



## LAND USE COMMITTEE MINUTES

JUNE 8, 2017

6:30 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

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Greetings and Introductions

Roll Call

Chairperson announced that Robert Mayfield requests to be an official public member of the Land Use Committee and asked members if they had any objections; **members approved the request.**

Chairperson announced that Lynette Tornatzky was ill and unable to attend the meeting, but that she had emailed her questions and comments on the Agenda items, which will be communicated by the chair during the meeting.

Member's Announcements: **None**

AGENDA ITEMS- Discussion and Action items:

1. **DRC2016-00112 BEAN** – Proposed Minor Use Permit for a temporary contractor staging area. Project location is 1230 Los Olivos Ave in Los Osos.

**Jeff Edwards was present to represent the applicant Sandra Bean. Julie Tacker recused herself from the agenda item. Mr. Edwards described the proposed project and answered questions by committee members. Questions/issues brought up included:**

- **Truck traffic:** The area is currently a commercial area and there will be no significant change to the amount of truck traffic. Street improvements are not required for a 'temporary' use, so there will be no change to the currently unpaved section of Fairchild which provides access to the site.
- **Definition of 'temporary':** Committee members asked how long the property would be used as a staging area, as opposed to a permanent use. Property is in a commercial area of town with some neighboring residential uses. Mr. Edwards stated that a determination about how long the permit would remain in effect will be a part of the permit review process. The committee suggested that LOCAC may be interested in providing input on this question.
- **Zoning:** The property is currently zoned Office/Professional, although Mr. Edwards stated that Ms. Bean is requesting that the zoning be changed to Commercial Service. Any change in zoning would be considered as part of the Los Osos Community Plan update process.
- **LEHCP (Low-Effect Habitat Conservation Plan) is in process with Fish & Wildlife:** No snails were found on site but the applicant was denied a 'no take' letter as the site had been disturbed (mowed). There will be limited grading on site, and areas noted in the archeological report will be excluded from use until further studies required for a permanent use of the property.

- **Water:** Applicant received a Will Serve letter from Golden State in 2016, however it is for a proposed SF residence; the committee requested the letter be updated to reflect the current project.

The committee members were generally supportive of the application, but members unanimously thought there were enough issues for discussion that it should be made a Regular agenda item at the next full LOCAC meeting.

2. **DRC2016-00116 BLACK** – Proposed Conditional Use Permit for construction/maintenance of road infrastructure; install 8” water main and 1” service line. Project location is 1776 Donna Ave in Los Osos

The applicant Todd Black and family members were present to discuss his project and answer committee member questions. Mr. Black stated the project would be a benefit to the community as it adds needed road infrastructure. The property is currently undeveloped, on a block of Donna Ave. that is only half paved/developed. The location is near existing wetlands and Mr. Black has completed both environmental and archeological studies. The committee asked Mr. Black to forward them copies of both reports (see attached). There are a few eucalyptus trees that will need to be removed for the proposed work (applicant has already received a tree removal permit). Mr. Black was able to answer all committee member questions, and 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.

3. **DRC2016-00114 NUCKOLS** – Proposed Minor Use Permit; Vacation Rental. Location/Address is 1875 Ferrell Avenue in Los Osos.

The applicants were not able to attend the meeting, but sent a letter with information about their proposed vacation rental project to assist the committee’s review process (refer attached) The committee members did not see any issues with the proposed project, as the owners live on site, there are no other known vacation rentals on their block, the property is utilized by the neighbors, and the neighbors are supportive of the application. 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. **DRC2016-00122 SoCalGas** – Proposed Conditional Use Permit for the installation of twenty-one (21) twenty-nine foot (29’) tall wooden poles in the public right-of-way to support SoCalGas’s Advanced Meter Communications Devices. Project locations are at various sites throughout the coastal area. (Avila Beach- 1 site; Morro Bay- 1 site; Cambria- 9 sites; San Simeon- 1 site; Cayucos- 6 sites; Los Osos- 3 sites)

There was no applicant representative at the meeting, however the proposed project raised no concerns among committee members, and 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.

PUBLIC OR MEMBER COMMENTS ON ITEMS NOT ON THE AGENDA:

**Member comments:** Yael Korin asked if the committee would consider meeting earlier than 6:30pm. Members were open to the suggestion and the chair agreed to change the meeting time to begin at 6pm going forward.

ADJOURN