



**LOCAC • Los Osos Community Advisory Council**

**Meeting Minutes for December 5, 2016**

South Bay Community Center

Agenda Item	Discussion/Action/Information						
<p>Call to order/roll call @ 7:00 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"> <li>• Sheriff’s Report</li> <li>• Highway Patrol Report</li> <li>• County Staff Report</li> </ul>	<p>Roll Call - P = present A = Absent</p> <table border="0"> <tr> <td><b>District One</b> Carolyn Atkinson - A Lynette Tornatzky, <i>Secretary</i> - P</td> <td><b>District Two</b> Jan Harper - P Christine Womack, <i>Treasurer</i> - A</td> <td><b>District Three</b> Larry Bender - P Julia Oberhoff - P</td> </tr> <tr> <td><b>District Four</b> VACANCY Vicki Milledge, <i>Vice Chairperson</i> - P</td> <td><b>Appointed</b> VACANCY David Hunter - P Jeff Weir, <i>Chairperson</i> - P</td> <td></td> </tr> </table> <p><b>The next meeting will be toward the end of January.</b></p> <p>There was no Sheriff’s report.</p> <p>There was no Highway Patrol report.</p> <p>County Senior Planner Kerry Brown answers the question that came out of the Land Use Committee—how additions allowed onto houses in the Prohibition Zone? The answer: if there is a request to do an addition and if there is no problem with: 1) the hook-up to the wastewater project; 2) no problem from County regulations; 3) no red flags for the California Coastal Commission; 4) the Regional Water Quality Control Board has no issue if the house is hooked up to the wastewater project; 5) Fish and Wildlife will look at each case of <i>unmapped</i> ESHA.</p> <p>Chairperson Weir: There is a ministerial approval process for some projects, and LOCAC has no discretion to deny or condition these projects. There are standards in a black and white process to meet the building codes.</p> <p><u>Discussion</u></p> <p>Q. Is it the first public road from the ocean that triggers a property to come to LOCAC?</p> <p>A. Any property south of Los Osos Valley Road, or that is in the Martin Tract, or in Bayview Heights, or that is considered appealable, or has triggers to make it appealable, lends the property to a Minor Use Permit or a Coastal Development permit.</p>	<b>District One</b> Carolyn Atkinson - A Lynette Tornatzky, <i>Secretary</i> - P	<b>District Two</b> Jan Harper - P Christine Womack, <i>Treasurer</i> - A	<b>District Three</b> Larry Bender - P Julia Oberhoff - P	<b>District Four</b> VACANCY Vicki Milledge, <i>Vice Chairperson</i> - P	<b>Appointed</b> VACANCY David Hunter - P Jeff Weir, <i>Chairperson</i> - P	
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• Supervisor Gibson's Report	<p>Q. Ministerial permits are given with no input from the community or no ability for the community to be a watchdog.</p> <p>A. Building permits can be looked up in Permit View. If there is no permit, report it to Code Enforcement.</p> <p>Q. Can ministerial permits be appealed?</p> <p>A. They can be, with the Planning Director's determination to allow it.</p> <p><b>How to find ministerial reports will be shown at the next Land Use meeting on January 12, 2017.</b></p> <p>Q. What is the difference between allowing new bedrooms/bathrooms in an old house and allowing a new house to be built (which is not allowed in the Prohibition Zone). Condition # 5 in the Coastal development Permit says there is no guarantee to allowing development that would intensify water use. It seems like an equity issue for vacant lot owners. Did anyone talk to the CCC?</p> <p>A. Yes, and the conversation between the County and the CCC is ongoing.</p> <p>Supervisor Gibson - it is up to the CCC: there will be no new building in the PZ until the Local Coastal Plan is updated, the Habitat Conservation Plan is in place and the Basin Water Management Plan is accepted.</p> <p>Supervisor Gibson reported that the Board of Supervisors affirmed the rules and regulations of using the sewer in November. Tuesday, December 6 they will have on the consent calendar the notice of completion for the sewer project. It came in \$2.7 million under budget and on time. 3000 dwelling units are connected.</p> <p>Q. Is there an update on the bottle recycling sites?</p> <p>A. Supervisor Gibson - there hasn't been much interest because the money isn't there. Maybe the time for collecting bottle deposits has come and gone, it started when we did not have blue bin pick-ups.</p> <p>Q. There is a financial agreement with PG&amp;E. The bridge over Los Osos Creek is an evacuation route, and it needs to be fixed.</p> <p>A. Supervisor Gibson - the County is committed to replacing the bridge, it is on the deficient bridge list. It is in the preliminary analysis stage. Its environmental setting is very complex. By 2018 we could be ready and the Federal government should pay 90% of the cost. Kerry Brown is working with Fish &amp; Wildlife and the CCC on the HCP and the LCP. The Basin Management Plan information is going to the CCC to get everyone's understanding for same level of information needed, so duplication of work doesn't happen. Public comment will happen in the first quarter of next year, so this might be finished by 2018, and all done at the same time.</p>

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•LOCSD Report	<p>Q. The Los Osos Park's tennis courts seem to be needing more work than resurfacing. The vegetation is in bad shape. Why is this so run down?</p> <p>A. Maintenance of the park is done as the issues come up. Money is budgeted, but we are in a drought and we just do what we can. We can ask parks about this.</p> <p>Q. Is Tri-W a preserve or can it be a park?</p> <p>A. It is not a preserve, but will maintained as a passive park until such time as an LCP amendment can put it to a different public use. When there are resources to construct and maintain it, it would be nice to convert it to an active use park. Maintenance crews are knocking down invasive weeds there today and Tuesday.</p> <p>Q. When can vacant lots be built on?</p> <p>A. We are working on the LCP. When lots are developed they will pay their share of the sewer project either as an assessment district or as a connection fee.</p> <p>Q. What is happening with the new library?</p> <p>A. The Friends of the Library and the County each have put up \$25,000 to do analyses on best sites, and constraints to sites, and as to the proper size for the community. Friends of the library should be able to go out and raise money by the end of 2017, we'll try to move it up.</p> <p>Q. Was there a snail survey on the tennis court project?</p> <p>A. Yes, and no snails were found.</p> <p>LOCSD Director Chuck Cesena gave the report from the last meeting. The LOCSD has a new General Manager. The office has a new space, the old bicycle shop, and the monthly meetings may move over there. The intertie between LOCSD water and Golden State water is finally underway, which means that we can trade water. The committees are the Emergency Services Committee, the Finance Advisory Committee, the Utilities Advisory Committee, and the new Parks and Recreation Committee. A dog park at locations such as Tri-W, Sunnyside School, and the LOCSD leach field property at the bend in Pecho Road (not likely) have been discussed and the Board directed the General Manager to start looking at possibilities. The LOCSD is working with the County on the recycled water contracts. We wish that the State could loosen the regulations on what we could do with that water. We may change our committee meeting days and we are asking for new member. We now have a new Director and we welcome Vicki Milledge. Marshall Ochylski will be returning as Director.</p> <p>There were no questions from LOCAC or the public.</p>

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<ul style="list-style-type: none"> <li>• LO/BP Chamber of Commerce Report</li> </ul>	<p>Jim Stanfill gave the report. There is a community Christmas tree for the first time this year at the corner of Palisades Avenue and Los Osos Valley Road. The annual Christmas parade will be on Saturday, December 10, and the theme is “superheroes.” There will be no parade if there is rain, but that happened only once in 25 years. The December meeting will have the board selecting the “Business of the Year” and you may nominate one now. A committee of past “Citizens of the Year” will select this year’s “Citizen of the Year.” These awards will be given at the Installation Dinner on January 13, 2017.</p> <p>There was a combined discussion of the public and board members. The tree was complimented Ornaments can be placed on it for \$1 each, the proceeds going to the Food Bank of SLO County. After the parade, come to the Needs ‘N Wishes Holiday Fundraiser at the South Bay Community Center, from 10:00 a.m. to 7:00 p.m.. The Bear Festival got rained out and the Chamber’s bear was stolen.</p>
<p>AGENDA ITEMS, INCLUDING PUBLIC COMMENT:</p>	<p>Julia Oberhoff, Land Use Committee Chairperson, presented the agenda items.</p>
<p>1. <b>DRC2016-00023 SCHMIDT</b> - Proposed minor use permit to construct an addition and remodel to the existing residence. Project location is 643 4th Street in Los Osos. APN: 038-421-014.</p>	<p>The Land Use Committee had discussed this item and wanted clarification on the sewer and the will-serve letter. It is connected to the sewer and the CSD had issued a will-serve letter. Bob Crizer, representative of the Schmidts described the project. There was no public comment. <b>A motion was made and seconded to approve the project with Chairperson Weir to write a letter to the County indicating LOCAC’s approval; it passed seven to zero, no abstentions.</b></p>
<p>2. <b>DRC2016-00031 ARTHUR</b> - Proposed minor use permit to construct an addition and remodel to the existing residence. Project location is 90 Costa Azul Drive in Los Osos. APN: 074-024-015 &amp; 016.</p>	<p>The Land Use Committee had discussed this item and wanted clarification on an existing septic tank, and that the current water purveyor, Golden State would continue to serve water. The applicant corrected the ambiguities. There was no public comment. <b>A motion was made and seconded to approve the project with Chairperson Weir to write a letter to the County indicating LOCAC’s approval; it passed seven to zero, no abstentions.</b></p>
<p>3. <b>DRC2016-00026 MATTHEW</b> - Proposed minor use permit to construct a deck of the existing residence. Project location is 369 Travis Drive in Los Osos. APN: 074-453-005.</p>	<p>The Land Use Committee had discussed this item and recommended approval. There was no public comment. <b>A motion was made and seconded to approve the project with Chairperson Weir to write a letter to the County indicating LOCAC’s approval; it passed seven to zero, no abstentions.</b></p>
<p>4. <b>DRC2016-00027 HAAR</b> - Proposed minor use permit to renovate the existing residence. Project location is 2187 Fresno Drive in Los Osos. APN: 074-421-008.</p>	<p>The Land Use Committee had discussed this item and recommended it to be on the action item agenda. The owners could not be reached. The question was raised as to how much time we had to vote approval. Answer; 60 days. There was no public comment. <b>A motion was made and seconded to approve the project with Chairperson Weir to write a letter to the County indicating LOCAC’s approval; it passed six to</b></p>

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<p>5. <b>DRC2016-00036 MORENO</b> – Proposed minor use permit for the construction of a new single family residence, garage and guest house. Project location is 1180 Bayview Heights in Los Osos. APN: 074-323-020.</p>	<p><b>zero, one abstention.</b></p> <p>This project came on a date too close to the meeting to go to committee, so it is presented for the first time to the LOCAC board. Bob Crizer, the project representative, presents it. The house and guest house are on a large lot where 50% of the land will be conserved for the Morro Shoulderband snail. It has a Golden State Water will-serve letter and is not in the Prohibition Zone. A miswording as to the sewage disposal will be corrected to reflect a septic tank. The address is unclear but Kerry Brown explains that an address is issued after the project is approved, and that a Habitat Conservation Plan has been approved by Fish &amp; Wildlife. A question is asked about the water credits. The property owner holds a Title 19 which was issued three years ago when retrofits were available by James Caruso. There was no public comment. <b>A motion was made and seconded to approve the project with Chairperson Weir to write a letter to the County indicating LOCAC’s approval; it passed seven to zero, no abstentions.</b></p>
<p>CONSENT AGENDA INCLUDING-PUBLIC COMMENT</p>	<p><b>1. DRC2016-00025 CHUGAR</b> - Proposed minor use permit to construct a detached storage shed / workshop and obtain a vacation rental license for the residence. Project location is 1192 3rd Street in Los Osos. APN: 038-022-0102.</p> <p>Julia Oberhoff, Land Use Committee Chairperson, presented this item. The owner was present and that a county planner had clarified that the home would be called a vacation rental, not a one room motel. Kerry Brown explains that designation is possible but seldom used. There was no public comment. <b>A motion was made and seconded to approve the project with Chairperson Weir to write a letter to the County indicating LOCAC’s approval; it passed seven to zero, no abstentions.</b></p>
<p>LOCAC COMMITTEE REPORTS:</p>	<p>David Hunter, Chairperson of the Tree and Landscape Committee reported that they met November 14 and that Matt Jansen explained the emergency oak tree ordinance approved by the Board of Supervisors in July of 2016. It has an expiration date. There will be an update at the BOS on January 24, and February 23 the ordinance will be proposed. LOCAC will send a letter which Kerry Brown says can go for the Planning Commission hearing in February. See <a href="http://www.slocounty.ca.gov/planning/urgency-ordinance-3325.htm">http://www.slocounty.ca.gov/planning/urgency-ordinance-3325.htm</a></p> <p>A presentation is asked for, but this is an inland ordinance, we already have protective standards in the Coastal Zone, but we may want more.</p> <p>Chairperson Weir says Consent Agenda items will be moved up next meeting.</p>
<p>PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA</p>	<p>A comment was made on global warming and how solar might need to be required on homes. Kerry Brown says that the County does not have such an ordinance, but that a large number of solar requests come in and that the process to permitting has been expedited to accommodate this.</p>

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LOCAC MEMBER COMMENTS, RECOMMENDATIONS AND BUSINESS ITEMS	<p>The solar business pushes solar, but most places do not require it. By 2020 building codes in California will require every new home to be net zero; a home must generate as much energy as it uses.</p> <p>October meeting minutes accepted with no changes.</p> <p>Next meeting: January 26, 2017.</p> <p>Meeting adjourned 8:15 p.m..</p> <p>Respectfully submitted,</p> <p></p> <p>Lynette Tornatzky LOCAC Secretary</p>