



LOCAC • Los Osos Community Advisory Council

Meeting Minutes for November 30, 2017

South Bay Community Center

Agenda Item	Discussion/Action/Information						
<p>Call to order/roll call @ 7:05 p.m.</p> <p><u>Chairperson's announcements</u></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 	<p>Roll Call - P = present A = absent E = excused</p> <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top; width: 33%;"> <p>District One Yael Korin - P Lynette Tornatzky, <i>Secretary - P</i></p> </td> <td style="vertical-align: top; width: 33%;"> <p>District Two Jan Harper - P Christine Womack, <i>Treasurer - P</i></p> </td> <td style="vertical-align: top; width: 33%;"> <p>District Three Julia Oberhoff, <i>Chairperson - P</i> Larry Bender <i>Vice Chairperson - P</i></p> </td> </tr> <tr> <td style="vertical-align: top;"> <p>District Four David Harris - E Tim Carstairs - E</p> </td> <td style="vertical-align: top;"> <p>Appointed David Hunter - A Margaret Mayfield - P Jim Stanfill - P</p> </td> <td></td> </tr> </table> <p><u>Chairperson Oberhoff</u>: Thanks to those able to attend our meeting not held at our regularly scheduled day. Thanks to the South Bay Community Center for hosting our monthly meetings at a reduced rent rate.</p> <p>There was no Sheriff's report.</p> <p>There was no Highway Patrol report.</p> <p><u>County Senior Planner Kerry Brown</u> reported an update on the Habitat Conservation Plan. County staff is working with US Fish & Wildlife on now just two outstanding issues. She will not give a timeline for completion until these issues are resolved. She should have a timeframe by the next meeting. They are looking at next year for the HCP and the Community Plan. US Fish & Wildlife reports that everything is taking more time with the new administration.</p> <p><u>Chairperson Oberhoff</u> asks when the County would like to see LOCAC's review on vacation rentals. <u>Planner Brown</u> responds February or March. <u>LOCAC Land Use Committee Chairperson Mayfield</u> responds we are targeting that.</p> <p>There were no LOCAC member questions for Planner Brown.</p> <p>Audience questions for Planner Brown: <u>Paul Hershfield</u>: When will the 20-year plan be done? <u>Planner Brown</u> responds that she is hoping by next year. There will be hearings at the Planning Commission, the Board of Supervisors and the whole package will go before the California Coastal Commission. Staff has been working with the CCC so that there will be no big surprises,</p>	<p>District One Yael Korin - P Lynette Tornatzky, <i>Secretary - P</i></p>	<p>District Two Jan Harper - P Christine Womack, <i>Treasurer - P</i></p>	<p>District Three Julia Oberhoff, <i>Chairperson - P</i> Larry Bender <i>Vice Chairperson - P</i></p>	<p>District Four David Harris - E Tim Carstairs - E</p>	<p>Appointed David Hunter - A Margaret Mayfield - P Jim Stanfill - P</p>	
<p>District One Yael Korin - P Lynette Tornatzky, <i>Secretary - P</i></p>	<p>District Two Jan Harper - P Christine Womack, <i>Treasurer - P</i></p>	<p>District Three Julia Oberhoff, <i>Chairperson - P</i> Larry Bender <i>Vice Chairperson - P</i></p>					
<p>District Four David Harris - E Tim Carstairs - E</p>	<p>Appointed David Hunter - A Margaret Mayfield - P Jim Stanfill - P</p>						

Agenda Item	Discussion/Action/Information
<p>CONSENT AGENDA:</p> <p>REGULAR AGENDA ITEMS, INCLUDING PUBLIC COMMENT:</p> <p>2. DRC2017-000053 GOODWIN -- Proposed minor use permit for addition of a 910 SF living area and 104 SF deck to existing single family residence located at 1154 13th St., Los Osos, CA 93402.</p> <p>3. DRC2016-000031 ARTHUR- Revised – Proposed minor use permit for the remodel of and second-story addition to existing single-family residence (3,300 SF). Project location is 90 Costa Azul Drive in Los Osos.</p> <p>1. DRC2017- 00029 SHEAR DEVELOPMENT CO, LLC -- One Single Family Residence on</p>	<p>coming up - 1) Lighting the Chamber Christmas tree, Friday night, December 8. A choir will perform and the Los Osos Library will be doing “The Polar Express” after the lighting of the tree by Palisades and Los Osos Valley Roads. The Red Barn will have lights put up by Bob Crizer. 2) The Christmas Parade (about the 30th annual parade) will be held the second Saturday, December 9th at 10:00 a.m.. It starts at Fairchild and LOVR and there is no rain date. The entries must be in the December 1.</p> <p><u>Chairperson Oberhoff</u> announces that there are no Consent Agenda items this month and that the order of the Regular Agenda items will be shifted.</p> <p><u>LOCAC Member Mayfield, Chairperson of the Land Use Committee</u> announces that we will see some items tonight that we would normally see in committee first. Planner Brown requested this as we won’t have a December meeting and the applicants will need feedback before the end of January. The Shear project will be heard at the end as the other projects will go more quickly.</p> <p><u>Mark Wilwand</u>, the architect of the Goodwin request, describes the project. An audience member explains that home additions might lead to a possible increase in water use, so how does the county look at this in light of the Coastal Commission’s rule for no additional water use until our water supply is stable. <u>Planner Brown</u> explains that these have been allowed for about a year now as long as the house is hooked up to the sewer with input from the Coastal Commission. The size of the house does not dictate water use. We look at water data based on residential use, so the county allows additions to single family residences.</p> <p>LOCAC voted unanimously (8-0-0) to recommend approval of the Goodwin project. Three members absent.</p> <p><u>Bob Crizer</u> represented the owner and described the project. They worked with the county to be sure all the rules were followed. <u>Chairperson Oberhoff</u> had to recuse herself as her husband worked on the project. The neighbors all were in agreement to let the project go forward. <u>Member Tornatzky</u> asked for a couple of corrections on the permit; the project number was incorrect, and the home was on a septic tank, not in the sewer service area. <u>Planner Brown</u> said the county would check the septic tank.</p> <p>LOCAC voted Aye - 7, Nay - 0, to recommend approval of the Arthur project, Chairperson Oberhoff abstaining (7-0-1). Three members absent.</p> <p><u>Carol Florence</u>, private land use consultant representing the applicant briefly described the project and called it unique among other undeveloped lots. The owners have a different view of Condition 6</p>

Agenda Item	Discussion/Action/Information
<p>each lot. Lot one is 2476 SF, Lot 3 is 2766 SF, Lot 5 is 3070 SF, Lot 7 is Project location is at 282 and 294 Mar Vista Drive, and 284 and 289 Highland Drive in Los Osos.</p>	<p>than the county. They will do the retrofits as required by the county. <u>Vice-Chairperson Bender</u> asks what the problems are with the project. <u>Planner Brown</u> explains that when the sewer project was approved that they had some specific conditions for vacant lots in the Prohibition Zone which relate to the Community Plan. That plan, the Habitat Conservation Plan, the sustainable ground water basin requirements for buildout, all need to be completed before the county will allow development of vacant lots. The Planning Department sees this in violation of the California Coastal Commission’s permit. The project has merits, it is just an issue of timing.</p> <p><u>Audience and LOCAC member questions/applicant, county answers:</u> Q. Do the lots have water? A. Yes, for landscaping use, like the built lots. Q. Have the retrofit programs been done? A. No, the Retrofit Program comes with the building permit and we will get them at that time. Q. Those are huge houses; and have the neighbors been notified, they are using those lots? I object to adding houses of that size. How many bathrooms? (A. Several.) A. The neighbors have been notified and have a gentleperson’s agreement on the use of the lots. Q. Has there an been allowance for the Class 1 bikeway or walkway? A. There is an easement that is required as part of the tract. The easement is adjacent to developed lots on the southern boundary, Seahorse Lane jogs up. Q. Is it common to have four houses combined into one permit. A. Yes, the other four houses were permitted this way and it is allowed if it is under one ownership. Q. Is there any precedent now for a vacant lot with a meter to develop? Q. Are there environmental issues? A. The project is not at the point where we do an environmental review. Q. Why are we discussing this? A. The county wants our opinion.</p> <p><u>Carol Florence</u> explains that water was not an issue when this project started, the issue was the sewer. The requirement was when the sewer comes on, you build the other four. This was a transfer of development credits from properties in Cuesta-by-the-Sea, water use would be no net increase.</p> <p>Mentioned was the drought that happened since this project was started, and the CCC said no new houses could be connected to the sewer until we have a safe, secure water supply. The rules are the same for everyone.</p> <p>Q. Are the four homes sold? A. No.</p> <p>A LOCAC member suggests the applicant attend the Basin Management Committee meetings to hear where we are on achieving a sustainable basin.</p> <p>A motion was made and seconded to the recommend that the County table the application until it is proven that there is an adequate water supply; that the Community Plan, the Habitat</p>

Agenda Item	Discussion/Action/Information
<p><u>ADJOURN</u></p>	<p>said he would take everything off. LOCAC members thought he had a two week window to remove it all. It was suggested to ping Glenn Marshall for the answer. Mr. Marshall is overseeing all encroachments and improvements there. Onsite and offsite improvements will be in one Minor Use Permit. Mr. Lee will need to apply for an Encroachment Permit and a Minor Use Permit. The county may not be making him remove everything pending the permit application. The MUP can include the coffee shop and the handicapped parking. The labyrinth and the volleyball court are great for the community, but the dog park will have to have handicapped parking and be checked for snails, Mr. Lee didn't do that. Discussion on access to the bay. Discussion on the history of handicapped parking for the restaurant and what the requirements might be.</p> <ul style="list-style-type: none"> • Audience member discusses working with Rob Miller on making the sewer plant water potable. • The property across from Sweet Springs is brought up. It was given to Morro Coast Audubon Society by the Land Conservancy. Commenter wanted the Land Conservancy to discuss with the community the use of the land. There is a lack of recreational parks for kids; dislikes the rubber tire mulch at the playground. We are not communicating with other agencies, not aware of what is going on. The Community Plan doesn't have property dedicated for parks. Chairperson Oberhoff remarks that the Land Conservancy's mission is ecological and habitat conservation. Commenter wanted a different 501 (c) (3) to have taken the property. • Discussion of businesses on water use; they pay more for their water. • There is a common element between the 1st Street development and the Shear Development. Both will use more water. Citizens are asked to conserve, but they can apply to develop. • A community pool is brought up and how to pay for it. There was \$300,000 raised and is that money was not enough to pay for a pool. Private funds were raised for the pool and that pool was built in Morro Bay. <p>Meeting adjourned 8:12 p.m..</p> <p>Next meeting January 25, 2018.</p> <p>Respectfully submitted.</p> <p><i>Lynette Tornatzky</i></p> <p>Lynette Tornatzky LOCAC Secretary</p>