

Agenda Item	Discussion/Action/Information
<ul style="list-style-type: none"> • Highway Patrol Report • County Staff Report 	<p>Q. How many deputies are there at the Coast Station. and what is the amount of area that they serve? A. Areas served: Avila Beach, rural San Luis - to the airport and Edna Valley: Beat 1. Beat 2: Los Osos. Beat 3: anything unincorporated north of Morro Bay up to Ragged Point; out to Highway 46 out to the top of the grade. The number of officers varies between days and nights. Single man units are on during the day and two man units at night for safety.</p> <p>Q. If you get numerous complaints, what is the response time? A. If deputies are not working on anything, what comes up next in their queue gets the response, and it depends on where they are.</p> <p>There was no Highway Patrol report.</p> <p><u>County Senior Planner Kerry Brown</u> - they are working on the Habitat Conservation Plan (HCP). They got resolution with U.S. Fish and Wildlife, and will be able to address all of their issues, and hopefully, it will make it to the U.S. Registry tis summer. The Board of Supervisors directed our department to look into having a code enforcement officer on call on the weekends. We don't know the exact time frame when it will start, but it will be happening, which will hopefully help with any complaints about vacation rentals. We also get complaints about temporary events. There's a lot of code violations that happened over the weekend that our code enforcement officers could be able to address.</p> <p><u>Public Comment</u> Q. Are we talking about code enforcement for Los Osos? A. We are talking about code enforcement county-wide.</p> <p><u>Member Hunter</u> - is there a specific deadline for the Habitat Conservation Plan? What do you mean by the Federal Register?</p> <p><u>Planner Brown</u> - we are requesting an incidental take permit from U.S. Fish and Wildlife. That is when the Habitat Conservation Plan would become a public document, that the public could comment on. Until then it is in an administrative draft review, so it's when the public gets to see the document and also the environmental review documents (when published in the Federal Registry). We've been told that the new administration has been holding up projects to get on the Federal Register, so we are hoping that this summer is probably a good estimate, but it's hard to say, we are at their mercy; we are the applicant and they issue the permit.</p> <p>Q. Do we know when code enforcement will begin? A. We don't have an exact date, but I can ask our code enforcement supervisor and get back to the chair. It will be a phone number that you can call; they are basically on call.</p>

Agenda Item	Discussion/Action/Information
<ul style="list-style-type: none"> • Supervisor Gibson’s Report 	<p><u>Supervisor Bruce Gibson</u> - the Habitat Conservation Plan is a way for us to deal with federally endangered species act. It has to be approved by the US Fish and Wildlife Service. The final signature is a fairly local one. After the field office in Ventura which serves our area, consults with their staffs in Sacramento and D.C., they will make the sign off on it. It does have this public comment period that starts when it’s published in the Federal Register. It’s been an excruciating process. I’m trying to be as polite as I possibly can. It is a sovereign agency with a very important mission. What we want to do is get the agreement of the Ventura field office before we go out for public comment, so that we don’t get surprised at the end. The public is welcome to make comment but we figured that we’d have all the issues of importance squared away and it’s taken far too long to do that with the Ventura field office. We are close, I imagine it’s a matter of a few weeks for us to submit information to them which then they send to DC. The hang up that Kerry was referencing is a potential 3 to 4 month delay from when it hits DC, when it shows up in the Federal Register. Among all the dysfunction of our federal government I don’t quite understand why that is, but that’s just part of the deal. It’s either 30 or 60 days to service replies to the comments before we finally get the deal done. It’s taken way too long, we have talked to all levels of the Fish and Wildlife Service including the person in DC, who is in charge of HCP’s, and we’re hopeful we are inching our way towards success there.</p> <p>In terms of things to report, I’m guessing that it might be the proposed settlement with ARB over the sewer construction that might be of most interest. I’m happy to go into what ever level of detail, and I’d expect there might be questions on that. But let me just mention two things: First of all there is an appeal of a vacation rental exception that is coming before the Coastal Commission at their March meeting. The regulations for vacation rentals here are different than they are up in Cambria. There’s a fairly simplified method of permitting a vacation rental if you can meet a certain series of criteria, including the separation of the proposed rental from existing rentals. It’s complicated but it’s 100 to 200 feet, depending on how you draw the lines. There is a provision in our land-use ordinance which lets people go in for an exception to that distance. And a particularly egregious exception was granted to a vacation rental that had three or four other existing vacation rentals within the distance requirement. The majority of the board of Supervisors voted to approve that, it was then promptly appealed to the coastal commission. That appeal is going to be heard on March 8. you can watch it on live stream. The granting of vacation rentals is an increasing important issue that I am taking on because by doing that we convert housing stock from potential permanent residences, either ownership residences or rental residences, into a visitor serving use, and that causes serious upward pressure on affordability in housing. I’m wanting to make sure that we have some reasonable regulations. Granting this exception is not reasonable.</p> <p>He thanks St. Benedict’s church, People Helping People, and individual</p>

Agenda Item	Discussion/Action/Information
	<p>members for operating a warming center in the other half of the building. This is one of the great things about Los Osos that people are caring enough to get this done. The County is helping to make sure that this building or the schoolhouse is available.</p> <p><u>Chairperson Oberhoff</u> - asks about how the ARB settlement might become an assessment on residents (in the Prohibition Zone).</p> <p><u>Supervisor Gibson</u> - gives a background on the ARB settlement. The four year old lawsuit from ARB was on this past week's Board of Supervisors agenda. ARB is one of the sewer contractors. There were not enough supervisors on the dais to make the settlement; we need a 4/5 vote. It will come back to the board on March 6. The collection system, the pipes in the street, was a big job so we broke it in half. We let separate contracts on each of those halves. A company called ARB bid on the first half of the sewer work and was awarded the contract. The next lowest bid out of a field of seven was \$34 million. They low-balled the bid by \$8 million. As we expected to happen they started seeking extra funds based on unjustified change orders. They made a number of claims that conditions in the field didn't match what the county told them. They were very difficult to work with and eventually ending up with a claim against the county that turned into a lawsuit that was asking for \$23 million of extra funding for the work they did. That is not an uncommon strategy among contractors of public works projects. It's despicable and I can say that because there is no non-disparagement clause. We know that they low-balled this bid because on the other contract, the low bid was \$29 million or a little bit more, and the company that got that was W. A. Rasic (or WAR on their trucks). In 2014 a lawsuit was filed for \$23 million. In the four years of that lawsuit we have spent over \$2 million getting ready to defend this lawsuit, which requires a lot of very detailed analysis of very arcane contracting provisions and construction management techniques and things like that. As we moved along we had tried to negotiate a settlement with ARB, until we came to a make or break point; either mediate this or it's going to go to trial. We looked at the situation and realized that we were headed into a trial in Santa Maria, because it was kicked out of San Luis County because the county is a party. Jurors in Santa Maria are known to not be sympathetic to government. The jurors would not be taxpayers of this county, where they're going to have to listen to weeks of testimony, hundreds of witnesses, and thousands of documents, to show what ARB was asking for was unreasonable. At the end, they're going to be asked by ARB to provide \$23 million of county money. The risk of that happening was concerning to us and it would also take another million and a half dollars of attorney's fees and experts to get through the trial. I'm not happy about it. We got a settlement of \$9.95 million to make this go away. People say ARB is taking you to the cleaners, but part of the litigation was a forensic analysis of their profit and loss, and assuming we do approve this \$10 million settlement, they still will have lost \$7 million on this job, so they are taking a hit.</p>

Agenda Item	Discussion/Action/Information
	<p>How does this affect sewer rates? On March 6, the action before the board is to pay this settlement out of the General Fund Reserve that the County holds. We have \$15 million in one reserve that we can tap. The proposal is to transfer that money to settle the lawsuit and this is the final bill for construction of the sewer and we are done. There will be no adjustment of sewer rates at that meeting. The question arises how will the ratepayers repay this money. That is what is assumed to be what is going to happen by the majority of the Board. How much that affects sewer rates is defined by how we define that repayment. There is a cap on the authorized amount of the rates. I will post this on my Facebook page and can get a copy of the document in the hands of the Advisory Council, a question, a short answer, and a longer answer; there is a lot of detail here.</p> <p>You sewer rate invoice a fixed charge, and a variable charge based on how much water you use indoors. It is \$44.06/month. Under your rates and charges Prop 218 process, you authorized up to \$48.85, that's the maximum that the fixed charge can go up to. So for an average home right now the sewer charge can rise a maximum of \$48.85. My position is, and I will only support, a repayment of that fund that stays within this capped sewer rate that you have approved. I will only support a financing plan that raises rates a maximum of \$4.79/month. What happens if the financing plan proposes to raise rates higher than that? It turns out the county has to come back to the ratepayers of Los Osos and put that in front of you as a vote that you can vote up or down, Proposition 218 at work. I'm not even going to approve asking you to change the rates to pay for this settlement. In the future rates may have to rise as operating costs rise, that's a different thing. I will not support asking for a 218 to raise the rates to pay this settlement.</p> <p>How do we do this? One path I'm working very hard on is to refinance the loan that the State Water Resources Control Board let for this sewer. They loaned us about \$30-40 million to finance about half of the total financing of the sewer project. That loan was let at a 2% interest rate, over a 30-year term. When we got that loan from them we asked them for a lower interest rate and they declined to do that, but they said when this sewer is done, come back and talk to us about a lower interest rate, so there's a door open there. What we want to do is go back for a lower interest rate on this loan. We've got to wrap in this settlement amount, we're going to seek a lower interest rate. It's a math problem that we haven't worked out, but it could be that doing that amounts to a fairly minimum impact on the sewer rates. Other opportunities are for the county to make the loan directly and have the rate payers pay the county. We also have the vacant parcels, which we have not put an assessment on, that assessment was in the order of \$27 million that we would assess the vacant parcels so there is the possibility that might alleviate the pressure.</p> <p><u>Chairperson Oberhoff</u> - asks what the timeline in which the strategy gets developed on how to finance this.</p>

Agenda Item	Discussion/Action/Information
	<p><u>Supervisor Gibson</u> - says his interactions with the Regional Board will take months to come to some conclusion.</p> <p><u>Member Womack</u> - how long will it take to repay raising the rates \$4.79/month? Who pays interest and lawyer fees?</p> <p><u>Supervisor Gibson</u> - says that it is just the \$9.95 million; the attorney's and expert's fees have been paid. We have the math problem of what's the interest rate and what's the length of the term of the financing.</p> <p><u>Member Womack</u> - asks with the current interest rate and the amount of rate payers, how long?</p> <p><u>Supervisor Gibson</u> - the term of the loan now is 29 years, and we can't extend the term of that loan, so if we are asked to pay for it at 2%, that would require a rate raise above the approved lid.</p> <p><u>Member Womack</u> - where would that be, ballpark?</p> <p><u>Supervisor Gibson</u> - doesn't have the numbers right now. But anything above the lid has to be put to the voters for their approval. And the numbers would be available.</p> <p><u>Member Womack</u>- if we don't approve it and we can't pay it back in 29 years?</p> <p><u>Supervisor Gibson</u> - don't tell my colleagues I said this, but if it is not approved, the County is still on the hook for this settlement.</p> <p><u>Member Womack</u> - how many ratepayers?</p> <p><u>Supervisor Gibson</u> - about 5,000 single family numbers, there are more for multi-family; mobile homes; commercial.</p> <p><u>Public Comment</u> Q. What is your Facebook page? A. I have a personal account as Bruce Gibson and I'll try to get it up this evening or tomorrow.</p> <p>Q. Isn't there some kind of insurance policy (unintelligible) A. We knew it was a low bid, but it met all the criteria of state contracting law and we are required as a public agency to take the low bid. Mistakes were not made by the County and in fact I was talking to our attorneys and there is no insurance in these situations in construction. This is a ARB's effort to get more money for a job they bid low to get the job and try to make themselves whole. It backfired on them. They lost money on this deal. Another thing to point out, ARB also bid on the other half of this sewer, and their bid on the other half was \$34 million. If questions come up on this or any other item please do not hesitate to contact our office.</p>

Agenda Item	Discussion/Action/Information
<p>PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA (limit of three minutes per person)</p>	<p>approved by all present. A motion was made and the LOCAC minutes were approved by all present.</p> <p><u>Jessica</u> - reads from a statement, and asks if she is misinformed, please stop her. She and her husband apologize if they are not informed about St. Benedict's Church and what they are proposing, the audio from last month's meeting containing most of St. Benedict's proposal for a grant was not recorded. I didn't hear much, but I heard something about safe parking, bathrooms, and showers and putting the word out. They said nothing to us and I am their neighbor. Does the wayfinding project include their small parking lot?</p> <p><u>Member Womack</u> - responds that she though it was more around town.</p> <p><u>Member Tornatzky</u> - explains there was a glitch in the recording, used her own recording for doing the minutes, and apologizes for lateness in getting the minutes finished so they could be uploaded.</p> <p><u>Jessica</u> - opposes the safe parking lot and the wayfinding program if it is in their lot. That means the lot would become homes to the homeless and unhoused people. We'd like to protect our neighborhood, our children, our home, our business, and our health, safety, and of course our happiness. Everything changed in 2015 when a car started sleeping in their parking lot, nightly, for several months. Eventually, they moved him into a camper, on church property, where he continued to live illegally for two more years. With him came friends, others, because there's a real network within the homeless community, and the parking lot became a homeless campground. We made it known to the church several times that we were extremely unhappy and frustrated, and requested no overnight parking. We were finding it harder and harder to watch this lifestyle of this parking lot community. Nothing was changing, it became habitual, for them it was easy. The same cars came and went, they slept in the daytime and at night, and breaking down in the parking lot as well. Unfortunately, the church was enabling this lifestyle with their generosity and their shelter. Most of the parking lot guests were creepy, and there definitely was some questionable activity happening. So in February 2018, Captain Chris Daly from SLOPD stated that 30-50% of homeless that they come across do battle with mental illness, many substance abuse users, and are chronic law offenders. I beg you to consider a different approach. People do need people; a hostel program, a volunteer homes with mentors, sponsors, social workers to help motivate (them) to become productive members of society again. The goal should be not to produce a free, safe place to park, but to help people. St. Benedict's truly does many greatly appreciated things for people in need a lot, I mean they really do, I'm not coming down on them, they do a lot of great things, but we feel than an open, safe parking lot solves nothing. Since January 2018, the parking lot has been camper-free, and no one has been sleeping there and it's has been beyond wonderful. We do</p>

Agenda Item	Discussion/Action/Information
<p>CONSENT AGENDA:</p> <p>1. DRC2007-DRC2017-00101 BELL- Proposed Minor Use Permit to remove deed restriction required by Coastal Commission when second house was built in 1978 at 1457 Los Osos Valley Road in Los Osos.</p> <p>2. DRC2017-00071 SEGURA FAMILY TRUST: Proposed Minor Use Permit for the construction of a new 5067 SF single family residence including garages (1403 SF) at 276 San Leandro Court in Los Osos.</p> <p>REGULAR AGENDA ITEMS, INCLUDING PUBLIC COMMENT:</p> <p>1. DRC2017-00090 GTE Mobilnet: Proposed Minor Use Permit for a new small cell wireless communication facility on an existing utility pole located in the Public Right of Way at 2103 10th Street in Los Osos.</p> <p>2. DRC2017-00091 GTE Mobilnet: Proposed Minor Use Permit for a new small cell wireless communication facility on an existing utility pole located in the Public Right of Way off El Morro Avenue in Los Osos.</p> <p>3. DRC2017-00092 GTE Mobilnet: Proposed Minor Use Permit for a new small cell wireless communication facility on an existing utility pole located in</p>	<p>not want a safe parking lot program there because it makes us extremely, feel unsafe, but they are a good church.</p> <p><u>Chairperson Oberhoff</u> - says the minutes are there now and you can Email us through the website - info@locac.info or find the contact page at local.info.</p> <p>Nothing was pulled from the Consent Agenda and there was no Public Comment on the Consent Agenda.</p> <p>Motion was made and seconded to approve the Consent Agenda. LOCAC voted yes unanimously (9-0-0). Two members were absent.</p> <p>Margaret Mayfield, Chairperson of the Land Use Committee is not present, so Vice-Chairperson Larry Bender, a member of the Land Use Committee, takes the mic. The Verizon representative, Danielle Hanover, is asked to speak on Items 1-4.</p> <p><u>Danielle Hanover</u> - of Verizon, or GTE Mobilnet as they are on the application. They are applying for four, small cell, wireless facilities located on existing utility poles throughout the community. Earlier this month she attended the Land Use Committee meeting and a couple of things came up from the public, concern that needed to be addressed, She has come tonight with some information about that. One of the issues was about the safety of the sites as far as radio frequency emissions, so she brought an engineer, Bill Hammett from Hammett & Edison Engineering, a consultant who has prepared a report that outlines the safety of the site and is within the FCC guidelines for safe levels. There was comment about CalFire and their needs for a better level of service. There was concern on one of the sites about the equipment cabinet being on the ground, one some street that is walked frequently, so we were able to redesign that to move the equipment onto the pole.</p> <p><u>Vice-Chairperson Bender</u> - explains that during the meeting, people were</p>

Agenda Item	Discussion/Action/Information
<p>the Public Right of Way at 1853 11th Street in Los Osos.</p> <p>4. DRC2017-00093 GTE Mobilnet: Proposed Minor Use Permit for a new small cell wireless communication facility on an existing utility pole located in the Public Right of Way at 2001 Willow Drive in Los Osos</p>	<p>concerned about the radio waves from the towers, and that has been the case for a long time, so we asked for an expert.</p> <p><u>Bill Hammond</u> - is a registered professional engineer in the state of California and manages a firm of 20 in Sonoma County. A regular part of our practice is the calculation and measurement of radio frequency exposure conditions, and the mitigations for those, where its appropriate. They do work for Verizon, Verizon's competitors, for cities and counties, for landlords. Their job as engineers is straightforward. What are exposure levels compared to the standards. That is the key question, because Congress in 1996 pre-empted local jurisdictions from applying any tighter standard. They are no allowed to use health issues as a reason for denying a site if it complies with the Federal standard. Our role is to comply with a Federal standard, which if it doesn't like on a rooftop in an urban setting, we'll work with the carriers to modify the site to bring it into compliance. For all of these four sites that you are considering tonight, it is a single antenna, mounted up high on a utility pole. In all the cases, based on the power, the antennas that are used, they are omni-directional antennas, we calculated what the exposure levels should be, any place at ground level and I know there are pretty significant dips in town, and we've taken all of those into account and the buildings nearby, and the highest level at any location is less than 1% of the standard. The standard has built into it a 50x safety standard. He is happy to talk about any aspect of this, and will talk afterwards if there is anything else that didn't come up.</p> <p><u>Member Tornatzky</u> - brings up an article in the New York Times how the small antennas put out far less radiation than the trees with all sorts of things on them.</p> <p><u>Bill Hammond</u> - the tall lattice towers that you see along the freeway or the trees, will have an array of antennas, where they use antennas in different directions, those are very high power facilities in contrast to what is proposed here. These are lower power, covering smaller areas. He explains when phones first came out we had bag phones with the bricks and antennas on top of the car, and this area might have been served with a couple of high sites. But the sites are limited on the capacity they could handle, they could only handle so many conversations or so much data transfer. As a result, they had to split the sites and those high sites have been largely abandoned now and they have gone to lower level sites like on church steeples and downtown areas with several story buildings in town, but even those are being split into smaller sets in neighborhoods in order to serve the neighborhoods because the demand for service is so high. They go now to smaller sites with lower power like these four.</p> <p><u>Member Tornatzky</u> - this came up on Nextdoor, this is 4G not 5G?</p> <p><u>Bill Hammond</u> - it is 4G, they are using the standard frequencies that they use all over that is the lower level, it is not 5G.</p>

Agenda Item	Discussion/Action/Information
	<p><u>Chairperson Oberhoff</u> - asks about the location and redesigning of the cabinet so that it was not obstructing the public walkway area.</p> <p><u>Danielle Hanover</u> - initially we proposed to have the cabinet on the ground in the public right-of-way. There is no actual sidewalk there, but it is a place where people walk frequently. They were able to relocate the equipment up on the pole with the rest of the equipment below the antenna, so that it is no longer be obstructing the pathway for anybody walking by. There are clearances that have to be met, so it is up higher, it's not something that will be in the way.</p> <p><u>Vice-Chairperson Bender</u> - Cal Fire is concerned on cell phones and asks our fire chief to address this.</p> <p><u>Los Osos Fire Battalion Chief Greg Alex</u> - in his seventh month serving this community. He was pleased when LOCSD General Manager Osborn asked him to be present to speak, and hopes to meet LOCAC. His world is changing and we are getting faster, better and with more information, we are bombed with information every minute a (quick?) call goes on. In his day, they started with a pen and paper and firefighter who was assigned to do nothing but walk around for when the tone goes off to write down the number, we jumped in our truck and looked up our map books and took off for the rescue. Today, from the minute the 911 system hits from the caller, we have an advanced caller ID called ANI ALI which locates your phone number and your address if you are calling from a land line. If you are calling from a cell phone, it triangulates your cellphone to the tower and sends us a "lat and lon" (latitude/longitude) which is processed in three seconds and sent to the fire station and a printer (which sends out a paper) which is grabbed and taken to the fire truck, which has mobile data computers that are already routing us and showing us the quickest route with traffic congestion (shown) in the areas, not so much in Los Osos, but when you get on the 101, you have alternate routes to get there and it has changed our world so we can get to you faster, that's our goal. I can't control when the event happens, or once we get in the fire truck and start moving, but that process time for our firefighters to get to understand where you are located, and how to get to you as fast as possible is super important. These mobile data computers are dependent on data, in in Los Osos, we are limited in our coverage. We have good coverage in the fire station, everything works great, and the minute we get to this intersection, we lose our data coverage. We built the system for that, we understand that, we are in an offline setting so we still see our maps, and a lot of our stuff, but the resources that are available online as you can imagine, are very detailed maps, some of them are 350 mb, they take a long time to download. We preset those so that they are in place. The other thing that is changing about our word is increasing our medical ability to provide advanced life support. The information that is being transposed from the minute they put the leads on you, we can transmit to whichever receiving hospital that is available and there's a triage that starts to happen with the doctors and nurses at the facility. They begin to look at the symptoms and the</p>

Agenda Item	Discussion/Action/Information
	<p>vital stats, and allow the doctor to be right in the middle of us and dictating our performance. We are seeing success from that. Again, it's dependent on data, so as soon as we pull out of certain areas of this town we cannot perform, so we have to go back to the old analog way, we're back on the phone and calling into the doctor. The cell coverage is usually one or two bars and we need three or four bars to feed the data to move. It will still move, but it is not as fast as it should have been. So my message here really is, we would like better coverage as the fire department, we would like to use these cool tools that are available to us. They also preloading into our patient care reports, so as the medic comes to you, they already have your address, incident information, so all of the pertinent information is already in there without having to ask all the crazy questions like, "where are you." And we have to ask multiple times and everyone is frustrated with us, but we have to get it right. My message here is we'd like to see better data coverage in this town, and as far as location (of the antennas) we don't care, we just want better coverage.</p> <p><u>Paul Hershfield</u> - so you get coverage from any provider?</p> <p><u>Chief Alex</u> - yes, we have a third party program that roams and looks for the strongest signal, and I don't have to reboot my machine, that was another issue in the old days. It would take two to three minutes. We don't have two to three minutes.</p> <p><u>Director Lou Tornatzky</u> - in his first year on the LOCSD there was an initiative to put an antenna on the tanks. Someone came into the neighborhood and got everyone upset and it didn't happen. Let's not do that again. I spent two or three years fixing radar sets in the Marine Corps doing and I fathered several kids.</p> <p><u>Dave Bowlus</u> - in the old days, the phone company would throttle local calls so the lines would be available for emergency services. Do the cell carriers throttle local calls for earthquakes or disasters?</p> <p>Chief Alex and Danielle Hanover both don't think so.</p> <p><u>Danielle Hanover</u> - she can't answer that 100% certain, but there is not the direct ability to do that. It would require a direct connection with the network. But I could find out for you.</p> <p><u>Chief Alex</u> - in large scale events like the Thomas fire, we bring in cell towers. Different companies will bring those in.</p> <p><u>Danielle Hanover</u> - Verizon has on several occasions.</p> <p><u>Chief Alex</u> - that brings up a great point, and that is reverse 911. He encourages us to sign up if we have not scone so and directs us to the Sheriff's website. Register your cell phone or your land line. They can spitfire thousands of numbers over a couple of minutes and alert you</p>

Agenda Item	Discussion/Action/Information
	<p>of some issue that is occurring around your home. Sometimes they are a little off base, they are going by zip codes and different zones, but at least you will know that something is occurring around you. In the Thomas fire in Santa Rosa, these night fires that occur, are so scary because nobody is expecting them. They went to bed at 9:00, and everything was fine and at 11:00 their entire neighborhood was on fire, and there was no way to get that message to them. That’s why we saw the devastation this year, both those fires occurred after 10:00 at night. I went to be thinking everything was great and by 3:00 in the morning we had to deploy over 600 fire engines to that, and all the resources. It is so important to get reverse 911. This cell system will help that. We want to speed that process up and get you that message.</p> <p><u>Danielle Hanover</u> - part of what I brought is a visual depiction of coverage - what is is now, the yellow and red, it spotty; and the green is pretty much covered wherever you go, so you can see the gap that is there now and what this would do to that gap.</p> <p><u>Unidentified woman</u> - can you describe the antenna, how much taller than the telephone pole?</p> <p><u>Danielle Hanover</u> - usually it’s 8' to 10' and it’s inline with the pole, it just increases the height by 10' and she shows an image, its a 10' extension that includes the antenna.</p> <p><u>Unidentified woman</u> - so that’s in someone’s front yard with a two-story house that gets to stare at that?</p> <p><u>Danielle Hanover</u> - the utility pole is already there, we’re just adding a piece on top of it.</p> <p><u>Unidentified woman</u> - what about the box, is it included on the pole?</p> <p><u>Danielle Hanover</u> - it’s farther down.</p> <p><u>Unidentified woman</u> - it’s attached lower, so they’re going to be looking at a pole with an antenna and a box?</p> <p><u>Danielle Hanover</u> - yes, it’s like a utility box (shows an image and offers it to be looked at). The box is about 2' x 2' It gets electricity from the pole. They put a meter and the box on the pole.</p> <p><u>Unidentified woman</u> - they will be paying for that electricity, or who will be paying?</p> <p><u>Danielle Hanover</u> - Verizon has an agreement with PG&E, so they pay PG&E.</p> <p><u>Unidentified woman</u> - what if something happens to that box in a windstorm and it causes a fire?</p>

Agenda Item	Discussion/Action/Information
	<p><u>Danielle Hanover</u> - well, there's already electricity on the pole.</p> <p><u>Unidentified woman</u> - but that's an attachment to the pole with different electricity</p> <p><u>Danielle Hanover</u> - that's a good question. I've never hear of that happening. They are secured metal, just like any other meter on your house, it's the same type of thing. It's an improved safe installation of a new meter for approved electric use.</p> <p><u>Unidentified woman</u> - Danielle was at the last meeting where she gave us all the information and you gave us a packet and so the pole, the existing pole, is like a telephone pole.</p> <p><u>Danielle Hanover</u> - it's a wood utility pole.</p> <p><u>Unidentified woman</u> - and then you see this huge - well, 10 more feet, the boxes look enormous in the pictures, and if they are gonna mount that on that particular pole...?</p> <p><u>Danielle Hanover</u> - they were able to reduce the size of it for this location.</p> <p><u>Unidentified woman</u> - at the last meeting we asked not just for the box, 'cause that was a concern, but we asked about where that actual location is and we asked that you would consider an alternative location.</p> <p><u>Danielle Hanover</u> - right, and we did consider alternative locations and those were included in our application to the county and we considered alternate locations on either side of where we had to go, but due to constrains from PG&E, as to the current services on those poles, it wasn't -</p> <p><u>Unidentified woman</u> - I understand that, but couldn't you find another location other than the first two?</p> <p><u>Danielle Hanover</u> - not to serve the needs, the coverage needs that are depicted here -</p> <p><u>Unidentified woman</u> - you have to pick that one.</p> <p><u>Danielle Hanover</u> - yes.</p> <p><u>Unidentified woman</u> - well, it's very intrusive in those two properties.</p> <p><u>Danielle Hanover</u> - and I understand that. We did what we could do to make that less intrusive for you.</p> <p><u>Chairerson Oberhoff</u> - I'd like to move on to a couple more individuals</p>

Agenda Item	Discussion/Action/Information
	<p>who haven't had a chance to -</p> <p><u>Unidentified man</u> - is it lighted?</p> <p><u>Danielle Hanover</u> - no.</p> <p><u>Another unidentified man</u> - will the Sheriff's Department use this equipment as well?</p> <p><u>Danielle Hanover</u> - I can't answer that.</p> <p><u>Chief Alex</u> - I would say yes, they have mobile data connectivity as well.</p> <p><u>Unidentified woman</u> - what's the safety hazard, poles are often knocked into by trucks. If it falls, what's the safety hazard? If it goes out.</p> <p><u>Danielle Hanover</u> - I wouldn't say, and maybe Bill can help me with this, I wouldn't say there is huge increase in the hazard, being that's it's already an electrical service pole, so that if it is knocked over you are going to have downed electrical lines. The only thing that is going on there is a meter, to meter the electric usage on the pole, so it's just like the meter on your house or anywhere like that. I don't think there is huge increase in the safety if the pole were to go over for some reason.</p> <p><u>Unidentified woman</u> - so it doesn't increase exposure from radiation from it, if explodes, if it's knocked over and it blows up.</p> <p><u>Bill Hammond</u> - if it's knocked over the system will stop working, if there is no power to it, it isn't working. So in the extreme case that you are suggesting, the pole will be knocked over and the power is going to go out, it won't be radiating.</p> <p><u>Danielle Hanover</u> - it requires power.</p> <p><u>Unidentified woman</u> - can I get up and speak for three minutes or make comments for two minutes?</p> <p><u>Chairperson Oberhoff</u> - this is a time for you to ask questions. The three minute time limit applies to Public Comment. Can you stand up? Thanks.</p> <p><u>Unidentified woman</u> - sure, sure. You gave us the packets. There's four of them coming in. Two of them are close to homes. One is by the police department and the other is by the little water department thing. I'm really concerned about them being next to homes. I know we had asked you to ask Verizon if they could look at other areas. So there's a lot involved, more than I know about...</p> <p><u>Danielle Hanover</u> - all of the sites were selected and applied for; there were also an alternates analysis for alternate sites that we looked at that</p>

Agenda Item	Discussion/Action/Information
	<p>were not feasible, mostly due to the restrains provided from PG&E. 'Cause there are certain requirements that a pole must meet for it to be acceptable to have one of these facilities, so there were alternate sites looked at for every location, and these are the most feasible and the ones PG&E could accommodate.</p> <p><u>Chairperson Oberhoff</u> - we could go back to, I'm sorry, I forgot your name in the back, the statistics that you provided, which was that these antenna are giving off less than 1% of the Federal standard?</p> <p><u>Bill Hammond</u> - yes, the standard is based on not how much is coming out of the antenna, but what people can experience, and the maximum at any location is less than 1%. That's on the top floor where there is homes, that's the building near the one that's at the station, the maximum anyplace is more than 100 times (unintelligible).</p> <p><u>Paul Hershfield</u> - can you speak to the difference in amount of radiation between that and when I am holding my phone next to my head?</p> <p><u>Bill Hammond</u> - sure, the key assessment is "specific absorption rate," SAR. If you take your phone and google SAR and the make and model of your phone, they will tell you the watts per kilogram rate of your phones. And that is typically 1,000 or more times higher than the specific absorption rate than you get from one of these facilities.</p> <p><u>Unidentified woman</u> - so let's say, this is just four, but when all of the other companies start coming in and they all start adding up amongst all our homes, how much is this all get together and eventually become too much? Because it seems to me that other companies will say Verizon's in there so I want mine in there now. Four more will come and four more around everybody's homes. That's just my concern for the safety of our community and everybody.</p> <p><u>Bill Hammond</u> - you're right, the safety is assessed on the cumulative, additive affect of all the sources that are out there. The power level drops off as the square of the distance from the antenna. So if you are twice as far away, it goes down by a factor of four, two squared. Ten times as far away, it goes down by a factor of 100, 10 squared. The power is dropping very rapidly as you move away. So another carrier would be on other poles, not necessarily these poles, because we have them on, so it's not going to be a straight additive impact, or double, because these are going to be in different locations. And by the time you get to the next pole down, or two or three poles down, the levels are so low, thousands and thousands of times below the standards. You get a little bit here, a little bit there and still it adds up to a little bit.</p> <p><u>Danielle Hanover</u> - the County does require that you submit these reports with our application so any other carrier would have the same requirement and they are going to be held to the same standard that he is speaking of. So if for any reason it were to be above what's an</p>

Agenda Item	Discussion/Action/Information
	<p>acceptable standard, there would be separate steps that would need to be taken. They are not going to put something in that is going to expose you to something that is beyond the standard.</p> <p><u>Unidentified woman</u> - do you monitor and test them periodically?</p> <p><u>Danielle Hanover</u> - I'd have to get back to you on that. That would be something that Verizon would be doing on a monthly basis and these sites are so small and what they are putting out is so minute that I don't have the answer to that. But I could find out for you.</p> <p><u>Chairperson Oberhoff</u> - and we could also pose that question that could be part of the condition that gets passed on to the County.</p> <p><u>Unidentified woman</u> - what other town is doing these - are we the only one?</p> <p><u>Danielle Hanover</u> - they are all over, everywhere, Santa Rosa, in the bay area.</p> <p><u>Unidentified woman</u> - do we have any in this county?</p> <p><u>Danielle Hanover</u> - Morro Bay just added several of these small sites that greatly improved the coverage.</p> <p><u>Bill Hammond</u> - it's been the last five years that there's been an active transition to this low level, smaller cells, that serve small areas, this is the growth, this is the way -</p> <p><u>Unidentified woman</u> - why can't you share so we don't have this issue, why?</p> <p><u>Danielle Hanover</u> - because the FCC issues frequencies and they get assigned to a specific company and you are only allowed to transmit your signal on those frequencies that are yours. They don't issue frequencies to multiple -</p> <p><u>Unidentified woman</u> - aren't the large towers shared?</p> <p><u>Danielle Hanover</u> - no, they may have multiple carriers on them.</p> <p><u>Bill Hammond</u> - the antennas themselves are not shared. When you see those tall towers that have one layer of antennas and another layer of antennas, those are for separate carriers. So they can use the same physical location, but not the same physical antennas. In this case, all you can put on the pole is one.</p> <p><u>Danielle Hanover</u> - it won't go up to 30' higher because they are not stacking them. These sites aren't built that way.</p>

Agenda Item	Discussion/Action/Information
	<p><u>Unidentified woman</u> - I have one more question. I've lived here seven years and I have AT&T, and I only get two bars, but I get reception all the way except when I go to Montaña de Oro, otherwise, everywhere is OK. And I talk to some people in the neighborhoods who have Verizon, and they have real sketchy pickup. What's the difference between AT&T, do they already have things here?</p> <p><u>Danielle Hanover</u> - yes, if they have good coverage. I can't tell you specifically where, but if your coverage is better with certain carriers, it is because they have more antennas available in that area to provide the service.</p> <p><u>Unidentified woman</u> - but they aren't bringing them into our neighborhoods like Verizon is. Every article that I have read, Verizon is having this issue all over the whole state.</p> <p><u>Chairperson Oberhoff</u> - I think I might just go back to the information that's provided that the levels of output are less than 1% of Federal standards.</p> <p><u>Bill Hammond</u> - that's the threshold condition and I guarantee, that these facilities as proposed will meet the Federal standard.</p> <p><u>Chairperson Oberhoff</u> - what was your other statistic that you provided with using the handheld?</p> <p><u>Bill Hammond</u> - the SAR limit is 1.6 watts per kilogram from your phone. The limit from the antennas, 100% limit is .08, is 20 times already below that, another 100 times below it, because everything below it is at least 1%, there's a 2000 times factor specific absorption difference between your phone and what would come off the phone pole.</p> <p><u>Unidentified woman</u> - I'm curious about property values with having these kind of things in front of your home. Would you have that in front of your home?</p> <p><u>Danielle Hanover</u> - the benefit of these sites is that they are in the public right-of-way. on something that's already existing, so we're not creating a new structure to house they facility. It's going on something that's already there. There's multiple information out about property values. I don't think enough time has passed to fairly measure the impact, but so far, they don't have any data that it lowers your property value.</p> <p><u>Member Tornatzky</u> - I have two articles and they do not affect your property values. Just off the top of my head, if I had a house I was trying to sell and I had no cell reception, I think my property value would be in the tank.</p>

Agenda Item	Discussion/Action/Information
	<p><u>Chairperson Oberhoff</u> - were going to take this back for discussion and close the questions, we got a couple of other agenda items that we need to address.</p> <p><u>Chamber President Vinson</u> - are we going to be able to do a Public Comment for this subject, we just did asking questions.</p> <p><u>Chairperson Oberhoff</u> - if you have a comment -</p> <p><u>Chamber President Vinson</u> - I do. The Los Osos./Baywood Park Chamber of Commerce board of directors meeting was held this past Tuesday. One of the items to discuss was the four cell antennas on tonight's agenda. The Los Osos./Baywood Park Chamber of Commerce voted unanimously to support the minor use permits for the proposed small cell, wireless communication facilities. Here are the reasons why we ask you to vote affirmatively. First, Cal Fire has stated in a letter of support that high quality cell service is necessary, especially when there is an emergency. They also say that sites in Morro Bay were recently added and it has greatly improved coverage. In light of the recent natural disasters around California, we believe it is imperative that local government bodies are given all the tools necessary to keep the community safe. Second, some people believe that cell towers can cause sickness, including cancer. According to the American Cancer Society's website, cancer.org, there is no evidence to support this. Additionally, the Federal Communications Act of 1996, prohibits jurisdictions from denying cell tower applications on the basis of alleged ill-health effects. Third, some believe that cell towers negatively affect proper values. According to the National Association of Realtors, cell towers have no significant affect on property values. In conclusion, the Chamber believes that additional cell service facilities will not only benefit our 150 businesses, but also to the community at large. Please vote yes on these four minor use permits.</p> <p><u>Chairperson Oberhoff</u> - there are two more comments or questions that we will take, and then we will bring it back.</p> <p><u>Unidentified woman</u> - part of the debate here seems to be aesthetics, there's various safety questions, but what about aesthetics? Homeowners are concerned about having more visual clutter. What do you do in neighborhoods that are underground?</p> <p><u>Danielle Hanover</u> - we don't look at facilities there like this because these systems don't work underground. The antenna has to be above ground in order to transmit a signal.</p> <p><u>Unidentified woman</u> - so they put a pole in -</p> <p><u>Danielle Hanover</u> - they would probably look at a different type of facility in a location like that.</p> <p><u>Unidentified woman</u> - is your company renting the pole?</p>

Agenda Item	Discussion/Action/Information
<p>5. DRC2017-00035 DRC2017-00105 ALLSTOT - Proposed Minor Use Permit for a vacation rental at 541 Ramona Ave in Los Osos.</p>	<p><u>Danielle Hanover</u> - they have a master agreement with PG&E, so Verizon has a site license for the location, and that's directly with PG&E.</p> <p><u>Dave Bowlus</u> - is there any reason for not putting in 5G, isn't that the next (unintelligible)?</p> <p><u>Danielle Hanover</u> - these are designed by Verizon's engineers and with the technology that's needed for the area. They do modify sites, but it would just be the swapping out of equipment, it wouldn't be an addition of anything, it would just be as technology changes, they will put the appropriate equipment on the facility.</p> <p><u>Unidentified woman</u> - we wouldn't be notified of that, they would just switch it out.</p> <p><u>Danielle Hanover</u> - I don't know, but I'm sure the County has a process for that as well, that would be just like this.</p> <p><u>Member Tornatzky</u> - I have one last thing to say, I would hate to be the old lady in a car, and I'm having a heart attack, and I've pulled over to the side of the road and I'm trying to call emergency services and my cell phone doesn't work. That's my two cents.</p> <p><u>Danielle Hanover</u> - I will leave this stuff up here for you guys, you are welcome to have it for your information.</p> <p><u>Chairperson Oberhoff</u> - if there is no other discussion, I'd like to move to motion.</p> <p>A motion was made and seconded. LOCAC voted in favor - 9, opposed - 0, to recommend sending support for the Verizon installations. (9-0-0). Two members were absent.</p> <p><u>Mr. Allstot</u> - introduces himself, his wife could not be here this evening. We were at the last we were at the last minor use permit meeting to discuss our vacation rental. We live in the homes that we rented out last summer and we got a notice that we're not supposed to rent it out, we needed an application, so we're going through the process. It's our own home we lived there 99% of the time. No one cares more about our home and the renters that we bring in than we do. Our goal is to rent it less than 14 days, to stay under that 14 day threshold.</p> <p><u>Unidentified woman</u> - why?</p> <p><u>Mr. Allstot</u> - taxes. Under 14 days, you don't pay Federal or state taxes. You still pay the 12%.</p> <p><u>Vice-Chairperson Bender</u> - we'll first have questions from board members and then open it up to the public.</p>

Agenda Item	Discussion/Action/Information
	<p><u>Chairperson Oberhoff</u> - we're going through a process of evaluate the process or to establish guidelines for the VR ordinance. Up to this point we have been remaining neutral with all applications until we get those guidelines set in place that might have been articulated to you (applicant) at our last Land Use meeting?</p> <p><u>Mr. Allstot</u> - we were just recommended to show up here and state our case and we have a hearing with the County in March.</p> <p><u>Vice-Chairperson Bender</u> - asks speakers to limit comments to specific issues to this case as we are working on a vacation rental process and prefer not to single out any individual unless there is a specific issue with that one property.</p> <p><u>Paul Hershfield</u> - those of you attending meetings know that I am very hesitant about vacation rentals. But too me, this is about their house and they might go away for a week and then rent the house for that week, is not the same as taking a house off the market, and making it just a vacation rental. I'm a public member of the LUC. This is kind of the most appropriate of that kind of option for a short term rental. If someone has a house and they live there and they just go away for a couple of weeks a year and they give somebody access.</p> <p><u>Member Korin</u> - I would like to second what Paul said, but I would like to suggest that, I hope will be part of the process, that you inform your neighbors, and that since you live there you probably have an interest to stay in a relationship with them, and that you inform them and that you introduce the person - that you meet them and not just leave and let them come into the house. Right now we don't have any guidance, but that would be something to build on, that will not break down the trust.</p> <p><u>Mr. Allstot</u> - absolutely, we want to maintain a good relationship with our neighbors.</p> <p><u>Sue Morgenthaler</u> - I've written something down and it might take three minutes and I might beat around the bush, but I do have some points and I hope you'll let me say what I want to say. You guys are the perfect vacation rentals that we want to see in Los Osos. You live in the place, you just want to rent it out sometimes. But I hope that you actually do get a permit for this. But this is a good example of why I think we should try to get a moratorium before passing any more permits through before we have guidelines because at one of the last LOCAC meetings you guys passed through to the county a house at 525 Ramona for a rental permit, and that house is 40' from theirs. It is 40' away. And you really didn't get great information from the woman at 525 because she kind of waffled and you couldn't really tell what statements was true and what wasn't because her story kind of changed from the meeting we had at the Land Use Committee, and then when she got here her information kept changing, and at this point neighbor comments might have been quite valuable and might have made a difference for you when you make</p>

Agenda Item	Discussion/Action/Information
	<p>your choices. And we know the neighbors are not notified of permits until after it gets back to the county, but at that time the Planning Commission has already received your okay and they assume that you represent us, that it's all okay with us, too. To the Planning Commission, you guys are the voice of the people of Los Osos, and they assume that you are representing us, the neighbors. I know this because a year and a half ago my neighborhood was fighting a vacation rental up in our neighborhood and the commissioners were quite shocked that we showed up to have problems with this. They asked why we hadn't spoken up sooner, they assumed that since you had supported the permit request that we were all on board. They listen to us and they denied the permit request largely because our concerns involving the safety of our neighborhood and the fact that we wanted to keep the community feeling of our neighborhood intact. In this specific case of the 525 Ramona neighborhood (unintelligible) might actually have been helpful to you. Going forward it could be a good place to start with our regulations when people come to Land Use Committee, with their first chance for a request, maybe it should be required that they come with also forms saying that they notified all the people in their neighborhood and told him when the meeting is so that these neighbors can come and express their opinions or their support as to what they feel about it and at this point it might it might have helped you guys clarify some things and it might even have made you consider not supporting that particular permit. So now these houses are 40' apart from one another and we learned on Monday from Kerry and please excuse me if I misunderstood you or don't say correctly what you had sent to us but basically that each house receiving a minor use permit is given conditions that must be adhered to may have the same legal power as those from the ordinance and my request is when you pass this permit on to the county, please specify that the Board of Supervisors attach a stipulation that it must not be within 300' of another vacation rental. And that if two Ramona properties are considered at the same time the board will have the option to choose which one to give the permit to. And perhaps because you represent our community, you could recommend this family's request because they better suit the needs of our community then the other option. Thank you.</p> <p><u>Unidentified woman</u> - can you tell us what you presently have in your laws or whatever (unintelligible). You say you are still discussing it.</p> <p><u>Planner Brown</u> - explains the current ordinance, that we do not have specific standards and that a minor use permit is required.</p> <p><u>Chairperson Oberhoff</u> - explains that the details are what we have been discussing at the special meetings of the Land Use Committee to understand the community's point of view, to create more specific guidelines.</p> <p><u>Unidentified man</u> - what government agency actually does the survey of the neighbors? He asks if that is part of the application process. Is that</p>

Agenda Item	Discussion/Action/Information
	<p>up to the homeowner?</p> <p><u>Planner Brown</u> - we don't require a survey, when we schedule a project for a hearing we send out a notice to all the property owners within 300' and all the occupants within 100'. So that's when the notices get sent out right before the hearing, so a lot of times people think it's too late.</p> <p><u>Unidentified man</u> - my next question would be that the next part of the application process is a fee, \$2,400, \$2,000?</p> <p><u>Planner Brown</u> - yes, approximately, it's a lower level permit.</p> <p><u>Unidentified man</u> - so the fee is first, then the questionnaire, the survey goes to the neighbors, and if one neighbor doesn't want it in their neighborhood, then they're out that fee. Why is that?</p> <p><u>Planner Brown</u> - not necessarily. Just because one neighbor doesn't like it, it doesn't mean that it will be denied. It's not up to the neighbors necessarily. There is adhering officer that will review all of the testimony and make a determination.</p> <p><u>Unidentified man</u> - well, that's good to know. So if one neighbor is grumpy, that doesn't want it, you're not losing.</p> <p><u>Planner Brown</u> - but sometimes a whole neighborhood comes out and the project does get denied and has.</p> <p><u>Chairperson Oberhoff</u> - brings it back to the council for discussion. She has not been attending the Land Use Committee meetings, but did attend one special meeting. She proposes, understanding that this process of developing more specific guidelines will take a significant amount of time and even that being put into place possibly will take even longer, we can't sit here, and I personally don't think we can remain neutral on these applications that come through, so I'd like to propose that we start having discussions and reviewing the specific cases that come through and making a vote and passing the recommendation on to the county. So, if you guys are willing, can we have a discussion on this particular item?</p> <p><u>Member Womack</u> - we could have a discussion, but I like our neutral stance; right now our rules are up in the air. We are unsure what the community wants so how do we make a determination?</p> <p><u>Member Harper</u> - thinks the reason we remain neutral is because everything that comes here is going by the rules of the MUP. So all - yes, they did this; yes, they did that - if they are going by all the current guidelines, then they should all go. So I think that is why we went to the neutral plan.</p> <p><u>Member Korin</u> - I think one of the things we're going to discuss in the</p>

Agenda Item	Discussion/Action/Information
	<p>next Land Use Committee meeting is a moratorium on approving any of the VRs until we have the new guidelines. Rather than being neutral, we are not going to discuss it at all, because we don't have any guidelines to discuss.</p> <p><u>Chairperson Oberhoff</u> - have you asked the County if that is even possible because that process will take years, right? (crosstalk)</p> <p><u>Planner Brown</u> - it takes an act of the Board of Supervisors, so you can request it. It would also be helpful also to talk to Bruce about it, but it would take three out of the five board members.</p> <p><u>Member Harper</u> - so the likelihood, plus we all know that the Coastal Commission doesn't want access to be stopped -</p> <p><u>Member Korin</u> - we are talking a moratorium, a temporary one until we come up with guidelines - I don't think that Jan understood what I was saying.</p> <p><u>Member Harper</u> - I don't think that the Coastal Commission will allow the Board of Supervisors to accept a moratorium in the coastal area.</p> <p><u>Member Korin</u> - it was passed in Morro Bay.</p> <p><u>Member Harper</u> - and they are a city.</p> <p><u>Member Korin</u> - a temporary moratorium until they come up with guidelines, now they have to come up with the guidelines, probably the moratorium would stop. However, they ask them to guide until they can discuss it. So I don't know why, if they got it, we cannot get it.</p> <p><u>Vice-Chairperson Bender</u> - I'm thinking nobody here is an attorney or anything. We could ask the Board of Supervisors, they could give us their statement and then it can go to the Coastal Commission and they can give us their statement, doesn't hurt to ask and let the lawyers figure it out.</p> <p><u>Member Korin</u> - there is a precedent.</p> <p><u>Vice-Chairperson Bender</u> - whichever, I think that is where we are heading towards in our vacation rental meetings, is to ask for a moratorium until we figure it out and see what the answer is on that.</p> <p><u>Unidentified woman</u> - that seem like a good idea, don't you think? In LA they call them party rentals.</p> <p><u>Chairperson Oberhoff</u> - Julia says we are having a discussion with the board members right now, it's not open to the public.</p>

Agenda Item	Discussion/Action/Information
	<p><u>Member Tornatzky</u> - I'd just request that we have this discussion first at committee level and bring what we find at committee level back to the full LOCAC.</p> <p><u>Chairperson Oberhoff</u> - the Land Use Committee meets the first Monday of every month, however, there have been couple of special meetings, specifically regarding VRs. We've posted on our website those dates, and I don't know - Margaret hasn't stated if there is an upcoming -</p> <p><u>Member Tornatzky</u> - there is one, but I don't think it is stated as VRs.</p> <p>Someone states that the meetings are at Sea Pines.</p> <p><u>Chairperson Oberhoff</u> - at 6:30.</p> <p><u>Member Korin</u> - check the website.</p> <p><u>Vice-Chairperson Bender</u> - the other comment I'd like to make is not to do this neutral stance. On this VR, we make a comment that it is real close to another one. You can't say yes or no, but at least we we can say we are concerned because there is two of them close to each other. As LOCAC, we should be able to at least make comments on VRs instead of taking a neutral position; that it's too close, that it's not a safe area, it on steep hillsides. Again, its not a specific rule they are breaking, again, it's just our comments. Too close, too this, to that. Or that it's perfect - the one out at Clark Valley Road, there is nothing around there. No neighbors to disturb, nothing else, and if they want a VR out there. It's not taking away housing. The house hasn't been built yet. That one I could be neutral on.</p> <p><u>Member Harper</u> - but with the neutral, aren't we giving all the comments to the Planning Commission, from LOCAC, Land Use, and this meeting?</p> <p><u>Member Tornatzky</u> - the minutes are pretty specific too, I try to capture exactly what the people in the audience are saying about these VRs. I feel the Planning Department doesn't have too much trouble to get what was said.</p> <p><u>Vice-Chairperson Bender</u> - do they?</p> <p><u>Planner Brown</u> - actually, I've gotten compliments from the hearing officers on your minutes because they feel that they are at the meeting because they can read everything. And they do read that information, it does help them.</p> <p><u>Chairperson Oberhoff</u> - asks for a motion and then go to the next thing?</p> <p>A motion was made and seconded to recommend to pass on</p>

Agenda Item	Discussion/Action/Information
<p>6. DRDRC2017-00095 SINGH - Proposed Minor Use Permit for a Vacation Rental in an existing single-family residence located at 1192 12th Street in Los Osos.</p>	<p>to County Planning the information discussed at the Land Use Committee, the comments at this LOCAC meeting, with LOCAC members not approving or disapproving the proposal. 8 yes, one no, (no abstentions, (8-1-0), two members absent.</p> <p><u>Chairperson Oberhoff</u> - introduces Agenda Item 6.</p> <p><u>Mrs. Singh</u> - thanks the council for having us and thanks to the committee for referring us to the council. We are in the same boat as the Allstots. We live in our house full time and we both work full time, I work at Cal Poly and Nick is a landscape contractor, and we love our community, we do community potlucks and barbecues with our neighborhood. But to pay our mortgage, we rent our house occasionally when we go up to Big Sur to camp or when we go home to visit, and it's a good extra income to put back into our house, which only adds value to our community as well. So that's why we are applying for this minor use permit. As someone mentioned, it is a \$2400 non-refundable permit, so it's a little bit of a position we're in, so and in addition - I think that's all I have. I do want to mention too, that the reason the committee has been seeing so many of these is because Airbnb went into a contract with the County in October and we all got flagged, the folks that were using the system, and so that's why we are seeing such a huge influx of these applications in the last few months.</p> <p><u>Member Korin</u> - so Airbnb is now working with the County?</p> <p><u>Unidentified man</u> - to collect the Transient Occupancy Tax.</p> <p><u>Member Korin</u> - if we go online and see Airbnb in a certain area, they're all permitted now, or are in the process?</p> <p><u>Planner Brown</u> - we started the notifications, and then they come in for permits, so yeah. I can't tell you if all of them have, but the process is working.</p> <p><u>Mrs. Singh</u> - we were told that if we did not adhere by the permitting process and go and file for a business license, that we would be fined \$500/day for every day we were renting and that it is a misdemeanor on our account. It put a stop to us renting, so we applied for the permit.</p> <p><u>Vice-Chairperson Bender</u> - questions from council members?</p> <p><u>Member Harper</u> - I'd just like to have said that everything on the previous situation is added to this one, so that it is clear that the community has the same feeling, so the Planning Commission can hear that.</p> <p><u>Member Korin</u> - as far as we know, there is no distance issue here. They are not too close to another.</p>

Agenda Item	Discussion/Action/Information
<p>7. Proposal for a new Coastal Access Sign located at the corners of 1st Street, Pasadena Drive and Santa Maria Drive – Presented by Dave Bowlus.</p>	<p><u>Mrs. Singh</u> - there are none as far as I know on our block.</p> <p>A motion was made and seconded to recommend to pass on to County Planning the information discussed at the Land Use Committee, the comments at this LOCAC meeting, with LOCAC members not approving or disapproving the proposal. 8 yes, one no, (no abstentions, (8-1-0), two members absent.</p> <p><u>Chairperson Oberhoff</u> - introduces Item 7</p> <p><u>Dave Bowlus</u> - is a Los Osos resident. I'm making this presentation, standing in for Gordon Hensley, Executive Director of San Luis Obispo Coastkeeper, an organization dedicated for protecting the Central Coast. The County offers infrastructure beautification grants. With the support of the many citizens who use the bay and many citizens who use the site, the grant proposal is being prepared by the Coastkeeper. The grant proposal is for a coastal access sign to be placed at the intersection of 1st Street and Santa Maria Avenue. The purpose of the sign is to increase the visibility of 1st Street as a coastal access location for bay and birdwatching, picnicking, beach access, small boats, and parking. We've been in contact with the Coastal Access Program manager at the California Coastal Commission and have been told that the CCC is generally supportive of signs that invite the public to enjoy the coast and the bay. Specific approval from the CCC will of course be dependent on the details of the project's final design. The proposed sign will be made of carved and painted wood, with a design similar to the one south of Inyo Street in Los Osos, where a trail leads west to dunes and ocean. Here's a poster showing the Inyo Street sign (shows image). The exact cost of such a sign is to be expected to be in the range of \$2,000-4,000, depending on the sign's design. And here's a poster showing the location (shows image), Santa Maria and Pasadena Avenue here, 2nd Street here, 1st Street here, the proposed site is up here at this intersection, at 1st, Pasadena and Santa Maria. I'm asking for a vote at LOCAC to support a grant proposal for a 1st Street Coastal Access sign. The deadline for the grant proposal is March 14, so I'm asking for a decision tonight. Any questions?</p> <p><u>Chairperson Oberhoff</u> - I have a question that might not necessarily be to you, maybe more to Kerry, we did have one community member who Emailed us identifying that at the end of 1st Street, which this sign would lead you to, the end of 1st Street and then walk down the bank. That area is starting to erode a bit and it is a little bit difficult to navigate down to the actual shoreline, so whose jurisdiction is that particular spot where navigating the grade there to get down to the shore, where does that fall?</p> <p><u>Dave Bowlus</u> - as far as I know, the street ends at the bay, and it's a County road and there is a sandy path there, at the end of the street, presumably that's a coastal access site that's been used for years, and as far as I know, it belongs to the public.</p>

Agenda Item	Discussion/Action/Information
	<p><u>Planner Brown</u> - a lot of times when you're right on the bay, it can be difficult to determine if it is the County's jurisdiction or the Coastal Commission, I would have to look at specific maps to determine that. But where he wants to put the sign is in the County's jurisdiction.</p> <p><u>Chairperson Oberhoff</u> - what I'm saying is that if we are calling attention to, and advertising that it is another coastal access point, that could lead to more foot traffic in that place, so maybe it's just something to consider when we vote on it and make a motion, that item be added into the motion.</p> <p><u>Dave Bowlus</u> - I'd like to add that this is the only site in Los Osos where you can move a boat to the water without having to go 150' or so. Over here at the pier, there's no longer a boat ramp, and Pasadena Avenue (indicates on the illustration) which is out here, there's a long, sandy path, at the end of 1st Street, you're right, there's a sandy path and it goes down to the bay from the end of the street, about 10 or 20 '. It is subject to erosion, and it's something that's going to have to be dealt with. If we have storm winds, if we have a high tide, it will have an effect on this coast.</p> <p><u>Member Hunter</u> - I have a question. If you have a sign there and more people going that way to access the bay, wouldn't that contribute toward the erosion of that little spot there?</p> <p><u>Dave Bowlus</u> - it's already being used, and the objective of the sign is not just for boat access, but for viewing the bay, picnicking, it's coastal access, it's inviting people to enjoy the coast.</p> <p><u>Vice-Chairperson Bender</u> - also the whole area from high tide to 75' inland is tidal, I forget what they call it, tidelands. It's public tidelands, this is erosion of natural, public tidelands.</p> <p><u>Member Korin</u> - I think the erosion is more from the ocean, not from people. That's my understanding.</p> <p><u>Vice-Chairperson Bender</u> - yeah, it's wearing down from the high tide. And global warming and (unintelligible).</p> <p><u>Member Tornatzky</u> - is this sign going in the County's right-of-way? It's kind of unclear where it was going.</p> <p><u>Dave Bowlus</u> - the exact location hasn't been worked on, and I've only spoken to the Coastal Commission, I haven't talked to the county, but there are plenty of signs around in the County area indicating coastal access. This is an example of one.</p> <p><u>Member Korin</u> - Kerry, didn't you say it was County?</p> <p><u>Planner Brown</u> - where he wants to put the sign, yes, it's County.</p>

Agenda Item	Discussion/Action/Information
	<p><u>Chairperson Oberhoff</u> - I have one other question: Why identifying this location versus, say, the Pasadena location, because I know that's again where there's parking available, and a sandy trail which doesn't navigate a drop in elevation.</p> <p><u>Dave Bowlus</u> - well, as I mentioned, this is a place where you get without having to haul your boat 150' across sand or concrete, which is the case at 2nd Street, as well as at Pasadena Drive. Pasadena Drive has very limited parking in that little area, and it's got signs over there. Celebrate Los Osos just put up one. But this is another site where there's a great opportunity for coastal access, and it seems to me that it should be, and the Coastkeeper, seems to me that it should be indicated. It's a place to attract visitors to the place, it's a place to let people know that this is a suitable place to reach the ocean.</p> <p><u>Vice-Chairperson Bender</u> - Kerry, can I ask what's happening with 1st Street encroachment?</p> <p><u>Planner Brown</u> - we have received a revised plan and I'm still talking to the applicant about a couple of other items that I had asked for, but Margaret was also enquiring about that to see if maybe it would be ready for the next Land Use Committee. I've got Crizer calling me tomorrow so it may be, but we're not quite there yet, but close.</p> <p><u>Dave Bowlus</u> - I think the thing about 1st Street is, no matter how wide it ends up being, it's still coastal access.</p> <p><u>Member Korin</u> -well, I think it's a great idea, I'd like to support it. I think it is a source of pride for the community. It's taking ownership of the area. I'd like to support this idea.</p> <p><u>Vice-Chairperson Bender</u> - are you making a motion?</p> <p><u>Member Korin</u> -I thought we were still discussion - or did we end the discussion?</p> <p><u>Chairperson Oberhoff</u> - we are ending discussion and if there's any public questions or comments and then we'll bring it back.</p> <p><u>Member Korin</u> - so we're not making a motion yet, we're still discussing.</p> <p><u>Sue Morgenthaler</u> - I'd just like to say, in regarding to the signs, there are signs at least all of the other access points that I can think of. There's one at the end of Doris, there's a little sign, goes down by a house and there's a bench, and there's a sign further down on Pasadena from 1st Street, if you go around. And there's a place between two houses that it kind of goes up, so there are signs, I think it would be really great, I'm assuming the Coastal Commission would be really for this because they want to get people to the coast, that's their big thing, right? I think it's a great idea. People could walk downtown and it's very close to the main street. It is</p>

Agenda Item	Discussion/Action/Information
<p><u>LOCAC MEMBER COMMENTS, RECOMMENDATIONS, AND BUSINESS ITEMS:</u> 1. Upcoming Elections and creation of sub committee to assist with Election Logistics</p>	<p>a beautiful. beautiful, beautiful place. So it would be nice to get more people there. Cause there's nobody living next door to complain. It is a good opportunity.</p> <p><u>Unidentified man</u> - it helps business, just public awareness, that whole area is a jewel, and the more people that learn about it, hey, that's terrific, that's good for everybody.</p> <p><u>Paul Hershfield</u> - I support the idea. As long as something, as it goes ahead and is going to be erected there, it would be an opportunity also for some education. Hey, this is coastal access, but since you are making something, if there's not much more cost, or any more cost to add some information about the bay, or the history of the bay, or how the estuary works, so you could even have some public education point, too, also.</p> <p><u>Chairperson Oberhoff</u> - Dave, did you hear that comment? Based on the design and the content?</p> <p><u>Dave Bowlus</u> - yup.</p> <p><u>Chairperson Oberhoff</u> - any others in back?</p> <p><u>Unidentified man</u> - I like the idea, thanks for the idea and the work.</p> <p>A motion was made and seconded to inform County Planning that LOCAC supported the Dave Bowlus's grant proposal. 9 yes, zero noes, no abstentions, (9-0-0), two members absent.</p> <p><u>Chairperson Oberhoff</u> - outlines work done by herself and Member Tornatzky for the upcoming election to look back in history to see when everyone's terms started.</p> <p>The way our bylaws are written, you are seated when you are elected to the district that you represent for four years. If you are appointed, you are appointed for two years. One of the two seats needs to be available in an election year, every two years in even numbered years. The person who has been seated longer will be up for election. Vacant positions were filled at non-election years, so we have to choose who has been in the position longer.</p> <p>District 1 - Lynette Tornatzky's position is up for election.</p> <p>District 2 - Jan Harper's position is up for election.</p> <p>District 3 - Julia' Oberhoff's position is up for election.</p> <p>District 4 - David Harris's position is up for election.</p> <p>The next item is to form an ad hoc committee of people who are not</p>

Agenda Item	Discussion/Action/Information
<p><u>ADJOURN</u></p>	<p>running to deal with the election and to help organize the day that it takes place. It has in the past been held at the schoolhouse. We will advertise the positions with a table at Farmer’s Market.</p> <p>The committee will be Chris, Larry and Margaret (who was absent but was volunteered for the position). Julia will contact the group and will give them an outline of tasks.</p> <p>Qualifications are that you need to live in the district that you are running in. The map is on the website.</p> <p><u>Member Harper</u> - reports there was no competition in 2016.</p> <p>Current council members, if you are interested, reapply.</p> <p>There are campaign limits on money allowed to be spent on a campaign. There is no filing fee.</p> <p><u>Member Harper</u> - thanks Julia and Lynette.</p> <p><u>Member Tornatzky</u> - announced a meeting of the Army Corp of Engineers on February 26, 6:00-8:00 pm at the Morro Bay Community Center on the munitions surveillance and review process due to the area being used as a WWII training site. Live ordnance, while not likely, is still a possibility in the area.</p> <p>Meeting adjourned 9:27 p.m..</p> <p>Next meeting March 22, 2018.</p> <p>Respectfully submitted.</p> <p><i>Lynette Tornatzky</i></p> <p>Lynette Tornatzky LOCAC Secretary</p>