



LAND USE COMMITTEE MINUTES

FEBRUARY 5, 2018

6:30 pm

Sea Pines Golf Resort – Small Meeting Room

COMMITTEE MEMBERS

LOCAC Members:

Margaret Mayfield – Chairperson
Lynette Tornatzky – District One
Yael Korin – District One
Larry Bender – District Three
Tim Carstairs – District Four

Public Members:

Julie Tacker
Linde Owen
Robert Mayfield
Paul Hershfield
Trish Bartel

1. GREETINGS AND INTRODUCTIONS
2. ROLL CALL
3. CHAIRPERSON'S ANNOUNCEMENTS

The Chair suggested that the LUC committee should reconsider their previous decision to take a neutral stance on vacation rental MUP's while we are formulating a policy towards vacation rentals in Los Osos. Members thought the item should be agendaized for the next LUC meeting.

4. MEMBER'S ANNOUNCEMENTS

Julie Tacker requested that a code enforcement officer be invited to a LUC/LOCAC meeting to explain code enforcement. Chair will put in the request.

5. AGENDA ITEMS, INCLUDING PUBLIC COMMENT:

- A. **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.
- B. **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.
- C. **DRC2017-00092 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 1853 11th Street in Los Osos.
- D. **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

Discussion:

Danielle Hanover From Complete Wireless Consulting was in attendance to represent the above Verizon projects. She explains that the projects are small cell sites in the right of way on existing utility poles. They are to be single 10-foot-high antennas placed on top of the poles. There will be ground mounted cabinets on three of the four sites. Verizon is the service provider for Cal Fire. The radio frequency studies show that they will be well within the FCC guidelines. No other carriers will be allowed on these poles. The antennas cover smaller areas, which allows for smaller antennas on existing poles, rather than the larger, more obtrusive cell towers.

Comments included:

1. Adds visual clutter to the residential streets.
2. Verify that they work with the topography of the locations. Perhaps an engineer could attend the LOCAC meeting to answer the more technical questions.

3. Cal Fire sent a letter in support for the project, stating that 'With today's technology, consistent and high-quality cell service is necessary, especially when it comes to reaching needed services during an emergency. In the Morro Bay area, sites were recently added that greatly improved coverage. The addition of sites in Los Osos should produce the same result.'
4. More neighborhood input should have been sought before deciding on the locations. A ground-mounted box so close to existing residences will make walking and parking on the street even more difficult.
5. There should be some sort of mitigation if this goes through, the community should get something back. We all get the possible effects of EMTs and the eyesore aspects.

LB makes a motion that we approve the project in concept, but should bring it before LOCAC for further discussion and to allow the applicant time to look into the concerns brought up at the meeting. LT seconds the motion. Motion passes with 2 no votes.

- E. **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.

Discussion:

Gloria Bell was present to discuss her project. They bought the property in the 1960s. The California Coastal Commission placed a deed restriction on the property (which was proposed in 1977 and approved in 1978), to demolish one of the houses at the time the property was sold. At that time the restriction was put on the property to discourage other properties from adding additional housing- the issue then was likely density. One house is on a well, the other has Golden State Water service. Both houses are on the sewer. There were four people on the title to the property but only one signed to this agreement and the rest did not know about it. In addition to the two homes there are three sheds, a gazebo, and a garage was permitted in the 1990s. They have no desire to subdivide the property.

The committee votes unanimously to support the application and that it should go on the Consent Calendar.

- F. **DRC2017-00035 DRC2017-00105 ALLSTOT** - Proposed Minor Use Permit for a vacation rental at 541 Ramona Ave in Los Osos.

Discussion:

The applicants were in attendance to discuss their project. The house is their permanent residence and they only rent it when they are out of town. They rented it out less than 14 nights last year. They impose more restrictions than those imposed by Airbnb.

They have talked to their neighbors about it- they only have neighbors on each side as their property fronts a marsh. This property avoids the majority of the vacation rental issues of concern due to the fact that the owners live on site and rent it out infrequently. A community member in attendance points out that there is another VR permit nearby at 525 Ramona.

The committee votes unanimously to place the item on the Regular Agenda for the next LOCAC meeting for further input and discussion.

- G. **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.

The applicants were in attendance to discuss their project. The house is their permanent residence and they use Airbnb to help out with costs to update the house and pay for the sewer. The owner has three brothers in Los Osos and a 24-hour hotline. They started using the house as a vacation rental last June and received their notice about the permit in October. They are invested in the neighborhood and want to make sure their guests respect the neighborhood. They have rented it approximately 9 weekends since last June. They talk to their neighbors who will let them know about any problems. They like the Airbnb screening platform as it provides a safety net- it is their home and they only want good guests who will respect their home and the neighborhood.

The committee votes unanimously to place the item on the Regular Agenda for the next LOCAC meeting for further input and discussion.

- H. **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.

Discussion:

The applicant was unable to attend so the Chair described the project. The project is a large residential home in Cabrillo Estates, where there is no building moratorium. The applicant is meeting all water conservation and water offset requirements, has performed all required geotechnical, archeological and environmental studies, and has developed a Habitat Conservation Plan.

All LUC members but one voted to place the item on the Consent Agenda for the next LOCAC meeting.

6. PUBLIC OR MEMBER COMMENTS ON ITEMS NOT ON THE AGENDA
7. ADJOURN **7:50 pm**