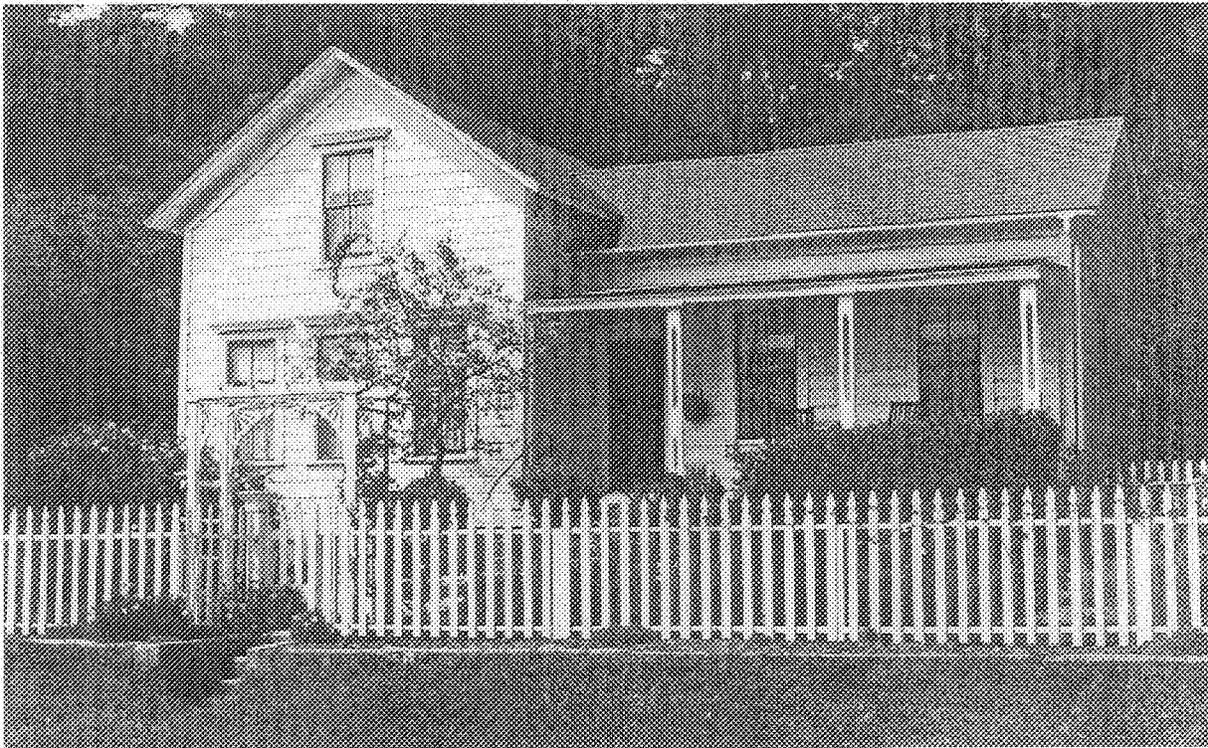


## CHAPTER 4: LAND USE

---



This chapter addresses land use issues affecting the North Coast planning area. The chapter is divided into three sections: rural, urban and village areas. The "rural" portion of the text discusses the area outside of urban and village reserve lines; the "urban" portion discusses the Cambria area within the urban reserve line; and the "village" portion discusses land within the San Simeon Acres village reserve line.

The LUE official maps separate the planning area into land use categories, which define regulations for land uses, density and intensity of use. Land use "programs" at the end of this chapter recommend actions by the county or other public agencies. Chapter 7 contains development standards related to the land use categories to assist in guiding planning area development. Standards define actions required for new development to achieve consistency with the general plan.

Table F 4-1 summarizes the acreage for each land use category in the planning area.

**Table 4-1**  
**Existing Land Use Acreage - North Coast Planning Area**

<b>Land Use Category</b>	<b>San Simeon Acres</b>	<b>Cambria</b>	<b>Rural North Coast</b>	<b>Total Study Area</b>
Agriculture	-	39.78	98,990	99,029.78
Rural Lands	-	-	3,295.51	3,295.51
Recreation	-	141.88	1,750.21	1,892.09
Open Space	-	216.58	-	216.58
Residential Rural	-	-	-	0.00
Residential Suburban	-	136.44	-	136.44
Residential Single-Family	-	1,070.69	9.3	1,079.99
Residential Multi-Family	34.97	90.17	6.0	131.14
Office & Professional	-	14.3	-	14.30
Commercial Retail	46.55	74.96	36.70	158.21
Commercial Service	-	17.91	-	17.91
Industrial	-	-	-	0.00
Public Facilities	.23	65.46	44.19	109.88
<b>TOTAL (NET) ACRES</b>	<b>81.75</b>	<b>1,868.17</b>	<b>104,131.91</b>	<b>106,081.83</b>
<b>TOTAL ACRES</b>	<b>114</b>	<b>2,428.64</b>	<b>102,468</b>	<b>104,917.40</b>
Notes:	1. Net acres reflect areas within individual property ownerships. Is used to compute absorption capacity and buildout. 2. Total acres are net areas plus areas within road rights of way, and beach areas along the bay or ocean. Difference between gross/net is: (32.25 ac SAN SIMEON), (560.47 ac CAMBRIA), and (2,078.48 ac RURAL AREA).			

**TABLE F**

**LAND USE ACREAGE  
NORTH COAST PLANNING AREA**

Land Use Categories	Rural	Cambria	San Simeon	Total
	Area		Acres	
Agriculture	155,812	-	-	155,812
Rural Lands	8,761	168	-	8,761
Recreation	593	134	3	730
Open Space	-	207	-	207
Residential Rural	-	-	-	-
Residential Suburban	-	132	-	132
Residential Single Fam	-	1,047	-	1,047
Residential Multi Fam	-	126	30	156
Office & Professional	-	10	-	10
Commercial Retail	43	53	70	166
Commercial Service	-	23	-	23
Industrial	-	-	-	-
Public Facilities	88	84	-	172
			Total	165,297
1,816	103	167,216		

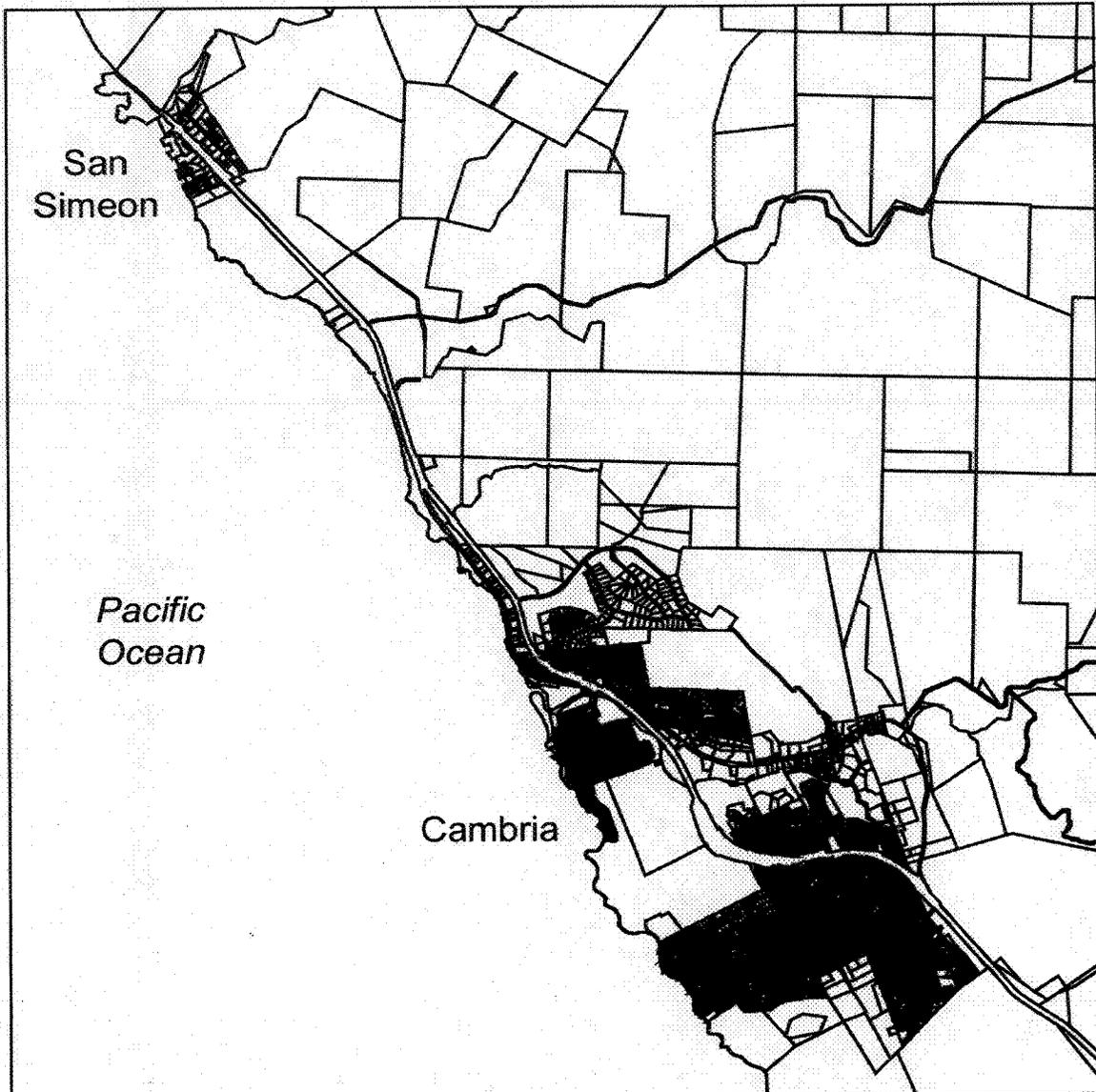


Figure 4-1: Location Map Cambria-San Simeon Acres

## **A. Rural Area Land Use**

\*(The Rural Area is not part of this Plan Update.) \*

## **B. Cambria Urban Area Land Use**

Cambria is an unincorporated community located 20 miles north of Morro Bay and 23 miles south of the Monterey County line. Cambria's outstanding natural environment is its most precious resource, along with native forests of Monterey Pine, creek side areas, and a scenic coastline with interesting beaches. The surrounding outlying areas are devoted to agricultural uses, primarily grazing, which contribute to the unique setting of Cambria.

Cambria is located within Rancho Santa Rosa, an original Mexican land grant. The town was established in the late 1860's to accommodate shipping of mining and agricultural products in the central coast region. The hills around the original commercial area were subdivided in the late 1920's into 25-foot lots by the Cambria Development Company, which also installed the original water supply and distribution system. Cambria today is an attractive center for both retired persons and tourists visiting the central coast.

The Urban Reserve Line (URL) of Cambria encompasses approximately ~~1,764~~ 1,800 net acres available for ~~urban land development, and approximately 2,400 gross acres for all uses.~~ The Urban Services Line (USL) indicates the area to which urban services, particularly water and sewer, should be extended when available. The Cambria Urban Area includes the ~~proposed former~~ Fiscalini Ranch (East/West Ranch) ~~area development in the central part of the community which is planned for to include single and multiple family residential, public recreation, and open space uses following acquisition by~~ These land uses shown on the plan map and described separately in the text, are based on a generalized concept plans and may be subject to changes in configuration when the detailed development plans is are prepared. nonprofit organizations and agencies in 2000.

The Cambria Urban Area is divided into neighborhoods. These areas, which shown in Figure 4-2, are named to provide a convenient aid to location in the text discussion of land uses. ~~are shown in the following map.~~

### **Open Space**

Areas in Cambria designated as Open Space include the state-owned flood plain and riparian vegetation at the mouth of Santa Rosa Creek west of Highway One, and portions of the former Fiscalini Ranch (East/West Ranch). Areas of The East/West Fiscalini Ranch which should remain in a the natural state with uses limited to passive forms of recreation and public coastal

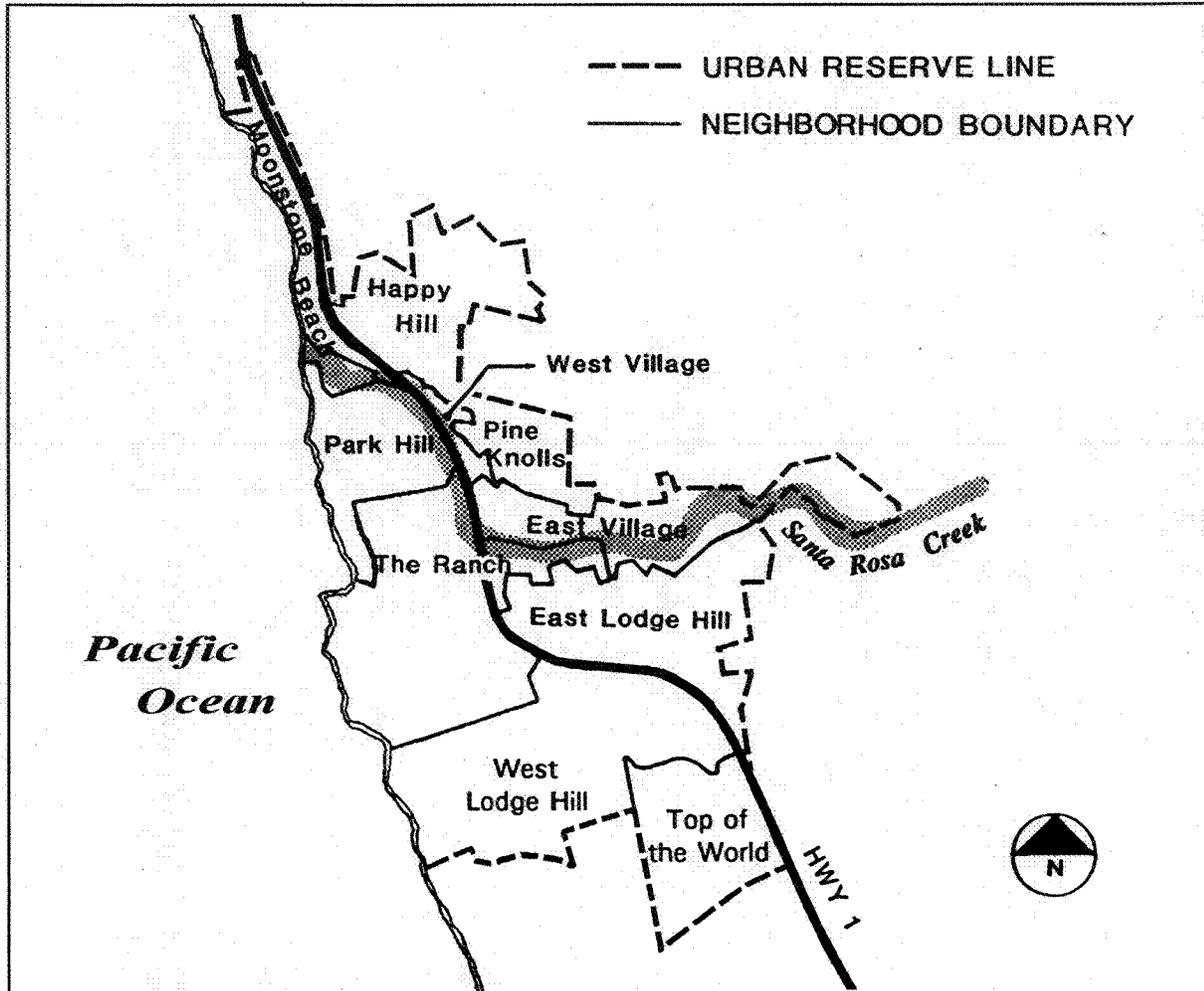


Figure 4-2: Cambria Neighborhoods

access. Open Space areas include most of the shoreline west of the proposed Windsor Boulevard emergency extension, flood-prone areas along Santa Rosa Creek, and significant pine stands, some of which are on slopes too steep for residential development. The land use map shows generalized the location of designated Open Space areas. areas; and During specific planning of The Fiscalini Ranch, natural features should be studied in more detail. This is also true for other large properties within the Urban Reserve Line URL, where cluster development should be encouraged to preserve pine stands in common and open space for use by local residents, and/or for possible siting of possible public parks sites.

## Commercial Retail

**East Village.** Commercial activities in Cambria are concentrated in two main areas, East Village and West Village. East Village, lying in the narrow valley carved by Santa Rosa Creek, remains Cambria's principal shopping and service center. ~~Here,~~ Along Main Street,

Bridge Street, and Burton Drive are found the businesses and residences that recall Cambria's past.

Two ~~problems~~ issues affect commercial development in the core area of East Village. The first of these is the lack of adequate parking space for ~~vehicles associated with existing or proposed new businesses~~. Part of the area is in the flood plain for Santa Rosa Creek, and is not suitable for development. The small size of many properties in East Village makes it difficult for prospective businesses to furnish the required number of parking spaces on-site. Although there are several private parking lots available on a lease basis, these ~~two~~ are now at capacity. ~~A Village Special Study undertaken in 1972,~~ Recent citizen concerns demonstrate identifies the need for parking areas scattered within East Village and around its periphery, that can serve as public parking and as employee parking. ~~parking for employees~~ Local businesses should undertake active steps to form a district for the eventual development of adequate parking, and their efforts should include a prompt designation of preferred parking areas so that these may be preserved for that use.

The second ~~problem facing~~ issue affecting the East Village ~~stems from the related~~ is also related to the shortage of land within the ~~downtown~~ area. Considering existing land uses and the small size of many lots, it will be increasingly difficult for larger businesses to be located in the village. ~~One positive result is that~~ As a result, most of the new businesses located in the core area will be small in scale and ~~will be~~ therefore consistent with the "village theme." Ultimately, many of the homes now occupying this area will be replaced by, or converted to, commercial activities. In addition to its role as the central business district, the East Village provides convenient shopping for residents living nearby.

**Mid-Village.** The Mid-Village area is located between the East and West Village. The Mid-Village lies on the crest of a hill separating the two community centers, and is characterized by a mix of uses, large parcel sizes, and a lack of building presence on Main Street. Santa Rosa Creek flows along the southern edge of the Mid-Village area.

**West Village.** The second commercial area, West Village, is situated between Cambria Road and State Highway One and it is ideally located to serve ~~the traveling public:~~ tourists visiting the area. Access to and from the highway is excellent and the area benefits from high visibility. Once called "the flats," most commercial uses now present, including arts and crafts shops, ~~realties estate offices,~~ small markets, and auto services, depend on ~~the traveling public~~ tourists as their chief source of business. In addition, day-to-day service to the surrounding residential areas is appropriate convenient. Growth in the West Village has steadily increased, ~~Major improvements to Main Street have occurred:~~ and Main Street has recently been the subject of major improvements designed to service this growth. However, available space for future expansion is severely limited by topography, flood hazards, Highway One, and other established uses. ~~Full development is likely to occur within the time frame of the plan.~~ Because of flooding issues, site planning will have to include careful consideration of flood

hazards, and measures to protect both the structure and flood plain will have to be incorporated into project design. (Mod 21)

The need for additional retail commercial should be evaluated periodically. Possible relocation of the elementary school to an alternate site may make this area available for reconsideration through LUE amendment. (Mod 22)

## **Office and Professional**

Many office and professional uses are integrated in East and West Village. In addition, Two areas along Main Street are designated for professional office development have the Office and Professional land use category. On the south side of Main Street, across from the Cambria Community Health Care Hospital District office, are several medical offices. Additional professional offices should be developed. The second area designated for professional office development is located in the largely-vacant transition area between the two commercial centers along Main Street, This area is largely vacant. Many office and professional uses are also integrated in East and West Village in areas presently designated Commercial Retail.

## **Commercial Service**

At present, most service commercial service uses are scattered within the East Village. The proposed area for concentrating this use to meet future site demands is the south side of Santa Rosa Creek, adjacent to the central business district. Some types of commercial services would be inappropriate in Cambria because of the community's desire to maintain an attractive residential and tourist-oriented business setting. Certain large space users uses that require large amounts of space, such as auto and mobile home dealers, are neither essential nor in scale compatible with the character of the community-character. There is a need, however, to provide adequate space for the local construction industry. The areas best suited for these uses, if adequate circulation can be provided, are is the south side of Santa Rosa Creek opposite the main business district. Certain small service commercial uses such as repair shops could locate in retail commercial areas if they meet design standards contained in the Land Use Ordinance.

## **Recreation**

Substantial areas of Cambria are designated for Recreation uses to provide for the combination of tourist food and lodging facilities. and resident and tourist recreation activities. The ocean shoreline, creek sides and pine forests provide varied scenic settings for both active and passive forms of recreation. East/West Ranch is the largest area, with East Ranch planned for a community park and active recreational uses, while West Ranch is intended for more passive uses, such as trails. Moonstone Beach has for many years been recognized as one of Cambria's foremost scenic resources and a major recreation attraction to visitors and residents. The use and protection of this portion of coastline has been a priority for planning efforts by the State, County, and community. The bluff tops and beaches on the west side of Moonstone Beach

Drive are owned by the State of California as public recreation areas. The area between Moonstone Beach Drive and Highway One north of Weymouth Street, is presently the principal area of Cambria providing large commercial lots and community services suitable for development of motels and tourist-oriented commercial recreational use. Emphasis is on development of selected uses essential to the area, consistent with the scenic setting.

The County maintains a community park, Shamel Park, in Park Hill along Windsor Boulevard Road. The park site includes a community swimming pool, barbecue facilities and active play areas. The site is adjacent to the State of California holdings and provides access to the State Beach. An additional park site is Lampton Park, located in southwestern Lodge Hill, has been improved using grant funds for minor landscaping, pathways, benches, and beach access. More community recreation facilities are needed in Cambria, including playgrounds, trails, and pocket parks. The need for additional recreation areas is identified on the plan map.

Two group campground facilities also are found located in Cambria. Camp Pinecrest Yeager is maintained by Huron-Coalinga Elementary School District. Camp Ocean Pine is a group campground located southwest of Lodge Hill.

An additional area designated for recreational use is the Cambria Pines Lodge is also designated for recreational use, and This existing facility has been a major visitor-serving use facility in Cambria. A renovation program has been is underway proposed that would will upgrade and expand the facility. recreational use in conjunction with development of a multiple family project. Future development plans should retain the steeper, tree-covered slopes would be retained in their natural state.

Tourist facilities are proposed on the Fiscalini Ranch area along Santa Rosa Creek on both the east side and west sides of Highway One. Planning for the property on the west side of Highway One could include a 9-hole golf course, if enough water were available. The open rolling slopes with views over the ocean and fringed with pine forests could enhance the setting for proposed residential development, and single family residential development would provide an excellent setting for this use.

**East/West Ranch.** This area was formerly is the larger part of the Fiscalini Ranch located west of Highway One between Park Hill and Lodge Hill. and proposed in a preliminary development or concept plan primarily for single family residential use. Steeper slopes, forested areas, and the shoreline are proposed for recreation and or open space uses. The large open rolling areas, however, may be suitable for both passive and active park uses at an intensity in keeping with environmental constraints. are proposed for single family lots with some multiple family condominium units. development of The Fiscalini Ranch will require major improvements to circulation and the expansion of community services. The timing of development in these presently undivided areas should be in response to a need for additional types of development. Eventual development, however, is logical in that it would fill in the large, undeveloped area of central Cambria and discourage expansion in urban fringe. The

entire project, however, will require careful design, coordination of facilities, and mitigation of impacts on the existing community.

## **Residential Multi-Family**

Only a few areas of designated for multiple family units are presently available located in Cambria. Much land previously zoned for multiple-family development has been developed with single-family dwellings. Multiple family units provide an alternative housing type option that may be appropriate in several areas of Cambria. ~~and several areas within Cambria are appropriate for these uses.~~ This Plan recognizes that the Residential Multi-Family category plays an important role in providing opportunities for affordable housing. Therefore, development of the Residential Multi-Family category with single-family dwellings is discouraged, because of the loss of suitably-designated property and corresponding loss of affordable housing opportunities. In addition, the Residential Multi-Family category has the potential to provide for a number of unmet housing needs, such as elder care, small sized dwellings, housing for singles, and service employees housing. Areas designated as Residential Multi-Family are discussed in more detail below:

**Cambria - Main Street.** Two areas located on Main Street are identified designated for multiple family residential uses. The first is located between the two commercial centers and is currently occupied by two mobile home parks. It should ultimately be developed as a transition from the commercial areas to the surrounding residential areas. Development will require sensitivity to the natural features, particularly those areas with significant steep slopes on the north side of Main Street. The second Residential Multi-Family area on Main Street is at the eastern fringe edge of the street. It is presently a mixture of uses including condominiums, apartments, motels, and single-family dwellings. This area is easily accessible and has convenient services in the Old Village area. Multi-family residences are allowed as a principal use on Main Street with Residential Multi-Family Standards applied.

**Lodge Hill.** Multiple family uses are also shown designated in both East and West Lodge Hill. The Within West Lodge Hill, the plan map identifies an area of existing multiple family use near the intersection of Ardath Drive and Highway One, and provides for expansion of this use. East Lodge Hill is not presently developed with multiple family units, but the area in the vicinity of Cambria Pines Lodge contains some larger lots and multiple lots under single ownership which would be suitable for multiple family use.

**The East Ranch.** ~~The Fiscalini Ranch concept plan proposes a cluster of condominiums within the mostly single-family residential area west of Highway One, and a multiple-family residential area on the south side of Santa Rosa Creek. in close in to the central business district. The steeper, wooded hillsides, and the immediate creek area, should remain in their natural state.~~

**Tract 226.** ~~A third commercial area is available for serving neighborhood needs. This is This tract 226, is located in the East Lodge Hill area, This area and was subdivided into 32 small commercial lots with a central, commonly-owned lot for parking. Opportunity exists to develop these lots as they exist now, or after resubdivision. Detailed review development standards are discussed in a separate section of Chapter 7: Planning Area Standards, included to ensure adequate architectural design planning, site planning, parking, accessibility, and compatibility with the neighborhood. (Mod 19, 20)~~

## **Residential Single-Family**

The majority of Cambria is within the Residential Single Family land use category designated for single-family residences. Extensive tracts of subdivided residential lands are a dominant feature of Cambria. ~~Top of the World, East and West Lodge Hill, Park Hill, Pine Knolls and Happy Hill are the major residential neighborhoods. However, residences are also found in East Village and the Moonstone Beach residential area.~~

These ~~sprawling~~ residential subdivisions occupying the pine covered hills and open coastal terraces were created largely during the 1920's when many thousands of small lots, typically 25' x 70', were platted. Part of the area is visible from Highway One, with resulting visual effects. Much of the area was laid out with little regard for natural features of the land and is served by a confusing and ~~incongruous~~ system of roads, some much of which remain unpaved and substandard today. With a high residential density, there is little land in public ownership that can be used for parks. Some areas have also experienced serious bluff erosion problems. Proper treatment development of the small lots is critically needed to maintaining the attractiveness of Cambria.

~~More recent development in the Pine Knolls, Happy Hill, and Ranch areas has created standard sized lots that blend with the natural features. Adequate access to these subdivisions is a prerequisite to their development.~~

~~The total holding capacity of the existing subdivided with approximately 5,400 would range from 9,000 to 12,000 permanent residents. In addition, it is roughly estimated that there remains within the unsubdivided portion of the urban reserve area enough land for the additional potential development of an additional 1,700 units.~~

Each of the existing residential areas presents a unique residential setting, and is ~~Each is~~ discussed separately in the following sections.

~~Top of the World occupies the most southeasterly portion of the subdivided part of Cambria. On the south it is bounded by open and tree-covered agricultural land, to the northeast by Highway One, and on the north and northwest by Ardath and Burton Drives, which separate it from West Lodge Hill. On its west side are found several parcels of land too small for agricultural purposes, but which are appropriate sites for residences on large lots. While dense~~

forests are present on the western third of Top of the World, much of it is comparatively open. The eastern portions are nearly devoid of trees and are highly visible to travelers approaching Cambria from the south. The open and exposed character necessitates particularly careful arrangement and architectural treatment of residences to avoid detrimental aesthetic impacts. Rustic landscaping and reforestation on the eastern portions of this sub-area can enhance visual appearances and benefit property values.

**West Lodge Hill.** This is an extensive residential area located on the south and west side of Highway One, west of the Top of the World area. Topography is varied with numerous ridges and gullies, steep slopes, and nearly flat areas along the marine terrace. These features, combined with the large overall size of the West Lodge Hill neighborhood, the winding streets, and differences in the variety of vegetation types, give the area a diverse character. The most pressing problem issues associated with West Lodge Hill is a lack of permanent open space, and the impact to residential densities that the vast number of small lots would create at buildout, and a lack of permanent open space. The visual impact of development, drainage problems, and tree removal are also major concerns. Buildout would result in a significant loss of trees, and cause the demise of the forest as an important and valuable habitat area. Many of the lots with steep slopes will be very difficult to build on. If preserved in their natural state, they would reduce the ultimate residential densities and provide needed open space.

**East Lodge Hill.** This area is located south of the Santa Rosa Creek, between Highway One and Main Street. East Lodge Hill exhibits considerable diversity in its pattern of residential subdivision and development. Like other residential areas in the community, it has numerous 25-foot lots, yet it also contains more recent subdivisions with standard-sized lots. East Lodge Hill includes the former Air Force housing facility. compound

Several areas of steep slopes have been subdivided with lots which today are nonconforming. Most notable are the steep areas between Highway One and Ramsey Drive, and the canyon between Burton Circle and Wilton Drive. Development of such these areas must conform with to engineering safety standards, and avoid unsightly hillside cuts and fills.

**East Village.** The East Village occupies narrow strips of land on both sides of Main Street. Residential development consists partly of in-large-part of older single-family homes on various sized lots. Nearly all of the residential buildings remaining from the community's early period are found here, and are concentrated along Bridge, Burton and Main Streets. Most of these structures have been maintained in sound condition, although there are some obvious exceptions. Older single-family homes will continue to exist in the downtown area and contribute to the village atmosphere. As time progresses, it will be desirable to maintain the historically interesting homes in good condition. A number of these structures have historical significance, and are recognized by the Historic Combining Designations in the LUE. Efforts should be made to maintain the historically significant homes in good condition. This Plan recognizes that some of these historical buildings will be converted to commercial uses associated with the tourist industry. As conversion occurs, care should be taken to preserve

the historical characteristics of the structures.

**Pine Knolls.** This area is situated north of Main Street between East and West Villages. On its northern side are adjacent dense pine forests. The southeastern portion of Pine Knolls is a moderate to steeply sloping grassy hillside that fronts on Main Street and contains several homes on large parcels. Residential development is concentrated predominantly in the northeastern portion of the sub-area neighborhood where many new homes have been constructed on generous sized lots. The more westerly portions of Pine Knolls contain the nonconforming 25-foot lots characteristic of the community.

Several areas within Pine Knolls contain excessively steep slopes and should ~~either not be built upon at all or should require~~ be developed, if at all, only after careful technical investigation first. The most notable of these is the triangular-shaped area bounded by Pine Knolls Drive, Hartford Street, and Main Street where steep slopes, made steeper by excavation, may preclude the possibility of residential construction. Another area of very steep slopes is the westerly-draining ravine lying between Hartford and Hillcrest Drives.

**Happy Hill.** This area forms the most northeasterly residential area of Cambria. It lies on the wooded hills adjoining Pine Knolls and West Village on the east side of Highway One. Approximately half the subdivided area is made up of nonconforming lots while the northern portion includes three recent subdivisions with medium to large sized lots.

~~The plan recognizes the long-term desirability of balancing the over-supply of nonconforming lots with large lots for providing greater diversity in living styles. Thus, a large area north of the Happy Hill subarea is designated as Rural Lands. The pine forests should be protected from excessive tree removal that would be caused by higher density development. Clustering of units close to the urban reserve line would be required to minimize the impact of development and establish a firm urban rural boundary.~~

**Moonstone Beach.** This area is located south of Weymouth Street, and is primarily developed as a single-family residential area, with a few nonconforming commercial uses. It is designated as a residential area with development to be compatible with the remainder of the Moonstone Beach area.

**Park Hill.** Like West Lodge Hill, this area includes both open ocean terraces and wooded, hilly terrain. It is bounded on the northeast by Highway One and on the west by the Pacific Ocean. Environmental amenities of Park Hill are enhanced immeasurably by open space land, both in public and private ownership, that now nearly surrounds the sub-area neighborhood. This Plan supports the continued distinctiveness and integrity of Park Hill by designating through designated open space areas on all sides of the sub-area neighborhood, with the exception of the presently existing developed area development at Park Hill's junction with West Ranch.

## Residential Suburban

Two areas are identified for suburban residential development. Within Cambria, one area, located in the eastern portion of the community, is identified for residential suburban development the eastern portion of the community, between Main Street and Burton Drive on the south side of Santa Rosa Creek. It is presently in agricultural use, so small hobby farms ranging from one 1 acre to five 5 acres would be appropriate, along with residential uses. (Mod 18)

~~The second area is in the southwestern portion of the planning area. It serves as a transition from the denser portions of the community to the surrounding agricultural and rural areas. Particular care is essential in design of lots to suit the topography and setting. (Mod 18)~~

## Public Facilities

~~Numerous public uses are identified on the plan map:~~

Cambria Village includes a number of public uses facilities. The fire station, Community Services District offices and yards, library, and post office serve the entire community. The Cambria Community Health Care Hospital District provides maintains an in and out-patient clinic and ambulance service in for the area. As Cambria grows, additional health care facilities will be needed to serve both the tourists and the local population. ~~village~~ Two cemeteries located in Cambria include the original Catholic church and cemetery, in which a museum of local history is planned. The California State Department of Forestry and Fire Protection maintains a year-round fire station in at Happy Hill. Community meeting facilities are available at the Veterans Memorial Building, and Mid-State Bank, and complementary uses are found at the Joslyn Adult Recreation Center., ~~to include a proposed library in the adjacent area.~~

A number of community facilities will be needed to serve the anticipated population growth. Two One additional elementary schools are is proposed, one of which may replace in addition to the existing school site on Main Street and the site under development near Highway One. ~~If the elementary school relocates, future use of the site and the surrounding area for commercial purposes should be reconsidered through a general plan amendment. Neighborhood parks should be developed in conjunction with these school sites.~~

## Agriculture

Within Cambria, one area, located in the eastern portion of the community, is designated as the Agriculture land use category. This area is appropriate for hobby farms or the keeping of animals such as horses.

## **C. San Simeon Acres Village Land Use**

San Simeon Acres is a small commercial village developed to provide tourist and recreation services along the central coast. It provides food and lodging facilities for Hearst Castle visitors as well as tourists driving the scenic Highway One route between San Luis Obispo and the Monterey Peninsula. San Simeon Acres evolved from a 1940 sale of the area by W.R. Hearst to permit facilitate recreational development. Present uses are concentrated on the frontage roads along Highway One.

The Village Reserve Line (VRL) encompasses approximately ~~100~~ 80 net acres. The surrounding areas are devoted to grazing. Future residential, commercial, and motel development can occur within the presently subdivided area.

### **Commercial Retail**

Commercial development in San Simeon Acres is oriented to ~~the traveling public~~ tourists using Highway One while visiting the central coast. In 1990, the village provided the nearest accommodations for the more than ~~950,000~~ one million persons that visited Hearst San Simeon Historical Monument. ~~annually~~. By 1995, the number of visitors had dropped to approximately 700,000 persons. Frontage roads to the east and west of Highway One provide access to the commercial areas. Peak visiting periods occur in the summer months; however, visitor use throughout the year is expected to increase.

Infilling on the vacant lots located on the immediate frontage will occur as demand continues to grow. Of concern to the appropriate development of San Simeon Acres is the present current proliferation of signs. Future development should use single sign advertising be restricted to advertising with a single sign. Mixed architectural styles are also quite evident. Landscaping the highway frontage with trees and shrubs, and providing better highway crossings and pedestrian paths, would provide an attractive unifying element to the area.

### **Residential Multi-Family**

The areas beyond the commercial frontage are designated for multiple family residential uses. These include the existing mobile home park and scattered multiple family units. It is anticipated that expansion of multiple family units will include triplex, apartments, and townhouse developments. In addition, expansion of commercial uses such as motels beyond the frontage may be appropriate ~~following developmental review~~.

### **Public Facilities**

The only public facility use in San Simeon Acres is the existing sewage treatment plant. ~~and the Community Services District office~~. No additional public facilities are anticipated.

## **D. Planning Area Land Use Programs**

"Programs" are nonmandatory actions or policies recommended by the Land Use Element to achieve community or areawide goals and objectives identified in this area Community Plan. The implementation of each LUE program is the responsibility of the community, through the County or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program by the County should be based on consideration of community needs and substantial community support for the program and its related cost.

Land use programs for the ~~North Coast Planning Area~~ are grouped first under names of the communities or rural areas, and then under land use categories or other location headings to identify specific areas where they each apply.

### **Rural Area Programs**

**\*(The Rural Area is not part of this Plan Update.) \***

### **Cambria Urban Area Programs**

The following programs apply within the Cambria Urban Reserve Line, to locations in the land use categories listed.

#### **Commercial Retail**

- ~~1. **Village Plans.** The County should work with property owners and the community to prepare Specific Plans for the East and West Village. The plans should address details of parking, landscaping, desired design themes (if any), pedestrian and vehicle circulation, and preservation of any identified historical sites.~~

#### **Residential Single-Family and Multi-Family**

- 1. Tract 226.** The County should work with property owners in Tract No. 226 toward resubdivide consolidation and redistribution of the lots (with no net addition of lots) for a multi-family or mixed use project. ~~commercial use before development occurs.~~ (Mod24)
- 2. Affordable Housing.** The County and the Cambria Community Services District (CCSD) should work together to ensure that affordable housing project proposals are not unnecessarily delayed because of water allocation issues.

3. **Design Manual.** A design manual to provide designers, developers, and potential and existing lot owners with guidelines for and examples of good residential design should be developed. (RDP)
4. **Transfer of Development Credits Program.** The County, the CCSD, local nonprofit organizations, and the local Land Conservancy should promote expansion of the TDC Program to include more areas within the community of Cambria. Sensitive habitat areas should have the first priority for inclusion as sending sites for transferring development credits. Possible agencies that could participate include The Land Conservancy of San Luis Obispo County, Cambria Land Conservancy, Greenspace, Department of Fish and Game, U.S. Fish and Wildlife Service, Cambria Parks and Recreation Commission, and County Parks Division.
5. **Lot Consolidation and Retirement Program** A program should be initiated to encourage lot consolidation through voluntary mergers and other mechanisms, and to retire vacant lots through acquisition. An open space district should be formed through a cooperative effort between the County, the community of Cambria and others, to begin purchasing small and substandard lots. The objective of this district would be to retire development rights, protect resources, preserve the forest, reduce the number of potential homes, improve fire clearance and reduce impacts on limited resources. Purchased lots could also be considered for a variety of purposes, such as pocket parks, viewsheds, habitat preservation and other uses to benefit the community.
6. **Penalties for unpermitted tree removal.** Fines for unpermitted removal of trees should be increased to be a more significant deterrent. The Department of Planning and Building may evaluate using fines to fund an agency to monitor replacement trees on and off-site, to identify areas for off-site reforestation, to supervise off-site planting, and provide incentives to owners of built lots to reforest their lots. (RDP)

## Recreation

7. **Parks Planning and Development.** The County, nonprofit organizations, and CCSD should continue to coordinate prepare neighborhood park development plans for residents recreation uses at the county park on Lodge Hill in Cambria.

## San Simeon Acres Village Programs

The following programs apply within the San Simeon Acres Village Reserve Line, to locations in the land use categories listed.

### Communitywide

1. **Frontage road view corridor and landscaping.** The County should work with property owners to improve the views from Highway One to the frontage road with sidewalks, street furniture, trees, and decorative street lights.

### **Commercial Retail**

- ~~2. **Landscaping.** The San Simeon Acres Community Services District and the State Department of Transportation should jointly undertake a program to landscape the Highway One frontage road corridor.~~

### **Recreation**

2. **Park Sites.** A small roadside park site and overlook should be acquired by the County or the San Simeon Acres Community Services District in the northwestern part of San Simeon Acres for the development of picnic facilities, restrooms, and beach access for residents and tourists.

**Table 4-2**  
**Cambria and San Simeon Acres**  
**Schedule for Completing Recommended Land Use Programs**

<b>SCHEDULE FOR COMPLETING SERVICE PROGRAMS</b>						
#	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATE	PRIORITY
<b>GAMBRIA</b>						
1.	TRACT 226 RESUBDIVISION	PROPERTY OWNERS COUNTY	FEES	2005-2007	2007	LOW
2.	AFFORDABLE HOUSING	COUNTY, CCSD, NONPROFITS	FEES, GRANTS	ONGOING	2007	HIGH
3.	DESIGN MANUAL	PLANNING & BUILDING; COMMUNITY GROUPS	GENERAL FUND	2005-2007	2007	HIGH
4.	TRANSFER OF DEVELOPMENT CREDITS PROGRAM	PLANNING & BUILDING; SLO CO. LAND CONSERVANCY; COMMUNITY GROUPS	GENERAL FUND; TDC PURCHASES	2005-2007	2007	HIGH
5.	LOT CONSOLIDATION AND RETIREMENT PROGRAM	PLANNING & BUILDING; COMMUNITY GROUPS; CCSD; LAFCO	FEES; GRANTS	2007-2009	2009	HIGH
6.	PENALTIES FOR UNPERMITTED TREE REMOVAL	PLANNING & BUILDING; COMMUNITY GROUPS	GENERAL FUND	2005-2007	2007	HIGH
7.	COMMUNITY PARKS PLANS	COUNTY, CCSD	FEES, GRANTS	2005-2007	2007	MEDIUM
<b>SAN SIMEON ACRES</b>						
1.	FRONTAGE ROAD VIEW CORRIDOR	SSCSD, CAL TRANS, OWNERS	FEES, GRANTS	2005-2007	2007	MEDIUM
2.	COMMUNITY PARK SITES	COUNTY, SSCSD	FEES, GRANTS	2005-2007	2007	MEDIUM

