Subject:** Cambria Pines Lodge Christmas Market

Please do not approve Mr. Winters requests.  
The high impact on this part of Cambria ruins the whole spirit of the Christmas season with the traffice, people parking in my driveway, noise and lights.

Has Mr. Winter meant all the requirements give to him from the county and the coastal commission?

Please limit the market to midweek only so we can a least have the weekends.  
We would much rather have peace on earth than hell on wheels.

Thank you  
Glenn Baldwin