



LAND USE COMMITTEE MINUTES

OCTOBER 12, 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
Paul Herschfield
Trish Bartel

1. GREETINGS AND INTRODUCTIONS

Attendees introduced themselves; community members attending the meeting included Lisa Wallender, Steve Best, Dave Bowlus, Beverly Boyd and applicants Mr. Ferriera, Mr. Boydston and Lauren Shaw.

2. ROLL CALL

The following LUC members were absent: David Harris, Julie Tacker, Linde Owen, Robert Mayfield

3. CHAIRPERSON'S ANNOUNCEMENTS

None

4. MEMBER'S ANNOUNCEMENTS

None

5. AGENDA ITEMS, INCLUDING PUBLIC COMMENT:

- A. **DRC2017-00028 FERRIERA** – Proposed Minor Use Permit for the addition to garage/workshop, pool, pool house, and covered patio.

Discussion: The applicant Mr. Ferriera was in attendance to present his project and answer any questions. The project is for a 363 SF addition to an existing detached garage/workshop, which is the first phase of the proposed improvements to his property. The additional scope is outlined in the permit submittal (i.e., new pool, pool house and covered patio) but will be subject to future permit submittals. The property lies outside the prohibition zone, has a water well and septic system, and so the proposed additional restrooms are allowable.

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. **DRC2017-00035 BILL LEE** - Proposed Minor Use Permit for a restroom addition, a portable canopy, and interior remodel. The proposed project is within the commercial retail land use category and is located at 1399 2nd street, in the community of Los Osos. The site is in Estero planning area.

Discussion: The applicant's representative did not show up for the meeting. He was contacted after the meeting and it was decided to place the item on the Agenda for the November LUC meeting.

- C. **DRC2017-00036 BOYDSTUN** – Proposed Minor Use Permit for the addition of back porch (255 SF) at 2180 Inyo Street in Los Osos.

Discussion: The applicant Mr. Boydston was in attendance to present his project and answer any questions. The applicant describes the addition as a ‘back porch’ but some members questioned that description, as it is a fully enclosed space. It is however, an unconditioned space that will be used primarily for storage. There is only minimal electrical work and no added plumbing or HVAC.

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.

- D. **DRC2017-00039 SHAW** - Minor Use Permit for a Vacation Rental located at 616 Santa Lucia Ave in Los Osos.

Discussion: The applicant Mr. Shaw was in attendance to present his project and answer any questions. He explained that the property is his primary residence and that he only rents it out when he travels, 4 or 5 times a year. He has managed rental properties for 40 years, so knows how to select good tenants. He only rents to families and does not allow parties or events, and has never had a complaint. He has an Airbnb property manager, and provides contact information to the adjacent neighbors.

Some LUC members thought that this vacation rental may have some of the attributes we should consider as we develop Los Osos specific guidelines, such as being owner occupied with a limited number of rentals per year. The Chair explained to Mr. Shaw that the LUC’s current procedure for vacation rental MUP’s is to have them placed on the Regular agenda at the next LOCAC meeting to provide more opportunity for the community to review the project and provide input.

The committee members voted unanimously to recommend the project be placed on the Regular Agenda for the next LOCAC meeting.

- E. **VACATION RENTALS-** The LUC will continue 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 recommended guidelines.

Due to the number of agenda items, and the fact that few community members were present, it was decided to delay the continuing vacation rental discussion until the November LUC meeting.

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

- A. Dave Bowlus and Beverly Boyd were present to discuss their concerns with the First Street improvements constructed by Mr. Lee within the public right of way. Mr. Lee has applied for an after-the-fact Encroachment Permit for the work he completed. Mr. Bowlus stated that he thought the information in the application is not detailed enough, and could leave the door open for Mr. Lee to do additional, unpermitted, work in the future. They also believe that the narrowing of the existing undeveloped road with landscaping is detrimental to coastal access, and that trees that have been planted will block views of the bay. The Chair informed them that the item is planned to be discussed at the upcoming LOCAC meeting where they and other members of the public will be able to voice their opinions about the project.

7. ADJOURN