



LOCAC • Los Osos Community Advisory Council

Meeting Minutes for June 22, 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="665 534 888 655"> <p>District One Yael Korin - P Lynette Tornatzky, <i>Secretary - P</i></p> </td> <td data-bbox="954 534 1177 655"> <p>District Two Jan Harper - P Christine Womack, <i>Treasurer -A</i></p> </td> <td data-bbox="1243 534 1466 687"> <p>District Three Julia Oberhoff, <i>Chairperson - P</i> Larry Bender <i>Vice Chairperson - P</i></p> </td> </tr> <tr> <td data-bbox="665 740 888 832"> <p>District Four David Harris - A VACANCY</p> </td> <td data-bbox="954 740 1177 861"> <p>Appointed David Hunter - A Margaret Mayfield - P Jim Stanfill - A</p> </td> <td></td> </tr> </table>	<p>District One Yael Korin - P Lynette Tornatzky, <i>Secretary - P</i></p>	<p>District Two Jan Harper - P Christine Womack, <i>Treasurer -A</i></p>	<p>District Three Julia Oberhoff, <i>Chairperson - P</i> Larry Bender <i>Vice Chairperson - P</i></p>	<p>District Four David Harris - A VACANCY</p>	<p>Appointed David Hunter - A Margaret Mayfield - P Jim Stanfill - A</p>	
<p>District One Yael Korin - P Lynette Tornatzky, <i>Secretary - P</i></p>	<p>District Two Jan Harper - P Christine Womack, <i>Treasurer -A</i></p>	<p>District Three Julia Oberhoff, <i>Chairperson - P</i> Larry Bender <i>Vice Chairperson - P</i></p>					
<p>District Four David Harris - A VACANCY</p>	<p>Appointed David Hunter - A Margaret Mayfield - P Jim Stanfill - A</p>						
<p><u>Chairperson’s announcements</u></p>	<p>Text on agenda was incorrect. Replace it with “Thank you to South Bay Community Center for hosting us.”</p>						
<p><u>County and Local Agency Reports</u></p> <ul style="list-style-type: none"> • Sheriff’s Report • Highway Patrol Report • County Staff Report 	<p>Commander Jim Vogt gave the report. For the first time, Monarch Grove school was vandalized with painting on a wall. Recent storage unit vandalism was characterized by “gophering,” where units are entered from one unit to the next from the inside. Guns and ammo were stolen, the sheriff has leads and the investigation is ongoing. There have been more crimes of opportunity where car doors have not been locked. Don’t leave valuables in plain sight on car seats. Don’t leave open garages unattended.</p> <p>There was no Highway Patrol report.</p> <p>County Senior Planner Kerry Brown reported that staff was busy with the draft Environmental Impact Report (EIR) for the Community Plan which should be ready this summer. They are revising the Habitat Conservation Plan and the Environmental Assessment document. After they release the Environmental Impact Report, next they will release the Habitat Conservation Plan. Meetings will be held on the Community Plan, both to describe it and to get community input. After revisions, the Community Plan will go to the Planning Commission in February or March, and expect two or three meetings there. Once the revisions from those meetings are incorporated, they will send the document on to the Board of Supervisors. Once the BOS adopts the plan, it goes to the California Coastal Commission. All of the above meetings are open to the public.</p> <p>Q. Has progress been made on how water purveyors will handle will-serve letters?</p>						

Agenda Item	Discussion/Action/Information
<ul style="list-style-type: none"> • Supervisor Gibson’s Report • LOCSD Report • LO/BP Chamber of Commerce Report <p>CONSENT AGENDA INCLUDING PUBLIC COMMENT:</p> <ol style="list-style-type: none"> 1. DRC2016-00116 BLACK Proposed Conditional Use Permit for construction / maintenance of roadinfrastructure; 8” water main and 1” service line. Project location is 1776 Donna Ave in Los Osos 2. DRC2016-00114 NUCKOLS Proposed Minor Use Permit; Vacation Rental. Location/Address is 1875 Ferrell Ave in Los Osos 3. DRC2016-00122 SoCalGas 	<p>A. Regarding the Los Osos CSD, no will-serve letter will be required for additional bedrooms. Additions will be allowed community -wide as long as the property is hooked up to the sewer.</p> <p>No report this month.</p> <p>Director Lou Tornatzky gave the report and passed out a handout on the water rate increase. The Bartle Wells report did not factor in the reduced consumption of water, so an increase was needed to make up the lack of revenue to fund projects. Committees worked hard on the details of a rate increase.</p> <p>LOCAC discussion included: the need for \$2.1 million in revenue to do infrastructure and Basin Plan projects. There was an unanticipated 30% drop in water consumption causing the revenue shortfall. The LOCSD is an enterprise fund, therefore cannot offer discounts to those with low incomes. It is hard to manage the basin when all well users are not required to be monitored. New wells though are required to be monitored.</p> <p>Steve Vinson, Chamber representative, gave the Chamber report. Saturday, July 1 is Chamber night at the San Luis Obispo Blue’s baseball game. Get discounted tickets at the Chamber, and Chamber members get in free. There will be a travel representative here later in the summer to give a presentation on the Chamber’s tour to Tuscany that starts October 24. The Chamber and Rotary will hold a joint mixer August 23 in the Chamber parking lot. Oktoberfest and the annual car show will be held on October 29, the last Sunday in the month. There will be a special booth fee for new members this year. You can go to the website and choose a booth interactively online. The Chamber is looking for volunteers to man the visitor’s desk for two to three hours a week.</p> <p>These routine items were seen at committee level and were placed on the consent agenda.</p> <p>LOCAC Land Use Chairperson Margaret Mayfield explained that the Black project was located on Donna between Binscarth and Lupine; the owners of the Nuckol’s vacation rental live on the property and the neighbors support it; PG & E will use the poles to collect smart meter data.</p> <p>A motion was made and seconded to approve these projects moving forward. It passed unanimously.</p>

Agenda Item	Discussion/Action/Information
<p>Proposed Conditional Use Permit for the installation of twenty-one (21) twentynine foot (29') tall wooden poles in the public right of way to support SoCalGas' Advanced Meter Communication Devices. Of the total number of poles, three are proposed within Los Osos.</p> <p>REGULAR AGENDA ITEMS, INCLUDING PUBLIC COMMENT:</p> <p>1. DRC2016-00112 BEAN Proposed Minor Use Permit for a temporary contractor staging area. The Project location is 1230 Los Olivos Ave in Los Osos</p>	<p>Property owner Sandra Bean described the proposal for temporary contractor staging at Los Olivos and Fairchild. The area is a mixed use of commercial and residential. She is thinking that five years for this temporary use would work, but is open to change this if there is something the community wants more. The property was used for many years as a trash dump. One contractor wants to work on graywater systems. Contractors renting the space would be responsible for fencing and rock (to stabilize driving areas). She would like to see flowers on the fence.</p> <p>Dialogue between Ms. Bean and LOCAC included:</p> <p>Q. Would the use be permanent? A. I'd like to keep in in use during the allowed period to prevent use by 3-wheeled motorized vehicles, maybe five years.</p> <p>Q. (To Kerry Brown) What is the usual definition of temporary (allowed) use? A. 24 months.</p> <p>Q. Can the owner apply again? A. I'll look into it. Also, the lateral for a sewer connection is held up by Fish & Wildlife.</p> <p>Q. Is it zoned multi-family? A. It is zoned Office and Professional. Mr. Edwards asked to change the zoning to Commercial. There are 27 proposed zone changes for the Community Plan. In evaluating changes, we are looking at lower water uses.</p> <p>Q. How large is the property? A. 1.2 acres.</p> <p>Q. Will the entire property be covered with storage. A. No, just graywater piping.</p> <p>Q. Any thought to a neighborhood park?</p>

Agenda Item	Discussion/Action/Information
<p>2. Request by Mimi Kalland, head of the Santa Ysabel Islands Group, to give a short presentation on the status of the landscape islands and pathways along Santa Ysabel and possible next steps for further improvements.</p>	<p>A. (By Kerry Brown). It is difficult to do a park space because of Fish & Wildlife. The property owner might want to be reimbursed.</p> <p>Other discussion was on the property next to this property. The possible contractor/tenant brought up the fencing for Ms. Bean's property as the property next door, also 1.2 acres, is not fenced. Was the next door property owned by People's Self Help Housing? No answer given.</p> <p>A motion was made and seconded to approve this project moving forward. It passed unanimously.</p> <p>Mimi Kalland, former LOCAC Board member, described a project started over 10 years ago at the request of the community to LOCAC, for the County to do traffic calming and beautification on Santa Ysabel. The County put in six islands, did no planting as they could not maintain that, and put in small boulders on the islands which everyone objected to. Ms. Kalland formed a group to plant and water the islands which were now just dirt. They could not water plants with hoses, so the County dug under the road for water connections from willing neighbor's water meters. The islands' plants were purchased and planted by volunteers. Some neighbors pay \$10/month and some donate money. Several years later the County put in a meandering pathway on the sides of the road with grant money, from Seventh Street to Eleventh Street. Recently, three traffic tables were installed. There will be a study to see if this has worked. Every two to three years Ms. Kalland asks County Public Works Deputy Director Dave Flynn to complete the pathway from Eleventh Street to South Bay Boulevard (finishing the project). He said to work through LOCAC to prioritize this and Public Works will figure out how to get a grant. The job is almost done and has been relatively successful. Some of the path there now is decomposed granite, some is dirt. It is to be a Class 1 path. A woman in a wheelchair has asked for completion for years.</p> <p>Discussion followed: Yes, the traffic has slowed. The project started closer to 20 years ago (prior to Ms. Kalland's time). If the traffic isn't slowed enough, putting more people on the path would put them at risk. Chairperson Oberhoff asks Traffic & Circulation Committee Chair Harper about this. She says she can check the County Traffic & Circulation Study. It is fine to prioritize this if the community wants it. We try to look at things in a multi-modal way. It is hard to retrofit a car town for pedestrians. Santa Ysabel is the only street that goes all the way through. Cal Fire would like to see the grid completed. But we need to balance this. Before the sewer went in, we had humps in spots across the road, now we have tables. The lack of bike and walking paths in town was brought up. The meetings for the Community Plan would be the time to bring that up. It was brought up that Keith Wimer applied for the original grant years ago and that Bill Kraft worked 20 years on this. Maintenance is an issue because of the Morro Shoulderband snail, some weeds have grown into 6 foot trees.</p>

Agenda Item	Discussion/Action/Information
<u>ADJOURN</u>	<p>one. We have the school location until January of 2018.</p> <p>This information will be posted LOCAC's website as soon as possible.</p> <p>Meeting adjourned 8:45 p.m..</p> <p>Next meeting: July 27, 2017.</p> <p>Respectfully submitted,</p> <p><i>Lynette Tornatzky</i></p> <p>Lynette Tornatzky LOCAC Secretary</p>