

LAND USE COMMITTEE Report to North Coast Advisory Council
September 20, 2023

The Land Use Committee (LUC) received the following referral for September 2023:

C-DRC2022-00062 Cambria CSD, Minor Use Permit

Request by Cambria Community Services District (CSD) for a new skate park and bathroom within commercial retail land use category on a 1.4-acre lot on Main Street in Cambria.

Cambria CSD has requested waivers or modifications for compliance with the Coastal Zone Land Use Ordinance under the following categories:

1. Length of Sidewalk (23.05.106). At issue is an underground utility box in line with the required sidewalk. To build the sidewalk over the utility box, the utility box would need to be lowered and adjusted to accommodate the sidewalk at a potential cost of up to \$60,000.
2. Reduce required front setback from 25 feet (23.04.108) to zero
3. Project could exceed maximum allowable daytime noise levels (22.10.120) within the adjacent library.
4. Reduction in required parking (23.04.166) from 11 to 7.

LUC Informational Meetings

August 30, 2023: LUC members Jeff Kwasny, Brian Glusovich, and Steve Cole met onsite with CCSD staff Ray Dienzo, Tristan Reaper, and James Green.

September 11, 2023: The LUC held a zoom meeting open to the public. LUC members in attendance were Jeff Kwasny, Brian Glusovich, and Steve Cole. Interested public in attendance were Juli Amodel, Pamela Jardini, and Shana Sutherland.

September 12, 2023: The LUC held an additional zoom meeting with JR Beard, Development Services Engineer with SLO County Public Works. LUC members in attendance were Jeff Kwasny, Steve Cole, Dan Crowe, and Christina Galloway.

Recommendations for CCSD Skate Park

- 1) Recommend new in-kind curb and gutter extending from the existing curb/gutter at the library westward along Main Street at a length commensurate with county requirements.
- 2) Recommend a new sidewalk, at a minimum, from the existing sidewalk at the library, west to the underground utility box.
- 3) Regarding the utility box. If the sidewalk could circumvent the box without moving it, then we recommend the sidewalk continue west at a length commensurate with county requirements with planter boxes.
- 4) Additional parking along Main St. is in constant need, and [potentially] without a sidewalk to provide a safe and accessible way for patrons to park and enter the skatepark, the LUC

recommends the CSD and the County explore ways to increase onsite parking spaces where possible.

- 5) To help reduce potential noise impacts within the library, we recommend planting tall shrubs along the west side of the parking lot/ along the new ornamental fence.
- 6) To help reduce potential noise impacts on the neighbors who live on Hartford St., we recommend maximum open hours from 0800 to dark.
- 7) Recommend using only California native plants when landscaping the property.

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