

DRAFT Minutes
Los Osos Community Advisory Council
June 27, 2012

Meeting called to Order by Chair Milledge at 7 pm

Roll call - Council Members Present D. Grisanti, N. Blair, J. Harper, G. Wright, T. Cantwell, A. Feldman, A. Fraser, V. Milledge
Excused Council Members - P. Malykont, C. Atkinson

Chair Announcements

Overview of meeting format

- Moved Consent agenda above agenda in order to expedite the referral
- We will use a modified process for the McDonald's item to accommodate all who want to comment.
- Please state name and place of residence before you speak at the podium
- 1 minute for questions on Sheriff.
- No CSD or Supervisor reports
- 2 minutes for questions on County Report

Chair welcomed all in attendance, an example of democracy in action. Stressed the importance of respecting each others rights to free speech by not interrupting, shouting out, conducting side conversation - which distract and interfere with the ability of others to hear the speaker.

Announced

- The next Community Plan update meetings for July - Monday July 1 at 10am and, and Monday July 8 at 6:30 pm both held here at the SBCC. Topic is Land Use Policies. Flyers located on stage near LOCAC display Board along with clipboard for interested citizens who want to receive LOCAC email - announcing of meetings. Chair thanked the SBCC and specifically Richard Margetsen, for allowing LOCAC the use the meeting space at no cost.
- SLO Green Build Septic Decommission Session - Wednesday July 3rd, 5:30 pm in San Luis Obispo. Flyer will be posted on WEBSITE
- J.Harper announced Rotary Electronic Recycling, this coming Saturday June 29 - 10 am -3 pm

Minutes and Reports are posted on the display Board

The Next meeting will be held Thursday, July 25, 2013, 7 pm, here at the South Bay Community Center.

Sheriff's Report

Statistics for May 2013 - 648 calls (79 emergencies; 55 assists to other agencies; 3 domestic violence; 6 burglaries; 8 vandalisms; 184 self initiated calls/police stops). Fireworks are not permitted in Los Osos. Question on coverage during late night early morning - one car from 2-7am covers coastal area. Discussed Neighborhood Watch Program - goal to build a strong alliance with groups, community. There is a training component which covers environment around home, signage. Question about coverage for the 4th of July - two deputies/cars will be on coast beat. Comment that there needs to be speed signage on Bay Oaks Drive - from Chair if related to more traffic due to LOWWP contact Dig Los Osos - diglosos.com; Michelle Houser 805.242.6815.

County Report, Kerry Brown

Local meetings for County Update Plan for Los Osos - 2 monthly sessions on a specific topic. The July meeting topic is Land Use Policies, meetings will be held Monday July 1 at 10 am and Monday July 8 at 6:30 pm - at the SBCC. The Morro Coast Audubon Society Sweet/MCAS Sweet Spring East Project was approved June 4th by the Board of Supervisors. Question asked on the appeal process - it depends on the type of project, they can be sent to the subdivision or county planning commission, there is a 14 day window for appeal to the Board of supervisors after approval by the subdivision/planning commission; then there is a timeframe for appeal to the Coastal Commission; final appeal, after all these processes

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exhausted, would be the court system. There are costs/time involved in the appeal process. Question asked on the status of Sage EcoGardens LOVR location - Ms Brown stated she looked into this after the last meetings questions and found that there were no grading/code enforcement violations, no permit was required.

No Supervisor Report

No CSD Report

Consent Agenda - no comments or public questions. Motion to accept made by Council Member Grisanti, seconded by Council Member Blair. Passed unanimously by hand vote.

Agenda Item 1

DRC2012-00099 MFW Properties - Minor Use Permit to convert an existing building into a McDonald's restaurant with drive-thru.

Kerry Brown, County Planning presented the Minor Use Permit Process for project. This is a change of use permit - will cover: traffic and circulation; water; parking; design - County reviews these when final application received. Currently working on clarifying questions and concerns from County on original submittal. Common to need clarification. Final application received - property owners within 300 feet of project will be notified; staff report announcing hearing on project.

Presentation by C.M. Florence, Oasis Associates Planner - overhead presentation on - existing conditions and proposed site plan; Landscape concept plan; building elevations; water and waste water disposal; driveway, drive-through and parking; LOCAC Land Use Committee questions - litter, air quality, towns Los Osos size with McDonald's, commercial retail policy; community benefits - employment, business synergy, local sponsorship. Handout available at LOCAC display board on stage.

Questions from LOCAC members

Water Use -

- - will 25 homes be displaced by project?
- - Clarity on what Level III Water Severity means

K. Brown, SLO County Planning - explained that the water basin serving Los Osos is in overdraft, not sustainable - that is why in level II Severity for the water resource. Current overdraft situation causes salt water intrusion in the lower aquifer. Lower aquifer is where wells pull for drinking water. New development is governed by Title 19 of County Code.

- - What is seats/day? what does it mean?

Ms Florence/Team stated that there are 50 seats in the design, per information from other sites the average water usage for each seat is 25gal. This reflects the peak load. Average water usage is 1250 gal, during peak load 1875 gal.

WasteWater Disposal - no questions

Traffic Impact - on hold, final traffic study not submitted, will be discussed in Traffic and Circulation meeting when available.

- - Los Osos Valley Road/LOVR will see an increase in traffic? Traffic Report will cover
- - Difficult to cross LOVR now, traffic increase will add to issue

Ms Florence/Team stated that the Traffic Study has evaluated the traffic on LOVR using County methodology, LOVR remains at acceptable levels.

- - Question on 2 lane situation on western side - awkward transition.

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Ms Florence/Team stated that there is only one drive through lane. The other, most westerly is for non drive through traffic to move around site for parking, egress.

Economic Impact

- - will impact other eating establishments?
Ms Florence/Team - little impact
- - will impact shopping center parking for current business?
Ms Florence/Team, still surplus of parking, additional spaces of proposal supported.
- - why no survey of public in Los Osos?
Ms Florence/Team, used demographic survey of Los Osos. Feel they will be successful, the corporate requirement for success fulfilled.
- - Corporate earnings illuminated - question on what comes back to community

External Appearance

- - Question on planting/landscape type?
Ms Florence/Team, will use drought tolerant, native plants. Will work to making this a Certified LEED McDonald site (Low Energy Environmental Design Leadership - rating system which encompasses: energy savings, architecture, landscape, electrical/mechanical design)
- - Would project go forward without drive through capability?
Ms Florence/Team, unknown. They want to re-use the drive through location.
- - What happens if McDonald's not successful here?
Ms Florence/Team, per lease agreement all identifying items would be removed.

Nutritional Concerns

- - Is McDonald food healthy?
Team Nutritionist - there is a balance of protein, carbohydrates and fat - a wide variety of choices for patrons.
- - Isn't the food high in sodium, as highly processed food? What amount of sodium is healthy?
Team Nutritionist - nutritional content available. Choices for patrons.
- - What percentage of salads are sold? stated 2-3% per the WEBSITE How much sugar is in the oatmeal?

PUBLIC Comments, Questions, Concerns

Water/Wastewater Impact

- ? Permit request, 58 gpm use, what does that mean?
- - 2500 pop, 16,000 population, infrastructure/county not much over site; water usage concern.
- - Choices - any business addition to community good; good for community; good family place to eat.
- - Water/Ice?? impact of this, any other restaurant water usage?
- - Water/Level III Severity/Salt water intrusion - project makes no sense.
- - Water crisis, process does not care what we think, what we want. Council needs to disapprove at all levels.
- ? Misinformation, similar communities, do they have water issues, disingenuous; # of seats what about drive through cars? Where do we get water in future??
- ? How much water used in Arroyo Grande McDonald's? What about wastewater?
- - Talked to process, not happy. Dead link on WEBSITE; community to loose water supply; adds to LOWWP mess; tourists will use restroom; will end up with Nacimiento water; no idea of Los Osos community - which is thirsty and stressed
- - Project wrong on many levels; quality of life issue - will go down.
- ? What kind of fees will they be paying?
- - Re-iterated email input - we do not have water; community in overdraft; causing salt water intrusion; no proof that LOWWP will assist water issue; not time for business/anything to come into Los Osos.

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- - Need parking report details - parking full on weekends; find project disturbing.
- ? Confused by water usage.
- ? Disparity between consumption, wastewater discharge. consumption lower than discharge.
- ? 900 sq ft business space - why? Who will rent?
- ? Uses water that 25 homes could use.
- ? Water - how did they get permission to add soda? using water; we are not a large corporation community. We need to protect our water.
- - Council does not have to make a recommendation tonight; ask to see again; AD313 discharge prohibition; historic use as bank is all the data we have; all about water.
- - Concerned with Coastal Commission Condition #5 of LOWWP
- - Insulted - dismiss change in use out of hand; there will be a change in water taste; made Carrizo Plains comments.
- - Use change - more intensive use, when we do not have water; changes made to own/personal property usage of water; project will effect us all. Unfair to approve.
- - Clean restrooms, will choke area at 10th Street entrance; benefit package for Manager and Assistant Manager only; concern on security issues.
- - Water use - about 5-6 homes; use reclaimed water for landscape; there was bank traffic; we need business/jobs.
- - CDO comment, notices of violation; had to spend monies on CDO situation.
- - Water usage at shopping Center - 1/4 use of water already in use, confused; seems to be some corruption.
- - Water background discussed - rain lessened; water not being recharged.
- - We have a limited aquifer; need to focus on sustainability; need water rate discussion - tiered; water situation more critical for prohibition zone; LOWWP unknown benefit to water situation; need wastewater discussion.
- - Lack of water, unsustainable project.
- ? Ice - is it included in use, is landscaping, purification of water?. Not enough information - do not toss money at this due to over water usage.
- ? What is the penalty for over water usage?
- - Number on water usage, there seems to be a discrepancy.
- - Increase use of water at site, talked to 10 homes/10 new homes losing water; talked to former Cad's restaurants water usage.
- - Entrepreneur eyes, 5 times tried to retrofit site; suspicious of the project; community ripe for a small Bistro type restaurant; this project will be a scar on the community.
- - Using Wastewater numbers on water usage.
- - Ownership of property - how are they doing this change of use; we have to save our water basin.
- - Drive through - not a good idea.

Traffic Impact

- ? Concerned about congestion, what is impact of additional traffic, parking needs to shopping center?
- - Number of trips - no estimation; parking will have a negative impact on center parking
- - Do not make decision - what about pedestrians, other modalities - not addressed; need more information.
- ? How long will cars be idling?
- - Acceptable level of service, needs to be D or better.
- ? Will there be ample parking? need clarification.
- - What about foot traffic? what are vehicle numbers?
- - Police traffic at night.
- - What is estimation of the number of cars per day? - both visit and drive through.
- - Not sure how cars will get around
- - What about delivery trucks? cars; drive through cars.

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- - Will bring more traffic to center, Los Osos.
- - Idling car issue, reference made to city of San Luis Obispo and drive throughs
- - Litter comment, concern on litter control.
- ? What is waste production, recycling plan?
- - What about trash taken away in drive through cars?
- - Traffic flow workable per SLO Study; center businesses welcome project.
- - Will be harder to get to LOVR, especially turn left onto LOVR from lot.
- - What about parking needed by other business - Miner's, Von's, Rite Aid, Fitness Center....
- - Is Vons OK with project proposal?
- - How many parking spots are needed for McDonald's
- - What about large rig, 18 wheel parking?

10:08 pm - Council Member Blair made motion to extend the meeting beyond 10 pm. Council Member Fraser seconded - passed unanimously by Council.

Economic Impact

- - 70% of monies will leave the community.
- ? Permit says 60 employees, tonight 35 is the number. What is actual number?
- - Service needs to be local.
- ? How will they actually contribute to our/County economic goals?
- - We already have places to get a hamburger.
- - People can go to Morro Bay if they want McDonald's food.
- ? Have you checked with local eateries to see how many are family owned?
- - Jobs are dead end.
- - Need to work with local eateries to assist low income population.
- - Concerned about impact on local business; if impacted, loss of local jobs.
- - Meals - diminished by meals provided by McDonald's.
- - Concern about impact to local business; lower paying jobs.
- - Los Osos unincorporated tax base, the project will not effect/benefit community.
- - Center businesses want the boost in traffic.
- - Competition is good.
- - Provides another choice for community.

External Experience Impact

- - No golden arches design
- - Application submitted, there have been changes already, confused by this.
- ? If not successful what is the timeframe for taking down signage?
- ? Where are the answers to the questions raised at the June 13th Land Use meeting? what about Land Use Minutes, listing of plus/minus issues?
- - 24 hour activity, not fit for our downtown area.
- - Lighting issue concern
- - Visual impact, not acceptable - fast food drive through.
- - Will hurt Los Osos small businesses.
- - Great addition to downtown area.
- - Good to use building that has been empty for many years.
- ? Need mega dumpsters for trash, where will they be located?

Nutrition and Other Impacts

- - Comment on article in Tribune, seems like set up job.
- - Not healthy food.
- - Nutritionist looking at chemistry, not whole food.
- - Eating at McDonald's is irresponsible; we are talking about fast foods

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- - Provides choice, option for community seniors/disabled who are struggling to stay local.
- - Appreciate food values; affordable; can get a reasonable cup of coffee.
- - Drive through promotes insularity within culture.
- - Does not appreciate corporate culture; is not a fit for our community.
- - Local farmer's market will not be supported.
- - Need to know when this will be at Board of Supervisor's meeting.
- - Like to support local business; the project is not advantageous for our community.
- - Only McDonald's will be open late at night.
- - Los Osos is not a dump, we are eclectic.
- - Project does not fit community. What do we want to see? Not useful for community.

Questions/Answers

- How much water used in Arroyo Grande? Used flows from Morro Bay.
- What kind of fees will be paid? Same as other business of this kind.
- Peak queuing of cars? used 2 other sites, based on size. Proposed site has room for 9 cars in the drive through que.
- Car idling question - McDonald Team will provide answer.
- Number of Full time to Part time employees? In Morro Bay 15-20 full time, same for part time.
- Parking space requirements - amount in proposal within parameters of County rules.

McDonald Team took notes and will provide answers to questions gathered.

LOCAC Discussion:

- need to see final submission of proposal, with input from Land Use meeting and other input.
- Missing Basin Management Plan, water.
- Do not want project approved tonight.
- Need Traffic Stud.y
- Need Community Plan finalized.
- McDonald's aggressively markets children.
- Provides choices to community.
- The community Plan does not deal with nutrition.
- Community provides everything citizens want
- Water issues not fully explained, understood.
- Council influence diminishes, within process, if we wait for items like Basin Plan, Community Plan.
Proposal will go forward when final submittal time line begins.

Motion made by Council Member Blair to put item back on the agenda after application deemed completed. Motion seconded by Council Member Harper. Motion passed by majority of Council.

Public Comment

- When you make decisions for the community, you need to interface with community, get input. We do not have streetlights, our streets are in bad condition.
- Comment on Process for McDonald Referral- there was a Land Use meeting June 13th, there was no recommendation made to the Council on the proposal. The project was presented, discussed, data gathered as plus and minus points. Questions tonight were not thorough as presented. Process is burning out the public.
- Appreciate the comment on the right of free speech, it is like voting, acquiesce to those who participate.
- Concerned about society and freedoms; government has been spying on us. We need to be concerned about our constitutional rights. Listen to the voices of the People. Angry that Council is not listening.
- The people here have more questions. CSD Board is refinancing monies, there is an issue with Golden State Water Company.

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- Community Update - not enough communication provided to public on meeting schedule; the WWP is flawed in high water areas around town.

LOCAC Committee Reports

J.Harper announced that one can call 511 to find out about public transportation in County. For summer, youth 18 and under ride for free. RTA WEBSITE provides more information about public transportation.

Public Comment

- June Land Use committee minutes did not reflect all the discussion.

Council Member Harper made a motion to accept the Committee Reports, Council Member Blair seconded. Council passed

Council Member Fraser will work with Ms Tacker on an addendum to the June Land Use minutes. They will provide to the Chair prior to the July meeting.

LOCAC Officer elections - votes by secret ballot

Chair -

N. Blair nominated V. Milledge; A.Fraser nominated T. Cantwell. Ms Milledge elected.

Vice Chair -

A. Fraser nominated P. Malykont; N. Blair nominated T. Cantwell. Mr Malykont elected.

Secretary -

J. Harper nominated C. Atkinson - unanimous approval of Ms Atkinson.

Treasurer -

A. Fraser nominated T. Cantwell; J. Harper nominated D. Grisanti. Mr Cantwell elected.

Meeting adjourned at 12:15 am

Submitted by J.Harper