



LOCAC • Los Osos Community Advisory Council

Meeting Minutes for January 25, 2018

South Bay Community Center

Agenda Item	Discussion/Action/Information						
<p>Call to order/roll call @ 7:02 p.m.</p>	<p>Roll Call - P = present A = absent E = excused</p> <table border="0"> <tr> <td data-bbox="665 534 880 655"> <p>District One Yael Korin - P Lynette Tornatzky, <i>Secretary</i> - P</p> </td> <td data-bbox="954 534 1186 655"> <p>District Two Jan Harper - P Christine Womack, <i>Treasurer</i> - P</p> </td> <td data-bbox="1243 534 1491 687"> <p>District Three Julia Oberhoff, <i>Chairperson</i> - P Larry Bender <i>Vice Chairperson</i> - P</p> </td> </tr> <tr> <td data-bbox="665 740 863 832"> <p>District Four David Harris - P Tim Carstairs - E</p> </td> <td data-bbox="954 740 1210 861"> <p>Appointed David Hunter - P Margaret Mayfield - P Jim Stanfill - P</p> </td> <td></td> </tr> </table>	<p>District One Yael Korin - P Lynette Tornatzky, <i>Secretary</i> - P</p>	<p>District Two Jan Harper - P Christine Womack, <i>Treasurer</i> - P</p>	<p>District Three Julia Oberhoff, <i>Chairperson</i> - P Larry Bender <i>Vice Chairperson</i> - P</p>	<p>District Four David Harris - P Tim Carstairs - E</p>	<p>Appointed David Hunter - P Margaret Mayfield - P Jim Stanfill - P</p>	
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<p><u>Chairperson's announcements</u></p>	<p><u>Chairperson Oberhoff</u>: Thanks everyone for joining us this evening and wishes everyone Happy New Year. She thanks the South Bay Community Center for hosting our monthly meetings. Our sub-committees are generally held here in the small conference room, but our Land Use Committee meeting will be held at the Sea Pines conference room, first Monday of the month at 6:30, starting in February. Agenda item four is removed.</p>						
<p><u>County and Local Agency Reports</u></p> <ul style="list-style-type: none"> • Sheriff's Report • Highway Patrol Report • County Staff Report • Supervisor Gibson's Report 	<p><u>Commander Jim Voge</u> gave his report. There were 207 calls which is down. Phone scams were down to zero. He advised residents to lock their cars. He enumerated the many thefts due to not locking one's car. There was one barricade crisis which lasted three hours, but the person was finally placed into custody. He is now out, but has a restraining order against him. Mail theft goes in streaks. It has been mostly mail theft, but with so many Amazon orders, more things are being stolen. He advised residents to think about getting a locked mail box. February 15 there will be a Town Hall in Los Osos at the South Bay Community Center at 5:30 p.m.. The Sheriff and District Attorney Dan Dow will be available for questions.</p> <p>There was no Highway Patrol report.</p> <p>County Senior Planner Kerry Brown was unable to attend.</p> <p>Supervisor Gibson said the Town Hall meeting is sponsored by the Sheriff, part of his public outreach, but he, Bruce, will be unable to attend. There will be street paving in Bayridge Estates. We approved the contract at the Board of Supervisors on Tuesday. It is the last part of town to have street repairs due to the sewer, but repairs had to be made first before the paving could be done. Supervisor Gibson's</p>						

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	<p>predecessor, Shirley Bianchi, will be on the Congalton show with Dan Turner of the Fire Safe Council on Monday, January 29, at 5:00 p.m. Following this will be a talk in Cambria on January 31, 3:00 -5:00 p.m. on fire safety and the interface between the wildland and the urban areas, such as the Thomas fire and the Santa Rosa area fire. An author who lived through the Cedar Fire in 2003 and wrote a book about it, will be talking on what homeowners should do to protect themselves from wildfires. Supervisor Gibson talked about our local fire meeting organized by Emily Miggins, a resident from Highland Drive concerned about the brush behind their homes. Cal Fire, California Fish and Wildlife, and other representatives of agencies talked about what might be done. Fire Chief Alex, said most of the remediation for the fire at the urban-wildland interface will take off in earnest, once we get the Habitat Conservation Plan. Some amount of fuel modification might be able to happen there now. Another problem raised was the inability of homeowners there to get fire insurance. Insurance companies do not have to issue fire insurance policies, and in many cases are refusing to issue them. Supervisor Gibson got an Email from the office of the State Insurance Commissioner. There are some legislative proposals being brought forward and he will report on them at the next LOCAC meeting. They want community support to legislators. The Fire Safe Focus Group for Los Osos, an offshoot of the county-wide Fire Safe Council, is starting up again and will take on ongoing interest and responsibility for developing fire safety programs, and for informing Los Osos on fire safety issues. Supervisor Gibson will inform us of an upcoming meeting. The Fire Safe Council is a funnel for state funds for fire risk reduction and fuel modification, etc.. The Fire Safe group in Cambria have worked out and have accomplished a lot.</p> <p>There was a short discussion on the Morro Shoulderband snail and its impediment to fixing the problem.</p> <p>There was a short discussion on the importance communication during the recent fire in Ventura. Verizon lost its cell phone tower. The sheriff's department might need an upgrade to their cell phones. The Fire Safe group in Cambria makes a big deal on their cell phone coverage as it matters to organizing evacuations and reverse 911. What's really taken off is their community emergency response team, which is all about emergency preparedness. Do you have your important things ready, do you have the to-go kit? It is more than just trying to stop the ignition of a fire.</p> <p>The issue of emergency alert messages being limited to 90 characters was brought up, as it was part of the problem in Hawaii with their incorrect alert; it a state or federal issue? Supervisor Gibson will look into this.</p> <p>The HCP was brought up, that it is not going well with the Fish and Wildlife service under whose thumb we have been for 50 years. The</p>

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<p>CONSENT AGENDA:</p> <ol style="list-style-type: none"> 1. 262 Los Padres Court, Los Osos - Proposed Minor Use Permit to construct a 437 square foot family room addition to an existing single family residence of 1,300 square feet. DRC2017-000667 SMILANREK & PENA 2. 264 San Jacinto Drive, Los Osos - Proposed Minor Use Permit for a 215 SF addition, 415 SF garage conversion and a 515 SF garage extension. DRC2017-00047 OLANDER 3. 85 Seascape Place, Los Osos - Proposed Minor Use Permit for a 5,762 SF 2-Story Single Family 	<p>more complete report next month.</p> <p><u>Chairperson Harper</u>, <u>Traffic & Circulation Committee</u> reports on the recent meeting topic, the Los Osos Valley Road speed limits, the signs are inconsistent. Dave Bowlus gave the committee a report on that. In June T & C will be reviewing the current parking policy. The current rules state that parking a vehicle for 72 hours is allowed, then it must move. If you see something suspicious, report it to the sheriff. Let your neighbors know, as Los Osos could go to a no parking rule, and that could impact owners of RVs and visitors. T & C meets on the third Monday of the month, 5:30 p.m., small meeting room, SBCC. If you have a traffic or traffic congestion issue, please show up.</p> <p>No reports from the Tree and Landscape, or Outreach committees.</p> <p>All the LOCAC minutes are approved.</p> <p><u>Audience Comments:</u> <u>Steve Best</u> commented on presenting his draft plan for biking and walking paths in Los Osos at T & C, to be more contiguous than a Class III bike path for children and seniors. His name not in the minutes.</p> <p><u>Chairperson Oberhoff</u> states she will discuss this with Jan.</p> <p><u>Chairperson Harper</u> remarks that Mr. Bowlus presented a detailed assessment. The committee wanted Mr. Best to present specifics, so the committee can understand This topic is ongoing.</p> <p>Motion was made and seconded to approve the Consent Agenda. LOCAC voted unanimously (10-0-0). One member was absent.</p>

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<p>Residence. DRC2017-00080 LOTYSCH</p> <p>4. 2866 Rodman Drive, Los Osos - Proposed Minor Use Permit for a Home Stay in existing lower level ofhome. DRC2017-00087 RENNER</p> <p>REGULAR AGENDA ITEMS, INCLUDING PUBLIC COMMENT:</p> <p>1. 2300 Clark Valley Road, Los Osos - Approximately 1.2 miles southeast of the community of Los Osos, in the Estero planning area homeowners are applying for a Minor Use Permit/Coastal Development Permit to allow construction of a 4,553 square-foot single family residence (SFR) with attached 500 square foot garage, 5,058 square feet of deck, a 640 square foot detached garage and 600 square foot guesthouse. The new SFR is proposed to be used as a vacation rental. DRC2007-00120 MOROSIN</p>	<p><u>Chairperson Oberhoff</u> asks <u>LOCAC Member Mayfield, Chairperson of the Land Use Committee</u> to introduce the Land Use items on the Regular Agenda. <u>Chairperson Oberhoff</u> recuses herself from the first item as her husband was involved on this project.</p> <p><u>Chairperson Mayfield</u> asks the Morosin representative Jeff Edwards to explain the project.</p> <p><u>Jeff Edwards</u> states that represents Michael and Rose Morosin that own the approximately 84 acre parcel off of Clark Valley Road. LOCAC approved the building in March of last year, and it was scheduled for a hearing in early November, but the applicant asked we add a vacation rental as an allowable/approved use for the property since Los Osos, unlike other communities, every single vacation rental application has to go through a Minor Use Permit/CDP, even if there are no vacation rentals nearby. This property is out in the agricultural area (in active agriculture) and the applicant is just adding this use to the MUP/CDP for the project.</p> <p><u>Member Korin</u> wants to object to the project on the basis that it is an unbuilt house for the vacation rental permit. She has no objection to the building. We have many empty lots in Los Osos, and doesn't want to attach a VR permit to a vacant lot, and wants to bring that idea to the Vacation Rental discussion.</p> <p><u>Jeff Edwards</u> states that this is not a vacant lot or in the Prohibition Zone. It's completely compliant with the current approved county VR ordinance and is done routinely where new dwelling units are approved for construction and for use as a vacation rental. There is nothing out of the ordinary here. He requests to move it along.</p> <p><u>Chairperson Mayfield</u> says that currently it's our policy until we agree on Los Osos specific guidelines for vacation rentals we are bring all VRs to the Regular Agenda for public and member comment and those comments will be forwarded to the Planning Department.</p> <p><u>Member Stanfill</u> says he understands the concerns of VRs in the community of Los Osos but this seems to be a unique situation, being in Clark Valley, considerably removed from any neighborhood, which is what</p>

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	<p>our concern has been. I would move we approve this.</p> <p><u>A motion and made by Member Stanfill and seconded by Member Hunter.</u></p> <p><u>Vice Chairperson Bender</u> opens up the topic for discussion to specific questions for Jeff.</p> <p><u>Audience/Member Comments:</u> <u>Sue Morganthaler</u> comments to Mr. Edwards that its been on all of your agendas that this house is being built for the purpose of becoming a vacation rental. But now, at the Land Use Committee, its morphed into, it's presented as "hedging their bets," or "covering their bases" in case they want to use it for that. I would like to know your reason why you should get a permit if there is no house. You can't accuse someone of murder if there is no body. I realize this is far fetched. Why should you tell me you can get a permit for a house that's not built.</p> <p><u>Margaret McDonald</u> - There's a lot of vacant lots waiting forever to try to build.</p> <p><u>Vice Chairperson Bender</u> - We're talking specific to this permit. This permit meets all the requirements that the county has set.</p> <p><u>Sue Morganthaler</u> - If we are going to do this and Margaret has said that she will send comments supposedly, unless you allow us to have our comments about how we feel about this place being a vacation rental, then it's not a fair presentation of the people and the views that are here in this community.</p> <p><u>Member Korin</u> - the minutes will reflect the community....(crosstalk.)</p> <p>The secretary asks for people to please state their names if they want their names to be in the minutes with their comments. There is a back and forth between audience and council to clarify which comments are allowed. Any comments should be related to the project under consideration.</p> <p><u>Sue Morganthaler</u> - lives in Los Osos. She states that she is very against any vacation rentals because she is concerned about our community and how our community could change based on the experience of many communities in California that have allowed VRs and are now backtracking and trying to get rid of VRs because they are destroying the community. I would be happy to go on and express all of my opinions, but it would take up a lot of time and other people want to talk, but it would be unfair to grant him this when you have said the last couple of months that you are waiting to grant permits until we had a chance to talk about guidelines</p>

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	<p>because all of these other places that you have said that to, fall within the guidelines that have been established, but we are trying to get some different guidelines, so it doesn't seem fair that you would grant it to him and not everybody else. It's going to happen hopefully soon, we have a meeting as you said on Monday to discuss these things. I just don't think that you should grant it to him.</p> <p><u>Paul Hershfield</u> - his understand is that the policy now is that you are not voting to support or deny, you are just passing on the comments so I don't understand how a motion was made to vote for approval but that is not part of the process that is being followed.</p> <p><u>Chairperson Mayfield</u> said that they would be voting to change that in this case. I don't agree with that, we should continue with that practice.</p> <p>(Crosstalk.)</p> <p><u>Chairperson Mayfield</u> - I think this particular vacation rental avoids a lot of the issues that people are concerned about. It's a very remote location, there aren't neighbors, so there aren't going to be noise impacts, there aren't going to be neighborhood impacts. That's a unique quality of this VR. This is not a case that people are most concerned about. Irrespective of that, I think we should maintain the neutral position on that, we forward comments but don't make a recommendation for approval or denial.</p> <p><u>Vice Chairperson Bender</u> takes another question.</p> <p><u>Unidentified man</u> - I get that it doesn't impact the neighborhood, but do they get to waive the \$2400 fee that anybody else that wants to get a VR permit has to pay?</p> <p><u>Vice Chairperson Bender</u> - No. The fee is wrapped in this minor use (building) permit. A developer who wanted to build three houses or if he built one house, he'd have to pay the \$2000. This combines that all into one permit to build and to make it a VR.</p> <p><u>Steve Best</u> - asks Mr. Edwards if this property, whether it's a full time rental or a VR, is it going to have any impact on any of the neighbors. What is the closest neighbor, and does this body really have a jurisdiction over what you need?</p> <p><u>Jeff Edwards</u> - As it's been pointed out, it is in a rural location. The closest neighbor is, I'm guessing, about 500 feet away, almost two football fields. I think your question may go to the policy. It's my understanding that LOCAC has a policy, developed a policy, that VRs were to be heard on the Regular Calendar and not be put on Consent, but I personally don't recall the policy determination that the body was going to take a neutral determination because that would be not discharging your duties appropriately.</p>

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	<p><u>Chairperson Mayfield</u> - Its a temporary policy until we've developed our guidelines.</p> <p><u>Jeff Edwards</u> - we have a permanent General Plan that has permanent provisions that guides the use of properties for vacation rentals. This is compliant and that's all there is. It's compliant and I'm asking you to take an action that is consistent with current policies. Make a determination whether you support this, the recommendation. That's all I have.</p> <p><u>Member Korin</u> - the current position that we have is being worked on, it's being amended, and that's OK. It's completely within our rights to do that, it's not something outside of our rights to do that, it's in our rights to do that. And because it's been taking us some time, we decided to not enforce the current regulations, because you fill out a form and we say yes. Because we want to express our views that we may not support vacation rentals the way it's been so far.</p> <p>(Crosstalk.)</p> <p><u>Member Korin</u> - why we are going to forward it to the county, we would like our opinions to be attach to it, so my opinion I would like to attach, that I object to provide a VR right now to a building that's not built yet.</p> <p><u>Vice Chairperson Bender</u> - Maybe this will work on your proposal, a motion to accept that we accept the housing part of it and that LOCAC maybe, on the VR, takes a neutral position because we haven't come up with another policy. Again, it's just a statement because none of what LOCAC says is binding, it just gives an idea to county planning that LOCAC is working on a policy for review. Again, nothing wrong with the house, your application rental is OK for you, we have questions about it. We would like it stated that way. It adds to your (unintelligible) of accepting it.</p> <p><u>Jeff Edwards</u> - Madame Chair, a point of order, I believe the motion and second spoke to recommending approval of the property for a VR, which is why we are here. We've already done the house part of it, so I believe the motion and second again is for a recommendation to approve a VR if I'm not mistaken.</p> <p><u>Member Stanfill</u> - that's exactly what the motion was. We are in the process of discussing the motion now. So we haven't called for the vote yet. Larry is offering a suggestion for a change, but I'm not open to it. This one is so outside of the ordinary.</p> <p><u>Vice Chairperson Bender</u> - let's take a vote.</p>

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<p>3. 525 Ramona Ave, Los Osos - Proposed Minor Use Permit for a Vacation Rental. DRC2017-00078 MCDONALD</p>	<p>(Crosstalk.)</p> <p>A motion was made and seconded. LOCAC voted in favor - 4, opposed - 4, to recommend approval of this VR. Chairperson Oberhoff abstains (4-4-1). One member was absent. Motion fails.</p> <p>Discussion of LOCAC members on whether to vote on another motion. The house was approved already. What is the choice but to stay neutral and send in the comments.</p> <p><u>Lou Tornatzky</u> - comments that to have someone come to this setting, wants a decision, and he is told we don't like the old policy and we are trying to figure out the new one. You can't do both of those things at once, you've got nothing.</p> <p><u>Vice Chairperson Bender</u> - the applicant changed the permit, when they first came to us it was just the house and then added the VR. We approved the house, there is no question about that. But when you add something to it, it does change it.</p> <p><u>Lou Tornatzky</u> - on a different vein, I have a personal issue, the personal issue is: Use your microphones, the acoustics in this place suck.</p> <p>(Crosstalk)</p> <p><u>Jeff Edwards</u> - I'd be happy with a 4-4 vote.</p> <p><u>Supervisor Gibson</u> - clarifies what you might be considering. What you have before you is a request to amend a permit. This council can in my mind recommend to approve that amendment or deny that amendment, or remain neutral on that amendment. Any of those actions are perfectly acceptable. I think given the confusion of the discussion here, it might be useful to take a motion of one of those three, which I think covers the full spectrum.</p> <p><u>Vice Chairperson Bender</u> - or we could go ahead with what was decided here, the vote that we did have. I take back my motion then.</p> <p><u>Land Use Committee Chairperson Mayfield</u> - the McDonalds are in attendance tonight, so asks them to make a short presentation on their vacation rental. (Agenda items taken out of order.)</p> <p><u>Mrs. McDonald</u> explains that it is a small home on the corner of Ramona and Pine which has plenty of parking with relatives that live near by if there are any problems. They do rent month to month. But in order to rent shorter term, she is here for a permit. She manages the property herself and she lives in Morro Bay right now. In response to LOCAC questions, she explains that her partner in real estate, her daughter, lives here and her brother lives around the corner, and a son who lives in Los Osos and they can assist if needed.</p>

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	<p><u>Paul Hershfield</u> - The problem I have whenever somebody comes in to talk about a vacation rental, “oh I have someone right around the corner, there is a manager.” What that requires that the public chase somebody down when there’s a problem. It’s not like it’s a manager in a hotel where it’s just business. Where there’s somebody on site that you don’t have to call the manager, because they’re there. It puts the onus (crosstalk).</p> <p><u>Chairperson Oberhoff</u> explains that this is the public comment time and the interrupter must have missed understood. We are taking questions and comments on the item.</p> <p><u>Paul Hershfield</u> - so my concern is that whether there is somebody adjacent or not or that your family is here that’s very nice, but it still requires that community members have to deal with the nuisance.</p> <p><u>Chairperson Oberhoff</u> asks for more comments and wants to keep this brief.</p> <p>(Unidentified lady) - has a question it’s sort of like whack-a-mole here. (She is asked to speak up) - my issue is that it’s a very complicated issue, and we’ve all, many of us have been on the Internet and looked at the ups and downs of this in many other communities, and it’s an unstable thing and it turns out to be complicated, and there’s unanticipated consequences, and you can just sit and listen to people all that all are well-meaning, but then you realize their like assumptions that no one questions, because it’s all new, and no one has really sat down and looked at the whole big picture, long enough to come to some conclusions which I know we are working on. So in this example, yeah, you rent to people for a month, I’ve done this, I been in real estate, you’re dealing with a different class of need than you are if you are renting for people that just want to come for the weekend. The question is: is that a reasonable assumption or not. Now, I’m not trying to answer the question, I’m just saying, I think jumping to try to solve this problem in this kind of forum is really, well, it hasn’t gone well. And I think the idea that we’re gonna finally do something systematic, and really, to try to get a handle on exactly what we can do, what we can afford to do, and what we want to do is a great idea. And I just don’t think we should jump the consequence or the— whatever that word is—I think we should stick with that and just sit on this and put pressure to just get this process done. It isn’t fair to anyone, the people who want to do this keep thinking it’s possible. And the people who see problems, keep seeing problems. And I just think we really just to finish the process and decide what is sensible and stop doing this kind of continuing up and down.</p> <p><u>Neil Polito</u> - there’s a difference between the electronic sites like</p>

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	<p>VBRO and Airbnb because the owner of the property is accountable. If the guest or the tenant has an issue, if they are not accessible if they are not taking care of the property, that's going to be posted on that website, and they're going to be accountable to those sites as well (unintelligible). That's different than a property manager, that basically they'll rent to people that come in, from out of the area; pull their credit maybe, but there's no accountability for that guest, they can trash the place and be gone. Nobody will ever know again, they can go and rent another place. So these sites, Airbnb and VRBO, both sites are accountable. If a guest comes and they make a lot of noise and go beyond 10 o'clock, they can put that on their site. That's why there's a risk, if people don't behave, it'll be posted on their site and other people won't rent to them, so there is accountability.</p> <p><u>Steve Best</u> - the rules that go along with VSOB (VRBO) and Airbnb, you have a referral you have to be approved to be a renter on that site, you have to be recommended, and if you have any black marks against you, (crosstalk). If you've created a problem you're not going to be allowed to be on that site anymore. You're not going to be allowed to use the Airbnb, may screen their renters carefully. If you're a problem you're no longer there. I really don't understand how this thing got to be so ugly, and how you can ride roughshod over people's lives without this going to a vote within the community. You have a set, biased opinion, and then you allowing that opinion to control how this committee is being run. And I don't think that is fair to the community or the applicants as a whole.</p> <p><u>Sue Morganthaler</u> - I challenge all of you people this day that there is recourse because we have a vacation rental on our street, and I have gone through every recourse that was humanly available and was able to get no answer. We have a lovely person who owns the house and lives just down the street, there were some problems. I went to the police who sent me to the CHP, who sent me to another CHP, and sent me here and here. I ended up at a county department and another county department, and the guy who said he knows nothing about any regulations for recourse. And their biggest thing that they can do is that they will send somebody over within 10 days to see how (unintelligible). This whole thing about recourse is not an issue you guys should even be considering because there's none, unless there become something. I've gone through it, just a couple of months ago.</p> <p><u>Vita Miller</u> - I just wanted to ask Bruce. Is there a vacation rental ordinance in this county?</p> <p><u>Supervisor Gibson</u> - our land-use regulations have specific rules for Cambria, Cayucos and Avila Beach. In Los Osos, if someone wants the use of a vacation rental, they have to go through a minor use permit process which is a discretionary process which gets a hearing. As out turns out, if the vacation rental is going to be approved, basically they are all considered on a case-by-case basis. If vacation rental is approved, there will be conditions attached, that require parking on site, maximum</p>

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	<p>occupancy, and a 24-hour available contact number. There are also conditions that are attached that say if any of the conditions of the permit are violated, there's a path toward which that license can be revoked. That's the minor use permit process for Los Osos.</p> <p><u>Vita Miller</u> - if people are following the process (unintelligible) is there a legal challenge?</p> <p>(Crosstalk)</p> <p><u>Supervisor Gibson</u> - if a project is approved, there has to be findings for approval, if a project is denied, there have to be findings for denial, that there are specific reasons that this isn't a project that we want to see happen. The county standard cannot be arbitrary or capricious in making that denial. There have to be findings of fact that lay out why this is denied. Now within that, there have arisen a number of policy issues that you've heard one of tonight, which is character of the neighborhood. You've also sometimes hear about affordability as an issue that short term rentals affect. Those are all things that get considered when a permit is weighed in the public hearing. It's this council's prerogative to choose to recommend or to choose to remain neutral, or choose to take no action.</p> <p><u>Unidentified woman</u> - I just wish there was affordability in renting a place; poor people have nowhere to go, I don't like to see a big community of homeless.</p> <p><u>Mrs. McDonald</u> - I can understand your concerns, there's so much to consider. I had other rentals and I've had problems with some renters, I've had to pay money to get them out of my house, but that doesn't mean I'm never going to rent again because I've had this problem. You have to put things in perspective. And I understand what you're saying about how some people can't afford to live here anymore. That's a sad thing but I have also worked my whole life to get where I'm at. I've gone from housecleaning, to real estate, to taking care of my children, and all of it, and for someone to take my right to rent and have someone who's going to take care of my property, finally in my almost 60 years, and maybe get a return for my investment (crosstalk), and give it up so one in four people can rent for free? (crosstalk) They do all kinds of things, but there's a balance.</p> <p><u>Neil Polito</u> - we hear a lot of negative stuff but there's a positive side, the people who are coming here to rent her house have disposable income and they come here and spend money. (Crosstalk) It's important to me, as somebody that lives here, that these restaurants will be able to sustain themselves.</p>

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<p>2. 2117 Inyo Street, Los Osos - Proposed Minor Use Permit for a Vacation Rental. DRC2017-00076 PATTIZ</p>	<p><u>Paul Hershfield</u> - my sense of short-term vacation rentals is that they are not necessarily good for business. A few people who come in and go to the restaurants, it's not the same as somebody who rents a house, has kids in school, who goes to the supermarket, who goes to the mechanic, goes to the hardware store, goes to the garden supply store; that's supporting the economy. Going to a restaurant on a weekend does not do a whole lot for the economy. It's good for the person who is trying to run this as a business, but Ma'am, your not getting a good return on your investment is not the community's problem. You're entitled to do that— (crosstalk).</p> <p><u>Chairperson Oberhoff</u> intervenes and says we are not going to get into a discussion.</p> <p><u>Paul Hershfield</u> - it's not the community's responsibility to make sure somebody gets a good return on their investment.</p> <p><u>Member Korin</u> - wants to reassure the community that we are meeting on Monday, and we'll probably meet more times to discuss this, so this is not the end of it. While there are some ordinances that we can or cannot follow right now, we are amending them and it's part of the 20 year plan for building and development for Los Osos and the County knows and supports the process of amending the VR ordinance. So we are going to work on that and you will have your chance to express your views.</p> <p><u>Chairperson Oberhoff</u> - asks that Land Use Committee Chairperson Mayfield deliver Member Korin's message.</p> <p>A motion was made and seconded to remain neutral on this VR. LOCAC voted in favor - 9; opposed - 1; no abstentions. One member was absent.</p> <p><u>Land Use Committee Chairperson Mayfield</u> explains that the Pattiz applicants were not able to attend the meeting tonight but that she did discuss the project with them. The property is their second home and that they plan to retire here. They come up and stay in the home themselves, minimally once a month. They are on very good terms with their neighbors, and that the neighbors support their using their home as a VR. The owners says that is a very well-maintained home and that they want to keep it that way, so they screen their renters and they make sure that who ever stays there respects the house and the neighborhood. They use Kathy Van Beurden of Bay Osos Realtors as their property managers when they are not here.</p> <p><u>Chairperson Oberhoff</u> - asks that people hold their comments if it is at all redundant to previous comments.</p> <p><u>Steve Best</u> - this particular owner is a good example they have a house, they like to be able to have that house for their own use, but that house remains dormant for a certain period of time. If they are responsible for</p>

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	<p>how it is managed when they are not there, they have income coming in, that should be their prerogative. Secondly, this community has 6500 living units and it is only 4,000 that are owner occupied, so there is something about one third of this town is rentals. So it's not like we have a shortage of rentals in this town. Almost 40% of this town are rentals. So for the argument to say that there are not enough full-time rentals in this town is (unintelligible). There's only about 120 VRs, so it's not that situation by having a house is going to remove the right for someone to have a full-time rental.</p> <p><u>Sue Morganthaler</u> - I would just request that if you are considering any of the comments that Margaret made that the owner said that you maybe corroborate them before you base any of your decisions on them, as we've had people tell the Land Use Committee that the neighbors were all for it and everything was great and it turns out none of the neighbors had been notified and the woman just lies the whole time, but she's this nice old lady, so I would just request that you don't base your decision on anything (unintelligible).</p> <p><u>Vita Miller</u> - I have another question. Does your consideration of this take into effect that the owner is living in the neighborhood or the owner is living in another community or there's a property manager, or you're formulating a rental ordinance, is that what you're saying and your going to take into consideration all those things. I would think that there's different circumstances.</p> <p><u>Land Use Committee Chairperson Mayfield</u> - there are different circumstances and we'll be discussing that at the Vacation Rental meeting this coming Monday, 6:30 p.m. at Sea Pines and I encourage everyone interested in the issue to attend.</p> <p><u>Neil Polito</u> - doesn't current policy require that someone on the (unintelligible) side do a survey on the neighbors?</p> <p><u>Land Use Committee Chairperson Mayfield and Vice Chairperson Bender</u> - answer that it is part of the application process.</p> <p><u>Vice Chairperson Bender</u> - and to answer your question, if they don't live in town they have to have a manager that is in town. It's part of the application process, its right there in black and white and if they don't abide by those rules they are breaking the law, they can be fined and go to jail, so it's not just a simple thing.</p> <p><u>Neil Polito</u> - and they also risk losing a \$2400 permit fee.</p> <p><u>Patricia Higfill</u> - Do you want this to be another (unintelligible)?</p> <p>A motion was made and seconded to remain neutral on this</p>

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<p>4. Deleted at request of presenter</p> <p>5. Presentation by Caroline Hall of St Benedict’s Episcopal Church</p>	<p>VR. LOCAC voted in favor - 10; opposed - 0; no abstentions. One member was absent.</p> <p><u>Chairperson Oberhoff</u> - introduces Carolyn Hall of St. Benedict’s Church.</p> <p><u>Carolyn Hall</u> - states that she is the Rector of St. Benedict’s Church and the Chairperson of Los Osos Cares, a new non-profit in Los Osos. It’s origin came from two separate impulses. The first was Linda Quesenberry putting together the Los Osos Community Coalition. The intent of that is to bring together providers who provide services in the county together with local people to see how we can improve services and resources for this community. That led to the creation of a resource center with a room provided by the school district at Sunnyside school. Separately, people at St. Benedict’s were concerned as it was such a wet and cold winter last year and with the increasing number of unhoused people in the community. They spoke to people around town and last January we had a community meeting called “Los Osos Cares.” We talked about community dinners, safe parking and a warming shelter.</p> <p>Los Osos Community Coalition created a sub-committee focusing on assisting those that were unhoused and those below the poverty line. That group worked with other groups in the community to work out a way to do community dinners. The dinners have been happening for some time, hosted at Trinity Methodist Church, with different groups, Maharlika, People Helping People, 4-H, Rotary, and St. Benedict’s providing food. If other groups of friends or community organizations stepped forward we could do it four weeks a month, every Monday for four weeks.</p> <p>People said they wanted to make donations to the Resource Center or to the Community Dinners, and we were also concerned about the need for insurance, so that’s what led to the creation of a non-profit organization, so that we can receive donations and we can buy insurance. We’re very grateful to Rotary and the Needs and Wishes fundraiser which provided very generous funding for the start up of this organization.</p> <p>Our conversation about a warming shelter has been going on for over a year and when we actually met last year, we surveyed all the properties in the area to see which might be useful. We decide at this point the buildings on this campus that make sense for a warming shelter (interruption) right, community. St. Benedict’s decided to do a trial run, and we opened up a pilot warming shelter, one night in the schoolhouse and one night in the Red Barn. We had seven people the first night and ten people the second night. We discovered that the Red Barn leaks. So at this point we figure that if there are nights when it’s raining and this building is not available, and neither is the schoolhouse, we can’t operate a warming shelter at present. It was a successful pilot. We learned a lot, and we had some people come forward willing to stay the night, thank you Jan (Member Harper). We are going to continue with that program,</p>

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	<p>we're forming a steering committee with people from People Helping People, South Bay Community Center, Los Osos Cares, and St. Benedict's.</p> <p>With safe parking it's a bit more complicated. The successful models that are happening around the state all have two components, one of which is a management where somebody goes by to check every night, and the other one is a case manager, and the other is a case management system so there's a way of helping people that are un-housed to move into some kind of accommodation. It's kind of ambitious for us to take that on as a community, so we're working with folks in Morro Bay who are also exploring that in the hope that we might be able to create a joint program that could follow the models that are working elsewhere, where essentially you just have to or three cars, which are registered which are parked in a parking lot where the property owner is comfortable with it, so you have multiple ones of those around the community, rather than having a large number of people together. And then those people are registered to be in a particular space, and other cars are not welcome, and there is someone checking on them. We are working towards that, it's probably going to be a while, but that's the direction that we're hoping to move in. The Resource Center which aims to connect people with resources that are available. In the last few weeks we've been noticing a lot more people that are in their 70s who are talking about facing eviction and having to live in their cars. So it is an increasing problem that we are seeing.</p> <p>And finally I want to tell you about Laundry Love. People that are un-housed say that the two things that they'd really like most—to have a shower, and have some clean clothes. We can't do anything about the shower right now, but St. Benedict's is going to be starting a program with the cooperation of the laundromat on 10th St. on the last Wednesday of every month. We'll be offering free laundry to people who are low income. So we look forward to having folks (unintelligible).</p> <p>Chairperson Oberhoff - asks to what extent is the group communicating with Commander Voge or the local enforcement to all be on the same page or know what items you are working on?</p> <p>Carolyn Hall - says they've had several different members of the Sheriff's Department and that they have had several meetings, so there are quite a few people that they are in touch with - the Community Action Team (CAT). She would not say that they are in daily contact but that they are on the same page.</p> <p>Member Korin - remarks that the successful programs are</p>

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<p><u>PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA</u></p>	<p>expensive, so we probably can't afford it. She inquires about empty lots in the community, if they could be provided insurance, maybe we could come up with a donation.</p> <p><u>Carolyn Hall</u> - explains that the main cost is the management, not the parking lots.</p> <p><u>Member Korin</u> - asks about parking lots with bathrooms.</p> <p><u>Carolyn Hall</u> - says they need to find safe parking lots with nearby bathrooms, but there are no shower facilities.</p> <p>Member Korin asks about how they communicate with the homeless.</p> <p><u>Carolyn Hall</u> - explains that there is a network among the people and can put the word out. Rick and Liz Carroll have good relationships with them and Rick has been helping with the overnights.</p> <p><u>Steve Best</u> - inquires about the property between the cemetery and the sewer plant; could there be a mobile shower facility and explains how it could work. He asks about the mobile vehicle in Morro Bay.</p> <p><u>Carolyn Hall</u> - responds that a lot of people do not have transport, and that we need to get creative. She talks about the facility that Hope's Village has in San Luis Obispo.</p> <p><u>Dave Bowlus</u> requests that his statement be read into the minutes:</p> <p>"I'd like to help LOCAC members understand why the full 80-foot width of the public right-of-way on the 1300 Block of 1st Street is a community asset, and that narrowing the street is not in the interest of the community.</p> <p>It's about what keeps attracting people to Baywood.</p> <p>An ever increasing number of visitors come to a few block area in Baywood Park. They come to eat and drink at restaurant, bar, or pub. They come to stay in motels. They come to attend public events-- town sponsored and commercially sponsored, and they come for private events like weddings and meetings.</p> <p>And they come for coastal access in all its forms: to watch birds, the bay, or a fabulous sunset over the bay, to supervise sand-castle building kids on the beach, to beach walk or beachcomb, to launch kayaks, paddleboards, sailboats and rowboats. Of all the reasons people come to Baywood, the only ones exclusive to the area involve coastal access-- access meaning viewing the beautiful bay (and sometimes the mud), feeling pacific breezes, setting foot on the beach, boating on the bay. And the coastal setting is what attracts people to Baywood for all those dining, drinking, staying purposes. Otherwise, many would be going to</p>

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<p><u>LOCAC MEMBER COMMENTS, RECOMMENDATIONS, AND BUSINESS ITEMS:</u></p>	<p>other places in the town or to other towns with businesses by a beach. I shouldn't need to convince LOCAC members that this is a special part of the town.</p> <p>It's because Baywood is at the beach.</p> <p>And all these visitors need a place to park.</p> <p>Some of these visitors would appreciate a place to park and walk to the beach without being at the busy 2nd Street commercial area, where the bay is fronted by boardwalk and parking lot and is backed up by a major connector road. 1st Street is a road ending at the bay. It's not a through street. Unlike 2nd street, where parking can be crowded, 1st street offers parking and a clear path to the beach. There is no background sound of engines, no cafe chatter.</p> <p>Neighbors know about peaceful 1st Street, but visitors don't. Probably many more visitors would come to Baywood if only they knew about First Street.</p> <p>There's even more that's special about this beach. The beach at First and Second Streets is unique in providing an ideal location for launching kayaks, paddle boards, and sailboats into the bay (and landing them again). Northwesterly wind blows almost every day here. Because the northwesterly wind blows almost parallel to this stretch of shoreline, it neither pushes boats directly onto the shore, nor sweeps boats away from shore and out into the bay. Partial blocking of the wind by a slight indentation in the shoreline makes this special location warmer and more comfortable for visitors, especially families with small children who play at the shore. The water is calm. No current flows past. No other beach is like this between Santa Barbara and Monterey Bay.</p> <p>Why would a motel garden that takes up the parking lane on one side of the street, that restricts the area for walking, and that narrows the space to turn around (except in driveways cut through the landscaping to access the business property) be advantageous to the growing number of visitors to this coastal waterfront gem in Baywood Park?"</p> <p><u>Chairperson Oberhoff</u> - notes upcoming elections in April and that we will need to discuss the logistics of it and prepare for it with the group. She asks David Hunter and David Harris to list his committee meeting days and times.</p> <p><u>Member Hunter</u> - Tree and Landscape meets the first Tuesday of the month at 6:30, small conference room at the South Bay Community Center.</p>

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	<p><u>Member Harris</u> - says the Outreach Committee meets the third Thursday at 5:30, small conference room at the South Bay Community Center.</p> <p><u>Chairperson Oberhoff</u> - explains that going to the committee meetings is the best place for discussion, as we have a limited time to discuss them at LOCAC due to the number of items to discuss. Visit our website, locac.info. We list links to permit applications there, and the agendas prior to LOCAC meetings, plus other information and ways to reach LOCAC members. Next meeting, Thursday, February 22, 7:00 p.m.</p> <p>Meeting adjourned 8:45 p.m..</p> <p>Next meeting February 22, 2018.</p> <p>Respectfully submitted.</p> <p><i>Lynette Tornatzky</i></p> <p>Lynette Tornatzky LOCAC Secretary</p>