



LAND USE COMMITTEE MINUTES

SEPTEMBER 14, 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: Paul Hershfield, Deborah Marzetta, Diane & Thom Danfield, Lisa Wallender, Char Bruzenack, Linda Peoples, Trish Bartel, Sue Morganthaler, Andrea Gibbs, Roger Carmedy, Ybi Van Ekerson. Mickie Spencer, Ted Laderski, Penny Baron and for MUP applications: Tom Kridi, Wesley Azzouz, Cathy and Doug Launchbaugh and Bob Crizer.

2. ROLL CALL

All LUC members were present except David Harris and Linde Owen.

3. CHAIRPERSON'S ANNOUNCEMENTS

None

4. MEMBER'S ANNOUNCEMENTS

Yael Korin announced that her husband Paul would like to be a public member of the Land Use committee. Chair and members had no issues and approved of him becoming a member. However, at the end of the meeting LUC members stated they were unclear on what the official policy and procedure was concerning appointment of public members to the LUC, and so stated it would need to be reviewed with the LOCAC Chair and there would be follow-up at the next meeting.

5. AGENDA ITEMS, INCLUDING PUBLIC COMMENT:

- A. **DRC2017-00004 SANDERS** – Proposed Minor Use Permit for the installation of a 630 SF as-built pre-manufactured carport; location is 2641 La Mirada Lane in Los Osos.

Discussion: The applicant, Doug Launchbaugh, was in attendance to discuss his project and answer any questions. Mr. Launchbaugh explained that the permit is for an existing pre-fabricated carport to house his RV while parked on the property, which he built not knowing he needed a permit to do so. He had documented all stages of construction with photos. He distributed a handout with a description and photos of the completed project. He stated the construction conforms to all codes and standards and is a visual improvement to the neighborhood.

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. **DRC2017-00006 KRIDI** – Proposed Minor Use Permit for a single bay automatic car wash facility at 2199 10th Street in Los Osos.

Discussion: The applicant, Tom Kridi was in attendance, along with his architect, Wesley Azzouz, to discuss their project. The project is for a single-bay automatic, drive-through car wash located on a currently vacant parcel between 9th and 10th St. The design incorporates architectural features, murals and drought tolerant landscaping for visual appeal. The car wash facility will include a rainwater capture system, utilize recycled water, a water filtration system and will average only 9 gallons per wash.

While the committee members were supportive of the project, they wished to gain more clarity on the water use issue, and how a new construction project with new water demand can be approved when no basin management plan has been finalized yet. Members voted unanimously to recommend the project be placed on the Regular Agenda for the next LOCAC meeting.

- C. **DRC2017-00019 WIESER** – Proposed Minor Use Permit for the construction of two (2) 480 SF garages on Mitchell Drive in Los Osos.

Discussion: Mr. Weiser was unable to make the meeting to discuss his project. Members had reviewed the permit application and saw no issues with the construction of 2 small garages on his property.

Members had no concerns and voted unanimously to recommend the project be placed on the Consent Agenda for the next LOCAC meeting.

- D. **DRC2017-00007 CADIGAN** – Proposed Minor Use Permit for a vacation rental at 374 North Court Street in Los Osos.

Discussion: The applicant's representative, Bob Crizer, was in attendance to discuss the project and answer any questions. He explained that the owners previously operated the property as a vacation rental, but the property manager company they used to manage the rental had failed to notify them that their license had expired. The owner's now live in North Carolina, and will like to continue using the property as a vacation rental. When asked by an attendee if the owners had considered renting it out as a long-term rental unit, he said they had not, as they would like to be able to stay there when they visit the area themselves, and also a VR would generate more income. LUC members stated that they thought all vacation rental MUP requests should go automatically on the regular agenda for the LOCAC meeting, to give the community another opportunity to hear about the project and provide comment.

A motion was made and seconded to recommend support for the project and that it be placed on the regular agenda for the upcoming LOCAC meeting. The motion passed with a 4-3 vote.

E. VACATION RENTALS

E.1. CHAIRPERSON'S COMMENTS

Chair provided a brief update on additional information related to the vacation rental issue received since the last meeting:

- 1) We do not need to write a proposed 'ordinance' for Los Osos vacation rentals- if we state what our policy is toward VR's in the Community Plan Update, that carries the same weight. Once the community plan is approved by the Coastal Commission, the Planning Dept. will create an amendment to the existing vacation rental ordinance for Los Osos specific regulations, based on the policy/guidelines stated in our Community Plan.
- 2) While we wait for the Community Plan to be adopted, we as LOCAC, can write a letter to the County stating what our policy is towards VR's based on the language included in the Community Plan. Then whenever a VR MUP request comes before the LUC we can reference that policy as the guideline we are following in our review of VR MUP's.
- 3) It is not the case that it is an 'either-or' regarding Los Osos specific rules **or** an MUP process- we can set guidelines and also request that VR's require an MUP that comes to LOCAC for review.

E.2. ROUNDTABLE DISCUSSION

An opportunity was provided for all present to briefly state their top 2 or 3 issues related to vacation rentals (pro or con), focusing on general issues and not those specific to one particular vacation rental MUP request. The chair wrote the comments on a poster board and when someone's top concern had already been stated, a mark was placed next to it, with the aim of determining which concerns were the top concerns of the community members present.

Top concerns from public and members are listed below, with those receiving the most frequent mention listed first (number of mentions in parentheses):

1. Enforcement (15)
2. Damages the fabric of the community (10)
3. Contributes to the shortage of long-term rental stock; affordable housing issue. (9)
4. Density of VR's; should limit the number to prevent too many in any one area. (8)
5. Does not fit the character of Los Osos- residential, not touristy. (7)
6. Street parking (6)
7. Noise (5)
8. Not informing neighbors that a VR is being proposed (4)
9. Contact information and phone number not provided to neighbors (4)
10. Upkeep of the property (3)
11. Thinks there should be a 'VR zone', one area, and exclude them elsewhere (2)
12. VR permit should expire with the sale of the house (2)
13. Safety- brings in a revolving door of strangers (2)
14. Trash
15. Community sentiment should be considered in MUP process
16. Traffic
17. Environmental impacts (i.e., the impacts listed in typical EIR's- natural resources, traffic, compatibility, etc.)
18. VR's can be a good thing- they offer a place for families to gather together in a manner not achievable in a standard hotel
19. CCR's could state they exclude VR's in their neighborhood.

Discussion: It should be noted that some of the comments are a subset of other comments, ie, issues with trash, noise, providing neighbors with property manager contact info, etc. are related to issues of enforcement of the existing ordinance. Also, item numbers 2 and 7 can be seen as related, but with a slightly different focus- ie, the 'fabric' of the community relates more to social relationships and networks (ie, neighbors and permanent residents who are involved the community and personally invested in the place for the long term) and the 'character' of Los Osos which is deemed to be primarily a quiet, residential, bedroom community and not a tourist destination.

E.3. NEXT STEPS

The next meeting's discussion will focus on the type of potential vacation rental guidelines/restrictions community members think most appropriate for the community of Los Osos for incorporation into the Los Osos Community Plan update.

The committee's goal is to develop a list of recommendations regarding vacation rentals and to draft a policy to be incorporated into the Los Osos 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

1. Lisa Wallender provided follow up comments on the Travis vacation rental MUP application that was reviewed at the 8/10/17 LUC meeting. Ms. Wallender lives near the subject property on Binscarth Road and felt that the property owner presented inaccurate information to the LUC regarding the property. She stated that Mrs. Travis represented this as a 3 bedroom house but it is actually advertised and operated as a 4 to 5 bedroom house that accommodates up to 12 people. Additionally, Ms. Wallender spoke with six neighbors who live immediately adjacent to this property; all of them indicated that: 1) this property has been operated as a vacation rental ever since Mrs. Travis bought it, 2) Mrs. Travis did not inform neighbors about the MUP application, 3) the neighbors do not prefer it as a vacation rental; most would prefer it as a long term rental.

LUC Chair Mayfield stated that she had forwarded to LOCAC a copy of a letter that Ms. Wallender wrote to Kerry Brown (SLO Co. Planning Dept.) regarding this MUP application.

2. Trish Bartel requested to become a public member of the Land Use committee. As explained in item 4 above, the committee needs to determine the correct procedure for public member appointments, and will follow up with her once determined.

7. ADJOURN