

# Los Osos Community Advisory Council Minutes of the Committee on Land Use May 8, 2014

The Committee on Land Use held its monthly meeting at the Los Osos Community Center on May 8, 2014. The meeting was called to order at 6:30 PM by the Interim Chairperson, Paul Malykont. Members attending were Nathaniel Blair, Julie Tacker, and Larry Bender.

The Committee considered the following four land use referrals from County Planning and Building:

1. SUB2013-00065 CO13-0105 Mesecher – Proposed parcel map to subdivide one parcel into two parcels of 45,653 sf and 11,905 sf. Site location is 1351 Ramona Ave and 1733 Mountain View, APN 074-271-013. The existing parcel currently has two homes and the entire site and both homes are owned by the applicants. One home is occupied by the applicants and the other by their son and his family. The purpose of the subdivision is to facilitate sale of one home and the land it sits on to their children. It would not result in additional water hookups. The Committee asks by unanimous vote that this project be placed on the Consent Agenda for approval at the Council's next monthly meeting.

2. DRC2013-00092 WHITE – proposed minor use permit for a well. Site location is 1465 Bay View Heights Dr., APN 074-326-007. Dr. White attended our meeting and informed us that the purpose is to provide water to his planned planting of 2 or 3 fruit trees plus native vegetation. His home water is provided by Golden State and this well would be in addition and solely for the new plantings. The well would be approximately 300 ft. deep accessing the lower aquifer. Given the geology of the site, he likely does not have access to the upper aquifer. He can not provide data on the expected usage. The Committee asks that this item be added as a Regular Agenda item for discussion by the full Council at our next monthly meeting.

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3. DRC2013-00089-KITTS – proposed minor use permit to add a 598 sf garage with a 598 sf bedroom/bath above, plus 210 sf of new deck. Site location is 1340 Bay View Heights Dr., APN 074-325-036. Dr. Kitts is recovering from illness and could not attend. This potentially involves a new water use, but the property is outside the prohibition zone. The Committee asks that this project be placed on the Consent Agenda for approval at the Council's next monthly meeting. The vote was 3 in favor and 1 abstaining.

4. DRC2013-00090 GREGORY. Proposed minor use permit to add studio/shop addition of 488 sf to an existing 1597 sf single family residence. Site location is 269 Butte Dr., APN 074-461-019. The Committee asks by unanimous vote that this project be placed on the Consent Agenda for approval at the Council's next monthly meeting.

The committee was then addressed by Pat Avant-Kern asking that we consider recommending to the county a temporary ordinance, pending the adoption of our community plan, which would:

1. prohibit the creation of additional drive through facilities,
2. prohibit conversion of existing drive through facilities to new use, and
3. provide night sky protection.

The committee unanimously voted to request that this proposal be placed on the Council's Regular Agenda at our next monthly meeting.

Respectfully submitted,

Paul Malykont  
Interim Chairperson