



**LOCAC • Los Osos Community Advisory Council**

**Meeting Minutes for April 23, 2017**

South Bay Community Center

Agenda Item	Discussion/Action/Information						
<p>Call to order/roll call @ 7:00 p.m.</p>	<p>Roll Call - P = present A = Absent</p> <table border="0"> <tr> <td data-bbox="651 520 873 646"> <p><b>District One</b> Yael Korin - P Lynette Tornatzky, <i>Secretary</i> - P</p> </td> <td data-bbox="938 520 1161 646"> <p><b>District Two</b> Jan Harper - A Christine Womack, <i>Treasurer</i> -P</p> </td> <td data-bbox="1230 520 1474 678"> <p><b>District Three</b> Julia Oberhoff, <i>Chairperson</i> - P Larry Bender <i>Vice Chairperson</i> - P</p> </td> </tr> <tr> <td data-bbox="651 730 873 825"> <p><b>District Four</b> David Harris - P VACANCY</p> </td> <td data-bbox="938 730 1161 856"> <p><b>Appointed</b> David Hunter - P Margaret Mayfield - P Jim Stanfill - P</p> </td> <td></td> </tr> </table>	<p><b>District One</b> Yael Korin - P Lynette Tornatzky, <i>Secretary</i> - P</p>	<p><b>District Two</b> Jan Harper - A Christine Womack, <i>Treasurer</i> -P</p>	<p><b>District Three</b> Julia Oberhoff, <i>Chairperson</i> - P Larry Bender <i>Vice Chairperson</i> - P</p>	<p><b>District Four</b> David Harris - P VACANCY</p>	<p><b>Appointed</b> David Hunter - P Margaret Mayfield - P Jim Stanfill - P</p>	
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<p><u>Chairperson introduces new LOCAC members</u></p>	<p>Chairperson Oberhoff introduces the two new LOCAC members, Margaret Mayfield and Jim Stanfill.</p>						
<p><u>Chairperson's announcements</u></p>	<p>Chairperson Oberhoff thanks the County for the excellent Community Advisory training session on March 14, and the information given on the latest two county ordinances, the Oak Tree Ordinance and the Ag Pond Ordinance.</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> <li>• Supervisor Gibson's Report</li> </ul>	<p>Los Osos' new Sheriff's Commander Jim Voge gave the report. Commander James Taylor has moved to the Civil Division. Statistics of the various crimes were given for the past month. Noteworthy: be on the lookout for tires being slashed to try to prevent a recurrence; five cars had the tires slashed on the 1900 block of Seventh Street.</p> <p>There was no Highway Patrol report.</p> <p>County Senior Planner Kerry Brown reported on home additions in Los Osos for bedrooms and bathrooms. Six months ago those remodels were permitted for those homes hooked up to the sewer, but there have been a few snags; the three water purveyors are not on the same page. Golden State has been going ahead with these, but the LOCSD sometimes won't issue Will-Serve letters. The County is working with the LOCSD to resolve the issue.</p> <p>Supervisor Gibson welcomed the new LOCAC members.</p> <p>The Board of Supervisors took action to form a Groundwater Sustainability Agency for the eastern part of the Los Osos basin. County staff is data gathering to prove to the State that this water source is not part of the Los Osos basin, so this agency can be separate from the adjudicated ground-</p>						

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<p>• LOCSD Report</p>	<p>water basin’s management plan.</p> <p>The County is reallocating the U.S. Department of Housing and Urban Development’s Community Development Block Grant funds to help Los Osos’ low income people to help pay their on-lot costs for the sewer hook-up. The idea is to preserve home ownership and the County found \$174,000 in un-allocated funds to add to the \$400,000 they already have.</p> <p>The County is working on their yearly budget to be published in mid-May for a hearing mid June.</p> <p>The airport terminal is coming along and the Women’s Jail is in the final stage of commissioning.</p> <p>Supervisor Hilll and Supervisor Gibson hosted a workshop on offshore wind power generation from floating platforms. There are none in California, and the East Coast versions are on anchored platforms.</p> <p>There was a short discussion on the decommissioning of Diablo Canyon. Supervisor Gibson said there will be hearing at the California Public Utilities Commission as to whether or not they will be allowed to close; the retaining of some workers and the retraining of others; and who will pay for the costs - the ratepayers or the shareholders.</p> <p>Supervisor Gibson said he would pass on to Public Works the problem brought up with the asphalt cracking on Manzanita where the sewer laterals went in.</p> <p>The number of people in Phase I still not hooked up to the sewer was brought up. Low income people were told to hold off until the County’s questionnaire for them could go out. For others, there might be a penalty.</p> <p>LOCSD board member Lou Tornatzky gave a report on the proposed upcoming water rate increase for LOCSD customers. The study done three years ago underestimated the amount of water conservation from customers, so there was a revenue shortfall. The Board asked the Finance Advisory Committee and the Utilities Advisory Committee to come up with a proposal of what the rates should be. The Board accepted the new plan and a 218 vote will be held. There will be information put out as to why the old rates were not working.</p> <p>There was a short discussion of the LOCSD meetings held on the water rates and how it is important to get the information out as to the reasons for the rate increase so that the community understands. The press was incorrect in comparing the LOCSD’s bi-monthly rate to the City of San Luis Obispo’s monthly rates. LOCAC member Womack stated that “you can’t provide water for less than it costs to purvey.” The question was asked to Supervisor Gibson if there were funds to help low income people, but the County is not a water purveyor. The County can help to locate outside money to balance the basin and to stem saltwater intrusion.</p>

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<p>• LO/BP Chamber of Commerce Report</p> <p>CONSENT AGENDA INCLUDING PUBLIC COMMENT:</p> <p><b>1. DRC2016-00089 OBERHOFF</b>  <b>2. DRC2016-00091 WATTER-WORTH</b></p> <p>REGULAR AGENDA ITEMS, INCLUDING PUBLIC COMMENT:</p> <p><b>1. DRC2016-00093 DOYLE – Vacation rental request. Address is 2759 Rodman Drive in Los Osos, APN 074-482-011</b></p>	<p>When Chairperson Oberhoff mentioned her conversation with LOCSD Vice President Vicki Milledge about the idea of the land use proposal from she and President Jon-Erik Storm, Director Tornatzky agreed, do invite them.</p> <p>Steve Vinson, past President of the LO/BP Chamber, reported on two upcoming mixers, one Wednesday May 3 at Sage Ecological Landscapes 5:30 - 7:00 and one with the Morro Bay Chamber Thursday, May 23, 5:00 - 7:00 at Junque Love in Morro Bay. Friday, May 19, 5:00 - 8:00, will be the second annual Festival of Flavor at South Bay Community Center.</p> <p>The Chamber is sponsoring a Tuscany trip leaving October 24 for nine days with available add on trips before and after.</p> <p>The Los Osos Lions Club is trying to form a partnership with the Morro Bay Lions Club to collect used eyeglasses - ther is a drop-off box at the Chamber.</p> <p>The Chamber needs volunteers for 3 hours a week.</p> <p>There is a plug for members of Los Osos Fitness to purchase blender drinks on Thursdays and Saturdays. A portion of the sales will benefit Celebrate Los Osos.</p> <p>These routine items were seen at committee level and were placed on the consent agenda. LOCAC members and audience had no comment. <b>A motion was made and seconded to approve these projects moving forward. It passed unanimously.</b></p> <p>The owners and property manager were present. The letter sent by the acting president of the Cabrillo Estates Property Owners Association was discussed in which irregularities of this property were brought up; unpermitted additions (three bedrooms were permitted, five bedrooms exist) and an inadequate septic system. The property owners had been unaware of these issues. The storage attice was called that to save the permit fee for another bedroom.</p> <p>There are two separate issues, the Minor Use Permit for the vacation rental and the change to the number of permitted bedrooms and size of the septic tank.</p> <p>The owners are willing to advertise the bedrooms as three and address the septic tank issue.</p>

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<p><b>2. DRC2011-00105 BSR A GEN PTD – Development plan to allow the following expansion of the resort to include the following: enclosing the 1,110 outdoor dining area of the existing restaurant, construction of a new 6,734 sf lodge (total of 7 rooms), a 478 sf porte-cochere, a 580 sf addition to an existing maintenance building, a 400 sf office addition, a new 128 sf unisex bathroom/ concession building (at tee #6), conversion of 3 hotel rooms to spa treatment rooms, the addition of 18 parking spaces, a new single family residence (fronting Pecho Road), and horse boarding. The 34 acre site is located off Solano Street in Los Osos, APN 074-026-002, 011 and 074-121-005</b></p> <p><u>LOCAC COMMITTEE REPORTS:</u></p> <p><u>LOCAC MEMBER COMMENTS, RECOMMENDATIONS AND BUSINESS ITEMS</u></p>	<p>There was a discussion on water use. All fixtures had been replaced to code.</p> <p>There was a discussion on what a prospective buyer could do to avoid these surprises. The answer was to come in to County Planning with your parcel number. There might be better records at the Assessor’s Office. (The assessor’s office listed four bedrooms in this case.)</p> <p>The County can approve this when the property comes into compliance with the septic tank.</p> <p><b>A motion was made and seconded to approve the project moving forward. It passed unanimously.</b></p> <p>(8:05 board member Stanfill leaves.)</p> <p>Senior Planner Brown describes the project. Only the horse boarding was of concern to the neighbors. This project came before LOCAC in 2010 but the permit extension was not renewed, so it lapsed. The retrofit to build ordinance is old, so new ways will need to be found to offset the water demand. These can be handled through conditions to the project.</p> <p>The question of getting recycled water for the golf course came up. Supervisor Gibson answered. Right now recycled water comes from the Monarch Grove recycled water plant. Monarch Grove wants to decommission the plant and hook up to the sewer. They are going through a 218 vote to assess themselves which will take six months or so. Water agreements will come after that. Senior Planner Brown said that they use treated water by blending it with well water. Member Bender says it is 15% water from the plant.</p> <p><b>A motion was made and seconded to approve the project moving forward. It passed unanimously.</b></p> <p>Land Use minutes are posted on the bulletin board, the Traffic and Circulation Committee and Tree and Landscaping Committees did not meet.</p> <p>Treasurer Womack reported that rent through June of \$600 was paid, the bank balance is now \$838.42. The fee for the bank account is now \$12, up from \$10. We do not carry enough of a balance to waive the rate.</p>

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<p>PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA</p> <p><u>LOCAC MEMBER COMMENTS, RECOMMENDATIONS and BUSINESS ITEMS</u></p> <p><u>ADJOURN</u></p>	<p>The Treasurer’s Report and the meeting minutes for March were unanimously approved.</p> <p>Monarch Grove resident Zachary McKiernan reported that there was excessive speeding on Monarch Lane. 30 MPH is not being respected and it is unsafe now for kids and dog walkers. He advocates for speed humps and cross walks. Chairperson Oberhoff will get this information to member Harper, the chairperson of the Traffic and Circulation Committee. A solution could be what was done on Fourth Street with the radar unit showing speeds. When enough complaints are lodged, the County will set this up.</p> <p>Chairperson Oberhoff nominates member Mayfield as the new chairperson for the Land Use Committee. Member Mayfield accepts. All members vote yes.</p> <p>The committee discussed the possibility of reinstating the Community Outreach Committee. We could create a chairperson and appoint public members. It is noted that we are already members of the Chamber of Commerce which we have not taken advantage of. Should we have a table at Farmer’s Market? Could we get some publicity about us in the Bay News?</p> <p>We discussed having the Morro Bay National Estuary Program in to present their “State of the Bay” report for 2017.</p> <p>Tree and Landscape Chairperson Hunter discussed helping Celebrate Los Osos in the county grant application for 2017 by signing on.</p> <p>Secretary Tornatzky will contact former Chairperson Milledge for ideas.</p> <p>Next meeting, in addition to revisiting the Community Outreach Committee reinstatement, we will review the LOCAC Protocols &amp; Procedures.</p> <p>Chairperson Oberhoff will contact the LOCSD’s Jon-Erik Storm and Vicki Milledge about a presentation on their proposal to have the LOCSD to partner with, or take over, land use issues.</p> <p>Meeting adjourned 8:55 p.m..</p> <p>Next meeting: May 25, 2017.</p> <p>Respectfully submitted,</p> <p><i>Lynette Tornatzky</i></p> <p>Lynette Tornatzky LOCAC Secretary</p>