



LAND USE COMMITTEE MINUTES

MARCH 13, 2017

6:30 pm

South Bay Community Center – Small Conference Room

COMMITTEE MEMBERS:

Note: Members in attendance shown in bold

LOCAC Members:

Julia Oberhoff – Chairperson
Lynette Tornatzky – District One
Larry Bender – District Three
David Harris – District Four
Open

Public Members:

Julie Tacker
Open
Open
Linde Owen
Open

Greetings and Introductions

Roll Call at **6:30 PM**

Chairperson announced that LOCAC will need to select a new chairperson for the Land Use Sub Committee as Julia Oberhoff will no longer hold the position since she is acting as LOCAC chairperson. This will be discussed at the next LOCAC committee meeting and there will likely be an interim chairperson until a final selection can be made.

Member's had **no** Announcements

CONSENT AGENDA ITEMS:

AGENDA ITEMS, INCLUDING PUBLIC COMMENT:

A. Action items:

1. **DRC2016-00089 OBERHOFF** – Proposed MUP for a new garage addition adjacent to an existing garage, converting a portion of the existing garage into an interior bedroom/office and rebuilding an enclosing a portion of deck and entryway. The project location is 1025 Bayview Heights Drive in Los Osos

The owner, Julia Oberhoff presented the extent of the proposed project, but recused herself from any discussion or decisions made. The rest of the committee had no questions or concerns and voted unanimously to support the application and recommend it be placed on the Consent Agenda at the next LOCAC meeting on April 27th.

2. **DRC2016-00093 DOYLE** – Vacation rental request. Address is 2759 Rodman Drive in Los Osos, APN 074-482-011

Both the property owner and the management company were present at the meeting to answer any questions of the committee. The representative of the management company was able to address most of the questions from the committee and it was clear that through the rental agreement process and neighborhood contacts, this vacation rental would be under organized and under good watch. The committee was unanimous in voting to support the application and recommended that it be placed on the Regular Agenda for the next LOCAC meeting

3. **DRC2016-00091 WATTERWORTH** – Proposed MUP to construct a new single family home (370 Mitchell Drive), and demolish existing residence (378 Mitchell Drive), Los Osos

Both the property owner and the owner's agent were present to answer any questions of the committee. Two members recused themselves from any discussion or decisions made. The remaining four members had a couple of questions and requests.

- The application made mention of a letter from the owner's agent describing all the regulatory steps the applicant had taken to advance the project. It was asked that the agent make sure that letter was included in the application for future public record.
- There was a question as to how the vacant lot was granted a will serve letter and the applicant and agent made it clear that in demolishing the existing house at 378 Mitchell Drive, the water meter would also be removed and a new service reinstated at 370 Mitchell.

The committee was unanimous in voting to support the application and recommended that it be placed on the Consent Agenda for the next LOCAC meeting.

4. **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

The owners were present to answer any questions of the committee. The following items came up as points of discussion:

- A clarification was made that the previous application had lapsed and that this was a new application.
- With this being a new application, one committee member questioned what impact that had on approvals for additional water usage, if in fact there is any additional water usage.
- One member suggested that there be a calculation done for the proposed development showing how it would be water neutral.
- It was clarified that all water used to maintain the golf course was coming from the upper aquifer wells.
- Several members questioned whether there was an opportunity for the development to be getting recycled water. The owners said that they were discussing this with the county.
- The committee was unanimous in voting to support the application and recommended that it be placed on the Regular Agenda for the next LOCAC meeting.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA –

There were no public comments however the committee did have some discussion on how to address outreach and community involvement for all of LOCAC. It was suggested that this be a point of discussion at the next meeting.

ADJOURNMENT at 8:00 PM.