

LAND USE COMMITTEE

Report to the North Coast Advisory Council for February 19, 2025

The LUC has the following recommendations his month.

❖ **Proposed vacation of a portion of public right-of-way at the corner of 499 Drake Street and Madison Street**

At last month’s NCAC meeting we discussed whether or not to comment on the County Public Works proposal to vacate this portion of public right-of-way. Kermit Johansson and Jeff Bloom requested that we hold off on our response until they had a chance to review the county-provided map (attached). Now that they have reviewed the map and have no objections, we are recommending the NCAC reply with a “no comment at this time” and defer to County Public Works correspondence which has determined that this portion of right-a-way is “unnecessary for present or prospective public use”.

C-DRC2024-00052 (Mason)

A request by Kyle Mason for a Minor Use Permit / Coastal Development Permit to allow for the demolition and reconstruction of an existing approximately 670 square-foot attached garage and construction of an additional 520 square-foot garage attached to an existing 4-bedroom, 4 bathroom 3,044 square-foot residence. There are no proposed changes to the existing residence. The proposed project is within the Residential Single-Family land use category and is located at 371 Wedgewood Street in Cambria.

Committee members Jeff Kwasny, Steve Cole, Dan Crowe, and Christina Galloway met onsite with Mr. & Mrs. Mason and their contractor on February 12. The LUC has no issues or objections to approval of this project as described above.

C-DRC2024-00051 (Sunna)

A request by Ayoub and Janda Sunna for a Minor Use Permit / Coastal Development Permit to allow for the demolition of an existing approximately 1,513 square-foot 2-bedroom, 2-bathroom residence with attached garage and construction of a new approximately 3,120 square-foot three story residence (ground floor garage) consisting of 4 bedrooms, 2.5 bathrooms and associated site improvements.

The project includes the use of Transfer of Development Credits for 407 square feet. The project will result in site disturbance of entire 4,747 square-foot parcel. The proposed project is within the Residential Single-Family land use category and is located at 467 Weymouth Street in Cambria.

Committee members Jeff Kwasny, Steve Cole, Dan Crowe, and Christina Galloway met onsite on February 12. Neither the owners of the project nor their architect responded to our email

request for their participation in our review. As per the North Coast Area Plan (p.7-55), applicants are required to provide the county a Streetscape Plan: A scale drawing showing the front exterior elevation (view) of the proposed project and the front elevations of adjacent buildings on the two lots to the left and the two lots to the right of the subject property.

At this time, the LUC is deferring our recommendations until the County Planning and Building Department provides us with an accurate Streetscape Plan that meets the requirements identified in the North Coast Area Plan.

DRC2013-00112 Cambria Sustainable Water Facility Project (SWF) - CCSD

The proposed project is the Development Plan / Coastal Development Permit for project modifications to the Cambria CCSD Water Reclamation Facility (WRF), which was authorized and constructed under an Emergency Permit as the Cambria Emergency Water Supply Project (EWSP) in May of 2014. A Subsequent Environmental Impact Report (SEIR) was prepared for the WRF and is available for review here: <https://www.cambriacsd.org/swf>. An Addendum to the SEIR is currently in progress by the district.

The following infrastructure and components are proposed to be modified, installed, and/or constructed as part of this project.

- Removal of the five mechanical spray evaporators, leachate collection and removal system, and pond lining from Van Gordon Reservoir
- Installation of permanent Zero Liquid Discharge (ZLD) facility and associated infrastructure
- Operation of the WRF up to 24 hours a day 5 days a week for 7 months (maximum) during normal and dry precipitation years
- Extension of the San Simeon Creek Lagoon Surface Discharge pipeline to relocate the discharge point further south to the San Simeon Creek bank.

Committee members Jeff Kwasny, Steve Cole, Dan Crowe, and Christina Galloway met onsite on February 12 with James Green (Utilities Department Manager) and CCSD staff. We reviewed the proposed site of the ZLD facility (roughly the size of a 30-foot shipping container). At this time, the LUC is requesting to review the addendum to the SEIR prior to formulating our recommendations.



VICINITY MAP

Proposed vacation of R/W for 499 Drake
APN 023-022-023 Cambria, CA

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

1: 460

0 38 77 Feet

Map by: K. Graham

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