



LAND USE COMMITTEE MINUTES

AUGUST 10, 2017

6:00 pm

South Bay Community Center – Small Conference Room

COMMITTEE MEMBERS

LOCAC Members:

Margaret Mayfield – Chairperson
Lynette Tornatzky – District One
Yael Korin – District One
Larry Bender – District Three
David Harris – District Four

Public Members:

Julie Tacker
Linde Owen
Robert Mayfield
Open
Open

1. GREETINGS AND INTRODUCTIONS

Attendees introduced themselves; several community members attended the meeting, including: Char & Jim Bruzenack, Diane & Thom Danfield, Lisa Wallender, Andrea Gibbs, Linda Peoples, Sue & Bruce Morganthaler, Darlene F. Kellett, Jeff Edwards, Paul Hershfield, Steve Best, Janice Glen, and MUP applicant Myrtle Ruth Travis.

2. ROLL CALL

All LUC members were present.

3. CHAIRPERSON'S ANNOUNCEMENTS

None

4. MEMBER'S ANNOUNCEMENTS

None

5. AGENDA ITEMS, INCLUDING PUBLIC COMMENT:

- A. **DRC2017-00009 RESOURCE CONSERVATION DISTRICT** – Proposed Minor Use Permit for stream bank stabilization and flood plain bench creation along 460 linear feet of an un-named tributary of Warden creek in Coastal San Luis Obispo County.

Discussion: The applicant representative, Hallie Richard, Project Manager for Coastal San Luis Resource Conservation District, was unable to attend, but emailed a summary of the project, which the chairperson read aloud. In abbreviated form, it stated:

The Climate Ready Rangeland Project is a 2 phased project demonstrating a variety of effective rangeland best management practices to cope with climate change at the ranch scale that will buffer against climate change impacts and help maintain viability in weather events. Soil building, targeted high-density and low duration grazing, and riparian fencing were implemented in the first phase of the Project starting in 2013. The objective of the second phase of the project (current project under review) is enhancing riparian corridors along an un-named drainage of Warden Creek to buffer expected shifts in precipitation intensity, forage production, and water availability. Best management practices to be implemented in the second phase of the project will include sediment capture, wetland enhancement, critical area planting, and streambank stabilization.

The committee members had no concerns with the proposed project and voted unanimously to recommend the project be placed on the Consent Agenda for the next LOCAC meeting.

- B. **DRC2016-00136 TRAVIS** – Proposed Minor Use Permit for a Vacation Rental at 563 Binscarth Road in Los Osos.

The applicant, Myrtle Ruth Travis, was in attendance to discuss her proposed project and answer any questions. She stated that her neighbors supported the use of the residence as a vacation rental, and that she had tried long-term renters, but they had proven more problematic than vacation renters, and that the neighbors prefer it as a vacation rental. Also, when renting long-term there are often long periods of time when the property sits vacant, which can be a financial hardship. It is a family run vacation rental, and they are Los Osos residents- her daughter lives nearby and monitors the property closely.

After discussion, the committee members had no concerns with the proposed project and voted unanimously to recommend the project be placed on the Consent Agenda for the next LOCAC meeting.

- C. **VACATION RENTALS-** The LUC will begin the discussion on how best to address community concerns related to vacation rentals in Los Osos. We seek input with from both community members and LUC members on this topic, which will likely require multiple meetings to address. The goal is to come up with a list of recommendations that will be brought forward to the general LOCAC meeting at a future date TBD for further discussion.

Member of LOCAC and the community realize there are many important issues and concerns related to vacation rentals in Los Osos that need to be addressed, and this meeting was an open forum to allow community members to provide their comments and concerns to LOCAC members. The Los Osos Community Plan is currently in the process of being updated, which provides us with an opportunity to create policies and/or recommendations concerning vacation rentals that would be specific to Los Osos and align with the broader vision and goals for our community. Following are of some of the comments received at the meeting:

1. The issue first came up in 1998, and in 2013, towns that crafted their own regulations were Cambria and Cayucos, then later Avila Beach. Los Osos declined to do so, and thought the MUP process might give them more control over VR's.
2. There are both negatives and positives to VR's- ie, they can deteriorate the 'neighborhood' character of our town, but also bring in tourists and therefore income to local businesses.
3. There are currently 23 licensed VR's in Los Osos; Cambria has 311.
4. The County has hired a consultant to track down unlicensed VR's in the County (i.e., there are over a hundred listings on Airbnb for Los Osos.)
5. A resident suggested there should be a cap on the number of VR's allowed in Los Osos, such as 5-10%.
6. A resident who lives two doors from a VR states that renters are parking on the street, which is not allowed, and expressed difficulties in enforcement and getting the Sheriff to respond to calls.
7. Actual complaint data is needed; the sheriff should be able to defend/explain the department's response/non-response to complaints.
8. Enforcement is a problem. VR management needs to address issues such as parking in the street and should be contacted when a problem arises. Also, code enforcement at the County Planning & Building department should be contacted for the lodging of complaints. (The contact at the County is Art Trinidad) If the County verifies three code violations for a VR, the license can be revoked.
9. The contacting of neighbors to let them know about a VR being proposed on their block should happen earlier in the process, before a hearing date is set. Residents do not hear about items on the LOCAC agenda and miss their opportunity to provide feedback. The conditions of the MUP should require that applicants notify their neighbors and receive their comments.
10. A VR license staying with the property when it changes ownership is an issue of concern.
11. The Cabrillo neighborhood has steep roads with no sidewalks and can be dangerous- strangers navigating them is cause for concern.
12. A Cabrillo resident stated that a Planning commissioner agreed that the Cabrillo neighborhood was not an appropriate location for vacation rentals at the time the commission reviewed the Grummer

application in 2016, which was denied.

13. The Coastal Commission has a goal of increasing access to the coast- VR's allow families a more affordable option for visiting the coast than if they had to stay in hotels, which should be considered.
14. Rents are high and more long-term rental stock is needed- VR's remove single-family homes from rental stock which impacts affordable housing in Los Osos.

The committee's goal is to develop a list of recommendations regarding vacation rentals and to draft a policy to be incorporated into the Community Plan Update. Comments may be emailed to Margaret Mayfield (mayfield.locac@gmail.com)

6. PUBLIC OR MEMBER COMMENTS ON ITEMS NOT ON THE AGENDA

None

7. ADJOURN- **7:27 p.m.**