

Agenda Item	Discussion/Action/Information
<ul style="list-style-type: none"> • Highway Patrol Report • County Staff Report 	<p>Faylla Chapman says that State Parks had made drones in the park’s boundaries illegal in the past two months.</p> <p>There was no Highway Patrol Report.</p> <p><u>County Senior Planner Kerry Brown</u> - just a couple things to report. The Planning Commission requested an update on the Lee project a couple weeks ago, that’s the 1st Street project. I guess Paul came and requested that two weeks ago, and so I gave him a brief update today. They have been kind of taking their time on this so they were looking at at a reduced project, but reminded them that we need to ahve public input on this so they are organizing a public meeting, probably in the next three weeks, and I have contacts for everyone that’s contacted me regarding this project, so I will let them know once I have a date, and I will also let LOCAC know so you can maybe post it on your website. And that’s all I have. I don’t have much to report on the HCP, the Habitat Conservation Plan, because of the Federal shutdown. Nothing is happening at this point.</p> <p><u>Chairperson Harris</u> - is there any movement on our Vacation Rental Guidelines or the Community Plan update?</p> <p><u>Planner Brown</u> - everything is bundled with that Habitat Conservation Plan at this point, so it’s kind of...the Community Plan is ready to go but we can’t move forward until—</p> <p><u>Chairperson Harris</u> - we get that.</p> <p><u>Planner Brown</u> - yes.</p> <p><u>Questions/Comments from the Council:</u></p> <p><u>Vice Chairperson Mayfield</u> - yeah, there have been a couple of people asking about which permits do not come to LOCAC, or the Land Use Committee for review. Which project referrals don’t come to us?</p> <p><u>Planner Brown</u> - you want me to clarify that? (Yeah.) All discretionary Land Use Permits, so Minor Use Permits, development plans, and subdivisions, lot line adjustments—they all come to the Advisory Council through a referral from our department. Buliding permits are ministerial and we don’t send referrals on those because those are, as I said, ministerial. So even if you commented, or have issues with it, as long as it meets all of our codes, we can’t deny it.</p> <p>Member Korin - so they already have a permit.</p> <p><u>Planner Brown</u> - not all parts of Los Osos require a Land Use Permit to build. So maybe if someone saw the house being built on Los Osos Valley Road, that’s in an area outside of the appeals jurisdiction, is what we call it, and that is—so it doesn’t require a Land Use Permit. They did</p>

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	<p>do a Habitat Conservation Plan though, I will tell you that.</p> <p><u>Questions/Comments from the Public:</u></p> <p>Unidentified woman asks Planner Brown if they are still accepting submissions for things like tree guidelines for Los Osos.</p> <p><u>Planner Brown</u> - yes. If there are policies that we could add language, we are. Until we start going to hearing, I can take more information, but the sooner the better.</p> <p><u>Linde Owen</u> - Kerry, I'm probably the one that's asked many times why we can't see ministerial permits. Is there some reason that it's difficult? Is it illegal for us to review those? Because I think for a small community like us, we have questions that come forward: What's that house going up? Well, then we have to go through all these steps. It seems that it would just be open information policy to provide those on your website, or even turn those over to us so that we can see what they are, then we can answer questions tht the community has. They don't necessarily know how to contact—and I—this has been an ongoing issue that those are secrets. We're not allowed to see those in our Land Use, yet that's what we—and even if we don't have comment on them, I still feel that they're of interest to most of us that are involved in the land use.</p> <p><u>Planner Brown</u> - our old tracking system—we used to be able to organize building permits by area, and you could actually go to our website and get that information. With our new tracking system, I don't know if we have that capability yet, but there may be a way we can at least provide a list of the building permits that we've issued in the last month, that kind of thing. We won't be sending referrals though. But we can, I can see about getting a list.</p> <p><u>Linde Owen</u> - I think that would be very helpful to most of us that are on Land Use, just to see what coming, what's happening. If we have interest, or our neighbors have interest, then they have a direction to go.</p> <p><u>Linda McCormick</u> - I was wondering about code violations as it relates to property. The property gets majorly overgrown, does that constitute a nuisance or a hazard?</p> <p><u>Planner Brown</u> - overgrown? I don't believe so. I'm not a code enforcement officer. You could make a complaint and see what happens. But generally, it's a health and safety type issue.</p> <p><u>Linda McCormick</u> - okay, if trees fell down on you, then—</p> <p><u>Planner Brown</u> - did some fall down?</p>

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<p>• Supervisor Gibson’s Report</p>	<p><u>Linda McCormick</u> - they have.</p> <p><u>Planner Brown</u> - okay, this is on your neighbor’s property? (Yes.) Because we have the ability to remove trees through the hazardous tree removal permit. I don’t know if your neighbor is willing to go through that process, but that might be something they want to consider.</p> <p><u>Linda McCormick</u> - I just wanted to get general guidelines and didn’t want to call in a violation if it was not appropriate.</p> <p><u>Jerry Mansfield</u> - I was thinking that if you wanted a source to disseminate information to the community, that neighborhood app— (“Nextdoor?” from Kerry). I hear it’s getting pretty strong.</p> <p><u>Planner Brown</u> - I don’t think the County is on there.</p> <p><u>Jerry Mansfield</u> - it’s kind of interesting—one of the investors in that is Jeff Bezos, so there must be so promise. (Laughter.)</p> <p><u>Supervisor Bruce Gibson</u> - gives Chairperson Harris a certificate for Mr. Hunter expressing his appreciation for his time and service on the advisory council. He welcomes Ms. Morgenthaler. He thanks LOCAC members for shuffling around and taking the various responsibilities that the community has for LOCAC.</p> <p>I don’t have anything Los Osos specific to report to tonight. It’s been awhile since I’ve been in front of you actually. It’s been October as I calculate it, it’s been three months. Some things have happened at a County-wide level. We are moving forward with some very interesting housing policy changes, especially directed at our efforts to house the next generation, is the way that I frame the problem. We hear a lot about the price of housing relative to people’s ability to afford it. In December, after about a year of consideration, Supervisor Peshong and I came forward with a sub-committee recommendation to move forward on improving our Inclusionary Housing Fee Ordinance. That’s the part of the ordinance that requires a certain amount of either housing or money be set aside when new housing is built. We have restructured the way that that fee ordinance works so that houses that are relatively on the small side won’t pay any fees, but houses that get into the larger square footages will pick up that burden, and in fact, the fee is going to be applied to every house that’s going to come for construction and not just those that are in projects of two houses or more. The net effect of that is that on a yearly basis, rather than generating less than \$50,000 a year, we expect this fee structure to generate a little over a million dollars a year. And that’s headed toward a target of establishing a \$2 to \$4 million funding stream yearly, to invest in housing that folks can afford. There are more pieces to it than that. There are other streams of financing that we’re going to be working on, some of them include assessing the impact of Vacation Rentals to the housing stock—it’s one of the things we’re concerned about, is when a house goes to a short term rental is not available for a long term rental, or for purchase, and so</p>

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	<p>it does affect housing prices and housing availability. So we're going to be working on that.</p> <p>And then the other interesting conversation we had on a separate matter is the question of fire protection service. In the unincorporated area, interestingly, I suppose, enough, it is not the statutory responsibility of the County to provide fire protection service. And if you've been following current events, the little community of Cayucos ended up dissolving their fire protection district which was built on a volunteer model which doesn't work very well now when the average demographic of the community is sort of more like my age than 30 years old, and I would volunteer to haul hoses around, but they smiled and said, "No, thank you." And so—but—but while it's not the statutory responsibility of the County to do that, it certainly is the moral responsibility we feel is public protection, safety, public safety and public safety protection, is a fundamental role of government. And so, Supervisor Peshong again and I are going to work on some solutions that we think can apply County-wide, because we see other small fire protection districts, such as Santa Margarita, San Miguel, even Templeton, which isn't exactly small, and Oceano, are all facing these challenges in providing modern fire service to their communities. So stay tuned on that.</p> <p>And then finally, let me start the new year by taking about change. I think many of you in the room are familiar with the woman with the striking head of platinum hair sitting in the front row—former Legislative Assistant to District 2, Cherie McKee, retired as of January 4, and with your meeting schedule, she wasn't able to come here and bid you adieu. But she is now into her third week of retirement and busier than ever. The other change you may hear, which I think many of you—will not surprise many of you, rather than hearing her referred to as Cherie McKee, she will be introducing herself as Cherie Gibson. And I think most of you know this is my wonderful wife, of a couple, three years now, and we're very excited about the future there. In her stead comes Mr. Blake Fixler (Gibson unintelligible, applause). Blake you might just give them a couple of sentences on where you come from and why in the world do you want this job. (Laughter.)</p> <p><u>Legislative Assistant Blake Fixler</u> - no pressure on that! (Laughter.) I come from San Luis County actually—born here, grew up here, got to stay here. I came on with the actual County as a organization about three years ago. I originally served as the secretary to the Board of Supervisors, serving all five supervisors, so got to know the who and the what of the different departments and how to refer people, because when people call the Board of Supervisors, a lot of times what they need—actually what they need is to talk to somebody in Planning or Public Works or the health agency, so I got to know a lot of resources there. And upon Cherie's retirement I was approached to take her place. I know I have big shoes to fill, but so far, so good, and I am excited to serve the North Coast. It's a lovely area, and I go up and down the coast all the time with my wife, and I'm really excited to serve all of you, so I</p>

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	<p>know Supervisor Gibson has said you can expect the same high level of service that you did—no pressure! (Laughter.) No pressure! And if you ever have anything you might need from the supervisor, feel to contact me anytime.</p> <p><u>Supervisor Gibson</u> - same number, and his email address is, first initial “b,” last name Fixler, f, i, x, l, e, r, at the standard blah, blah, blah that comes after the “at” sign—co.slo.ca.us. So things are going well.</p> <p><u>Legislative Assistant Fixler</u> - so far, I’ve had the pleasure of meeting a couple of the commission members so far and a couple members of the public and so far, so good.</p> <p><u>Questions/Comments from the Council:</u> - none.</p> <p><u>Questions/Comments from the Public:</u></p> <p><u>Linde Owen</u> - good evening, I wanted to bring up—this is an ongoing need in Los Osos—is to get some kind of a walkway between the light at Palisades and our library, which has a sidewalk. And it’s been ongoing, and I think we’ve put a formal request to get that done. Somebody recent went and took it upon themselves to spraypaint a crosswalk, to try to make some kind of a walkway over to that. But I’m—I’ll never stop asking until it’s completed. I think something like a crushed granite walkway would be more than adequate. There is a safety issue; there is no place to walk except in the street, and you’ve got mothers with children, you’ve got seniors walking in the street, when we have a perfectly good area that just needs possibly \$10,000 of rock work done. And I’m begging that it be addressed in the next couple months. Thank you.</p> <p><u>Supervisor Gibson</u> - I certainly can track that down with Public Works. It’s certainly a reasonable thought. We can see what they have on their to-do list, and we’ll see what we can do about that.</p> <p><u>Questions/Comments from the Council:</u></p> <p><u>Member Sarrouf</u> - I just wanted to mention, I know (unintelligible) some parents at Baywood, on the corner of Santa Maria and 7th Street, it’s a two-way stop and there’s a cross walk there and there’s a sign there that I think was just put in. But I talked to Jan about it and she told me to have them call Public Works but just so you know, there’s a ton of kids are crossing there and cars speed down 7th Street as kids are going to school.</p> <p><u>Supervisor Gibson</u> - so that’s a request from the neighborhood basically or a request from the school?</p> <p><u>Member Sarrouf</u> - the neighborhood.</p> <p><u>Supervisor Gibson</u> - okay, we certainly can look into that. Typically</p>

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<p>• LOCSD Report</p>	<p>Public Works will send somebody out to observe the intersection, gather a little bit of information. It'll be good to do it during the school year, and make sure that the safety improvements there are proper and warranted. We'll work on that one. (Suoverisor Gibson says he can't promise to stay through the whole meeting, but will hang in for a little bit.)</p> <p><u>LOCSD President Marshall Ochylski</u> - I've been on the CSD for 10 years now; this is my fourth term as President of the CSD. So, I'll give you a quick report and then move on. I have to say before I start, Mr.Fixler, I've been dealing with him the past few weeks—the guy has been really on it, I have to say that, nothing against Cherie. (Crosstalk, laughter.) Cherie has known me for a long time. (Supervisor Gibson - be careful about comments on big shoes.) (Laughter.) Okay, so I'll just go over the CSD meeting and then I do have one comment based on a question that you had. So, we had our board—our election to the board, pardon me, our officers, and I waas elected president and Chuck Cesena was elected vice president for 2019. We had our annual audit presentation; we came out with a clean audit for 2018, for 17-18, so that was good. Then a couple of things. We are refinancing right now, we are in the process of refinancing the debt for the wastewater project bonds that the people are paying for the project that the CSD started, before the County took it over when the project was going to be built, down—next to the library. So we're inthe process of refinancing the bonds right now. One of your members, Chris, has been instrumental in working with me on that, so we're in the process of doing that. We're going to hopefully refinance the bonds a week from tomorrow. (Member Womack - March 4th.) But we'll have the rates and all that in place next week. But they go in effect March 4th. So that reduced, based on what the prices are right now, probably everybody's tax assessment for the wastewater bonds about \$20 a year, plus or minus. (Member Womack - for 14 years, it's supposed to be a million dollars to save, and we're trying to eek out a little bit more.) So we're working on that right now. So that's one of hte things that we approved.</p> <p>The other thing is, and this has to do with the tree issue, that somebody raised about fire hazards, so we did by first reading, approved a ordinance, which has to have two readings, but we've adopted a weed abatement, pardon me, a vegetative abatement orndinance in the CSD which we're going to put in effect at our next meeting because it will be the second reading, which will then give the CSD the authority, through the fire department, to post violations, and then we'll be able to move that through relatively quickly within 90 days, where as right now, if you have to go through the weed abatement, or the vegetative abatement with the County, it's almost a year and a half before anything can be done, so we're adopting this and then it will be 90 days out when we can actually take action on it. That was all I had.</p> <p><u>Questions/Comments from the Council:</u></p> <p><u>Member Korin</u> - can you explain the action that you've been taking, I'm</p>

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	<p>sorry I'm not (unintelligible).</p> <p><u>LOCSD President Ochylski</u> - okay, so under this abatement ordinance, I'll just give a brief overview. So, we would then send out a notice through the fire department. People would have either 30 days to appeal it or to remove it, and if they didn't, then we could then file a lien against the property and actually have it removed. That's just the overview, it's not getting way into the weeds on the technical, no pun intended. (Laughter.)</p> <p><u>Questions/Comments from the Public:</u></p> <p><u>Neil Pulido</u> - what's happening with the \$10 million we owe the County for the wastewater treatment?</p> <p>(Crosstalk.)</p> <p>LOCSD President Ochylski asks Supervisor Gibson if he would like to speak on that topic and they trade words on yielding the floor. (Laughter.) LOCSD President Ochylski is glad Supervisor Gibson is still here (laughter) and Supervisor Gibson locates to whom he is speaking.</p> <p><u>Supervisor Gibson</u> - so, you're speaking of the final bill for the sewer plant. That was the \$10 million paid to ARB that was part of a settlement of a lawsuit. That money has been paid to ARB by the County's General Fund. And the expectation always has been that the costs of the sewer project would be borne by the users of the sewer. Right now it has not affected sewer rates whatsoever. What we're trying to do is work with the State Water Resources Control Board to refinance one of the main loans that funded the project, down to a lower interest rate, perhaps as low as zero percent, and add that money in, in a way that doesn't change the monthly—we're at the maximum rate we're allowed under the Prop 218 process right now. We're trying to get that refinancing done, to take over the repayment of that, to keep the monthly the same. We'll know more in the next couple, three months. Staff at the State Water Board is considering this right now, we expect to be in front of the State Board, hopefully, in the first quarter of this year.</p> <p><u>Linde Owen</u> - two questions, kind of dirty laundry with the CSD, one, the election process which was a failure to have three candidates on our ballot. Is that being looked at and is that being corrected. We need to seat that—</p> <p><u>LOCSD President Ochylski</u> - we're going to be discussing that at our next meeting.</p> <p><u>Linde Owen</u> - and secondly, we had, uh, several members of the CSD ask for compensation for meetings that they had no legal right to be compensated for.</p>

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<p>• LO/BP Chamber Report</p>	<p><u>LOCSD President Ochylski</u> - we'll be discussing that at our next meeting also.</p> <p><u>Linde Owen</u> - and I'm hoping that there will be a repayment of those funds.</p> <p><u>LOCSD President Ochylski</u> - we'll be discussing both those items; they'll be on the agenda for our February meeting, which is the first Thursday in February. I don't know the date off the top of my head.</p> <p>(Chatter on Marshall Ochylski being the next President Elect of the Chamber.)</p> <p><u>Chamber President Marshall Ochylski</u> - so I said that I'd give this report as I am now the new president. Steve, I'm going to talk a little bit about him, so you're going to have to cover his ears. We just had our elections and last Friday we had our annual meeting and our recognition of our Business of the Year, Volunteer of the Year, and Citizen of the Year. It was at the South Bay Community Center last Friday. I think we had 80-some people in attendance, well, I actually know that, we had 80-some people in attendance. It was catered by Martin's Restaurant. I think everybody that was there had a good time, Jim is shaking his head (Member Stanfill - absolutely.)</p> <p>So, what we did is—and I'm going to run through this briefly—in that meeting, and then I'm going to go over the Board of Directors, and that information and give that all to you: we had Steve, as the outgoing president to give the opening remarks, and I do have to say, this is off the record, so don't anybody listen, especially you. Jim called me up one day and he said, "Are you sitting down?" And I'm like "Why? What did I do now?" And then he said "Okay." And then I said, "Yeah, fine." But Steve's done a lot of work, has served as the president of the Chamber multiple years, and he's really done an awesome job for the past few years and he's still on the Board of Directors, but I have to give Steve—that's why I wanted to get up and talk—he really needs some recognition for all the work he's done. (Applause.)</p> <p>So we had recognition for the outgoing Board of Directors which is Steve Vinson, Cheri Grimm, Olivia Martinez, and Jim (Stanfill)—who agreed to be re-elected and be Treasurer. I don't know how that works. So the officers for the upcoming year are myself as president, Jim as treasurer, Lynette is the secretary and Tim Carstairs is the president-elect. (Cross-talk.) So the directors are Jim (<i>sic</i> - John) Cascamo, Rita Flores, Tony Lindstrom, Olivia Martinez, even though her term was up decided to run again too, Dean Marchant, and Gabe Quiroz. So that's the whole Board of Directors for the Chamber for the upcoming year.</p> <p>Then, I got to give my speech, it was about building our future, that was my topic, and I know Dawn Rodden, our Executive Director is going to put that in our email blast, so you'll get to see that when it comes out.</p>

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	<p>But basically,, the theme of my talk is that we need to stresss “local.” Shop local, you know eat local, recreate local, drink local, so that’s the theme for my upcoming year is “LOCAL,” in all captital letters. So I’m going to be working on that because it’s really, really critical. They’ve done a lot of good work in the past few years to really get this local environment in the business community working together, but I’m going to really, really stress—you know, it doesn’t make any sense to drive to Morro Bay when you can buy the same thing here in Los Osos. So, that’s my theory. Nothing against Morro Bay. Is anybody here from Morro Bay? I didn’t say that.</p> <p>So, then we had our presentation of awards, we had—the first one was Business of the Year award, and that was given to Crizer Construction. And Bob’s been in the community for 30-some years. He was actu-ally—built the South Bay Community Center in the very, very begin-ning of his career here. So him and his wife moved here, they’ve lived on 4th Street, right down the block from me, for the longest time. So Bob got the Business of the Year award. Volunteer of the Year award was Ed Gelb. He got the Volunteer of the Year and that was a very well deserved award. And then Citizen of the Year, I got to give that award because I was Citizen of the Year last year, but Linda Quesenberry, so she got the Citizen of the Year award for all of the work she is doing with the Coalition up there, they have that space now in the old Sunnyside School, where they actually have an office open where they can address the homeless issues and meal issues and women’s issues, and all kinds of stuff, so she was very deserving I though for Citizen of the Year. And she’s been active in the community and the county forever. Actually, I can just say this, she’s actually on the wall at the County building as one of the Women of the Year. So, it’s another recognition to her, but she was well deserved on that. So then we had Rick Robinette who did the hosting and summary and he was kind of very humorous, is that the way to put it? (Member Stanfill - light touch.) Bob Wacker who was the regular host, he hosted the San Luis Obispo Chamber of Commerce awards in the city the following day, so he said he just wasn’t up to doing it two days in a row, so—but Rick did a really, really good job, so I thought that that was good. And the last thing that Steve wanted me to mention was that the Business Expo is on Wednesday, March 14, from 5:30 to 7:00. And we’re going to be stressing, local, local, local. That’s pretty much all I’ve got, so if there are any questions, I’m prepared to answer them.</p> <p><u>Questions/Comments from the Council:</u> none.</p> <p><u>Questions/Comments from the Public:</u></p> <p><u>Linde Owen</u> - I just wanted to say thank you for taking on the role, and I really thank Steve, and Jim, and Lynette is a excellent secretary, so—</p> <p><u>Chamber President Ochylski</u> - I do have to say when I was sitting at the CSD meeting up at the table, and Steve announced that I was acting as</p>

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<p><u>CONSENT AGENDA Items:</u></p> <ul style="list-style-type: none"> ● DRC2018-00195 POWERS_ VELEY: Proposed Minor Use Permit for 1.97 acres outdoor cannabis cultivation to be located 2979 Clark Valley Rd. Los Osos. ● DRC2018-0 0192 ALEXANDER MAY: Proposed Minor Use permit for 3 acres outdoor cannabis cultivation with 16,000 sq/ft hoophouse structures for drying/ curing, and in a second phase 22,000 sq/ft indoor cannabis cultivation at 6860 Los Osos Valley Rd. San Luis Obispo, CA. ● DRC2018-00191 SIEGFRIED_ MAY: Proposed Conditional Use permit for 3 acres outdoor cannabis cultivation, 21,850 sq/ft indoor cannabis cultivation and 61,950 sq/ft cannabis nursery to be located at 6860 Los Osos Valley Rd. San Luis Obispo, CA. ● DRC2018-00206 Needham: Proposed Minor Use Permit for a 1,832 SF single family residence with an attached 525SF garage at 2515 Bay Vista Lane in Los Osos. <p><u>AGENDA ITEMS, including public comments:</u> (Public comments limited to 3 minutes per person)</p> <ul style="list-style-type: none"> ● DRC2018-00204 THOMAN: Proposed Minor Use Permit for a vacation rental at 670 Santa Lucia Ave in Los Osos. 	<p>president, I did see you roll your eyes. (Laughter. Linde Owen asks how many rolls? Laughter.)</p> <p><u>Chamber President Ochylski</u> - so anyway, that's where we are. I'm available if anybody needs to get in touch with me for the CSD or the Chamber. And I'll give you guys my contact information. Oh, I didn't bring any, my wallet's in my car! (Crosstalk on a Super Bowl pool.)</p> <p><u>Chairperson Harris</u> - announces the four Consent Agenda items from the Land Use Committee. He asks if anyone has any questions about them; three are about cannabis grow sites on LOVR, which were covered in detail in our October meeting when the applicant was here. These are just the same project. He asks if there are questions about the Needham project, a Minor Use Permit for a house and garage.</p> <p>There were no comments or questions from the council or the public.</p> <p>A motion and a second were made. LOCAC voted to recommend approval of the Consent items. In favor - 11, opposed - 0, no abstentions. (11-0-0).</p> <p><u>Chairperson Harris</u> - announces the Thoman Vacation Rental project. (Small talk on figuring from where the applicant should speak.)</p> <p><u>Amy Thoman</u> - good to see some of you again. I'm not really exactly sure what I am supposed to say. (Chairperson Harris - pardon?) What exactly am I supposed to address here?</p> <p><u>Chairperson Harris</u> - for someone—this is the full board and a lot of people may not know what the project is. Just for the record.</p>

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	<p><u>Amy Thoman</u> - so my husband and I bought six-seven-zero Santa Lucia a few months ago. I told our story to a couple of people here at the last LOCAC meeting. We had intended on living in it full time and selling our house, or renting it in Santa Barbara. And then our house burned down in the Holiday Fire in July and we weren't able to do that anymore. So now we're sitting on this property that we had different plans for and we're not able to be here full time at this point. And we are trying to figure out how to enjoy the house and also be able to make some money off of it because we're in a bad financial situation right now with this house that we thought we were able to afford; that is no longer the case. So our idea was to do a Vacation Rental with it so we could be up here as much as possible; probably the whole summer, every Christmas break, Spring break, lots of weekends, and then rent it out a portion of the year, not all of the year and not a lot of it.</p> <p>My husband is good friends with a man that owns TurnKey Vacation Rentals, I don't know if you guys are familiar with it, but it's a full service management company that does a lot of safeguards for a lot of the concerns that community members have about—I feel like I should be facing everyone. (Chairperson Harris invites her to move. Mrs. Thoman moves to another part of the room.) TurnKey is a great company because they have things—I'm a resident too, I mean not here—but I wouldn't want a super loud party house next door to me, I understand that. I wouldn't want congested parking; I don't want to do that to anyone. My husband and I fell in love with this town because it was a quiet, safe place that we wanted to raise our kids here. And we had this whole idea of being here and being part of the community, and going to the Waldorf school here and they are enrolled in the Waldorf school in Santa Barbara and we were going to transition them here. Hopefully some day that's in our future, but not right now.</p> <p>And so, Turnkey is great because they put decibel monitors inside and outside every house. And decibel—it's all set to each particular neighborhood, so if ever it goes over a certain noise level, which would be incredibly low in Los Osos in our neighborhood, they would send somebody out, and I think it's like 30 minutes, they come and check on the house and if anyone was making a lot of noise, if there was a party, they would kick them out. They plant cameras outside of the house to track everybody going in, and if it was more people than were on the reservation, they come and check that out, or they call them. They have a special router or modem, I don't know which one it is, that they install, so it checks how many devices are on their wi-fi at all times. If it is an exorbitant amount of wi-fi devices, then they know it is too many people and they'll go check on it. It's a complete management company and if there's any complaints about anyone that's rented from them before, they'll never rent to them again. So there's a lot of safeguards that are in place that are not in place with traditional companies. And that's why we felt comfortable renting our house with them because we don't want our house to get trashed, we don't want parties there, we don't want that either.</p>

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	<p>So there's parking I know is a concern for people. We have a two-car garage and there's four parking spots in the large driveway and then one off-street parking spot, so there's parking for six or seven cars I believe, and I don't ever want to rent to that many people anyway, so that should never be an issue. I addressed the noise and having too many people there. And honestly, the most people I've ever seen in a house on Santa Lucia was a big family gathering for somebody that owned the house, and it was like their siblings there, and their kids, and a bunch of people and that's more than I've ever seen in any house that's a Vacation Rental there.</p> <p>So my house is in between two Vacation Rentals, and Jeff is going to address this in a minute, but I believe one of them is inactive right now, from what I've been told, so that I think there is only one active Vacation Rental on the street as far as I know. But I've been (audience interruption, a hand-off is remarked on. Laughter. Unintelligible.) I've been in the house when there has been people inside and I don't know if one of them is a Vacation Rental or not. I'm unclear about that. But there is hardly anybody there—it's like a couple, and they're sitting outside having wine. I really don't think this is—it's not San Luisi Obispo, it's not Morro Bay, we're not attracting party people, that's not who I want to attract. That's not who I want using my stuff in my house, I get it. And so I think really it's going to be couples, for like romantic getaways, or families, which is what my house is supposed to be for.</p> <p>It's for our family, and you know, it's a beautiful place and another thing is addressing like it coming off the market for rental people or whatever. It was on sale for almost a year, nobody here wanted to buy it, it was a house nobody wanted, or people that wanted it couldn't afford it. So it was just sitting there. It's not like I stole a house that could have been for a family, like an affordable house, and now they can't get it. Same thing for rent; the rent would be high on that street, so it's not like one of the average houses.</p> <p>I can see how it how maybe of you would not want neighborhoods to get filled with Vacation Rentals, but Bob Crizer is helping us with some some remodeling, (unintelligible) Business of the Year, so that's great, and he said that he is against Vacation Rentals in most of the city, but he thinks the one place they should be permitted is on the bay area because those are bay-front places, the Coastal Commission has approved that and it brings in a lot of money for tourism into the city. Whenever I'm here with my friends, we go to all the restaurants. You're talking about shop local, we stay here, we walk, we walk everywhere. We love being here because we can ride our bikes and because we can walk. We found a little garden cafe that we love to have breakfast at and the Mexican place down the street is amazing and the Thai place, the little hotel, we love all those places and we put a lot of money into them when we are here. And that's what I think guests would do. So, I'm not trying to destroy your community. I really want to be a part of it as soon as we can be, and I hope that there's some kind of way that we can all work together to save</p>

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	<p>the community and the small town feel it has, and also, you know, let other people enjoy it because like let's say a family wants to come visit and be on the bay, that hotel, I've stayed there, the rooms are tiny, and you can't put a family in there. So, this gives an option for families to come visit and enjoy all that Los Osos has to offer.</p> <p>I thought there was one more point I wanted to make, so parking—is there any other questions for me? Any other concerns that I can answer, and then I'll let Jeff talk.</p> <p><u>Chairperson Harris</u> - if you're done, we'll go ahead and throw it back to the board. If the board has any questions.</p> <p><u>Amy Thoman</u> - well I—Jeff was going to speak too, but do you want the board to go first, or how do you want to do it?</p> <p><u>Chairperson Harris</u> - okay, that's usually the way we do it. (Amy Thoman - sure.) Anybody on the board have any comments?</p> <p><u>Member Morgenthaler</u> - I'll speak up. I apologize, I want to (unintelligible) read my statement and I also know you guys know all these things, but I think it's important that we get them on the record. Obviously we're very sympathetic to their extraordinary circumstances, but unfortunately this—the subject here is not their losses. It's that they're applying for a Minor Use Permit. They are asking to put a Vacation Rental in between two existing Vacation Rentals and one that's just a few doors down. And that could equal four or five beds apiece (unintelligible) twenty bedrooms, that's a hotel, almost. In a residential neighborhood. And I would like to say the the owners, the homeowners on Pasadena Avenue have rights and expectations of community. And, ordinance or not, the proposal is just not fair to the neighborhood. And we need to listen to what they're going to have to say. Someone handed me a note as they were just leaving that you guys haven't seen yet. It says "Is there not a law in California that states that a home owner is entitled to the quiet enjoyment of his property?" So ah, the Vacation Rental Guidelines that the Land Use Committee and LOCAC created and approved have a density requirement, and the reason stated for that is that Los Osos is primarily a bedroom community composed of quiet residential neighborhoods, and community members would like to preserve that residential character. Vacation rentals are lodging businesses located in residential areas and their proliferation would threaten the fabric of the community that derives from a stable resident population. Now, although they are not law yet, when LOCAC voted to adapt—adopt these guidelines, LOCAC voted abide by them when considering permit requests. The county has said they will do their best to honor our guidelines, but what they do is not our job to determine. Our job is simple, that is to tell the County what our community desires. A county Planning Commissioner told me it's his job to be concerned about the fact of law, it is our job to tell them how we feel. And to date we've received 14 letters asking us to deny this permit. A couple of comments</p>

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	<p>stuck with me. One is from a couple who actually doesn't agree with our guidelines, but felt that the density requirement was very reasonable and if followed, would not allow for the over concentration of Vacation Rental properties. And someone else wrote, "The Vacation Rental Guidelines were created out of the overwhelming concern coming from the realities of our existing Vacation Rentals. The intent of guidelines is to allow for thoughtful permitting of vacation rentals with respect to preserving small scale residential neighborhoods, and avoid the acts of contagious opportunism that could proliferate a free-for-all without such oversight." So, I believe there are options here, the house could be rented out full time or by the month to save it for the summer months when they wanted to go. If they'd like to visit, I don't see why they couldn't rent, that's what many of us did when we were in transition moving up here and had homes and couldn't stay here. We would rent them out and then find a place to rent ourselves when we came up. Perhaps it's not the most desirable solution, but it is an option. Thank you for letting me do that.</p> <p><u>Vice Chairperson/Land Use Chairperson Mayfield</u> - yeah, I'd just kind of like to explain it. You know we did hear this at Land Use, and we did explain to Ms. Holbrook (Amy Thoman), that her Vacation—proposed Vacation rental does not meet the guidelines, so that it's unlikely that we could recommend approval, because we have committed to our Vacation Rental Guidelines as the policy by which we judge the Minor Use Permit applications for Vacation Rentals. Um, there was a lot of time/ thought put into developing them. They are in place to help protect the residential character of our neighborhoods, but we did want to provide Amy the chance to come here to explain her Vacation Rental permit and to also give the community another opportunity to provide input on the application.</p> <p><u>Amy Thoman</u> - I got reminded of something—that you said, am I'm allowed to speak again? So as far as the law and your guys's recommendations, that's the last thing that I did want to say. I understand you guys wanting to protect the community, and I even agree with it. I wouldn't want it to become a crazy place like Vacation Rental (unintelligible) because I do want to live here with my kids someday. So, if that's what everyone wants and what everyone thinks, I say focus your attention and your time on making it the law and going through the steps in doing that. Because I do feel it's a little unfair for people that are buying homes thinking one thing and being told one thing, because we told our realtor, like we travel every summer, a decent amount, and we'll either be here but if we're not can we vacation rent it and he said oh yeah, there's Vacation Rentals on the street already, it's really easy to get a license here, people are pretty lax about it, so that's what I was told when I bought the house, and I wasn't planning on renting it out so soon, or like you know, for the whole year at that point, but I thought that if we ever needed to be gone for the summer, then we could at least pay our mortgage by renting it out for the summer and it's not a big deal. So I just feel like, I would even support it, I'd even support the thing, but just that people who already bought under the pretense that it was legal here</p>

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	<p>and that it was allowed, that just feels a little misleading and I feel like our house is only worth the price that it was worth because that was an option, because we'd have that ability to do that, and now I feel like I honestly got ripped off a little bit if that's not the case, because I thought that that was a possibility. And I had no idea that there was this big uproar about it, I didn't know that, and it would be nice like when people are buying homes for that information to be more readily available to the public and I don't know how that would happen, but you know, I don't want to come and piss off the whole community, it feels awful, I hate that everyone's here trying to fight me on this, it feels horrible and I don't want to upset people, and I don't want to upset the neighborhoods, but crap, I wish I had known, I wouldn't have bought the house, honestly, I would have bought somewhere else. So it's unfortunate and it would be great if this could become the actual law so that people would know what they're getting themselves into.</p> <p><u>Chairperson Harris</u> - just a bit of clarification, our guidelines are not laws—</p> <p><u>Amy Thoman</u> - well, they could be—</p> <p><u>Chairperson Harris</u> - we are not a legislative body</p> <p><u>Amy Thoman</u> - no, I know.</p> <p><u>Chairperson Harris</u> - we are strictly advising County Planning and conveying the will of the community so to speak.</p> <p><u>Amy Thoman</u> - well, exactly, but they are the law in Cambria and some other places.</p> <p><u>Chairperson Harris</u> - well, that's different, they passed their own ordinances.</p> <p><u>Amy Thoman</u> - well, that's what I'm saying, can we do that here, so that people who are buying—</p> <p><u>Vice Chairperson/Land Use Chairperson Mayfield</u> - that's what we're trying to do. (Crosstalk.) Well, this is the first step.</p> <p><u>Amy Thoman</u> - I just think that should be the focus, like stop if from happening from now on, to get the ordinances passed, rather than punishing people that didn't know and have already bought homes. That's all, thank you.</p> <p><u>Jeff Edwards</u> - thank you Mr. Chairman, I am representing Amy and David, the homeowners. And you know, the perception on the part of the public is that this body has its mind made up already on these types of applications. And so why even come to the meeting would be the though. And, as we discussed it, we respect this process, and that's why we're here tonight. And we'd ask you to respect the process as</p>

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	<p>well. In that regard, this application comports with the Coastal Zone Land Use ordinance in every regard. There's no question about it. And so we'd ask that you'd recommend approval to the Planning Department. Just to clarify a couple things, the short term rental that was approved next door at three-seven-two Santa Lucia, was never vested. When you receive an approval for a short term rental, within two years you have to obtain your business license and other paperwork to operate. They never did that so it's gone and the only way they could ever get it again is to reapply and go through this process. So there is really only one Vacation Rental next door, I handled that one a number of years ago for the Brown family. And there's one maybe 300 feet to the west. So it's not exactly a concentration. The other thing I'd like to point out, in the immediate neighborhood, there are at least five home occupations. Those are businesses, commercial businesses, in the neighborhood. They include a woodworking shop, they include automotive, uh, there's a retail outlet. And so when you talk about commercialization, you might want to look at the bigger picture. In Los Osos, and oh, by the way, just to back up, the expired, or never vested permit, that was—that information was obtained today from Justin Cooley, of the Auditor/Controllers office, if there's any question Secondly, Mr. Cooley also sent me the records of all the Vacation Rentals in Los Osos. As of today, there are 35 Vacation Rentals in the entire community. And of those 35 licensed Vacation Rentals, the Auditor's office says that 30% of them do not collect any TOT, they're not used, they're inactive. So what we really have in Los Osos, the entire community, is 25 short term rentals. Not exactly a concentration. Less than 1%, well less than 1%. It's not similar to Cayucos or Cambria in no regard. And if there's the concern of the threat of a deluge of these Vacation Rentals, I can tell you that in the last four years, there's been an average of five per year. Five every year. So uh, it takes us to the question of you know, a hotel versus a short term rental. Many of you must have stayed in a rental—a Vacation Rental before. It's a completely different experience than a hotel or motel. There's no comparison. It's—it's—the Vacation Rentals are set up perfectly for families. They have the kinds of amenities that groups are looking for, and with a home such as theirs, this can be a once in a lifetime opportunity for folks to live on the water, to be on the water and experience that.</p> <p>(Chairperson Harris indicated Jeff Edward's time is up. Jeff Edwards says that he is not quite done and will be done as soon as possible.)</p> <p><u>Jeff Edwards</u> - these guidelines, let me say, there's no pretending in Planning, there's no instant gratification, to legislate new guidelines, new rules and regulations, it's a laborious process, it takes a lot of time. And it's the kind of process, it's a true effort in bringing all of the public opinion together. Your guidelines are the product of a very narrow viewpoint. And so I, uh, I would just say that, uh, you know, there's a concern about the quality of life and so forth, and there's no question, that the folks that visit and stay in a vacation rental, they're not volunteering at the Audo—down at Sweet Springs—or doing other things, but you know what? They're supporting the many small businesses in this town with their money, and that's an enormous contribution. I would ask you to perhaps talk to some</p>

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	<p>of the small businesses; get their view on it. And as you prepared your guidelines, I don't think you did any of that.</p> <p><u>Chairperson Harris</u> - all right, we've got a lot of people that want to talk tonight, so let's—</p> <p><u>Jeff Edwards</u> - well that's great, and if we need to be here 'till late we will—</p> <p><u>Chairperson Harris</u> - so, your time is up, you've had more than your three minutes.</p> <p>(Crosstalk.)</p> <p><u>Jeff Edwards</u> - I'm just going to make one additional comment—</p> <p><u>Chairperson Harris</u> - you're finished, you're done. Thank you— (Crosstalk.)</p> <p><u>Jeff Edwards</u> - is this how professional you folks are? (Crosstalk.)</p> <p><u>Chairperson Harris</u> - thank you, thank you, thank you. (Crosstalk.)</p> <p><u>Questions/Comments from the Public:</u></p> <p><u>Paul Hershfield</u> - from 8th Street. The applicant has stated that they could rent the property full time, but that's not what they want to do. I understand that. As was pointed out by Ms. Morgenthaler, it is an option, and I think that it's not the responsibility of the rest of the community, of this board, to make sure that they're able to have things just the way they want them. The fact that their real estate agent gave them perhaps misleading information, is not the fault of this group of people here or anybody in this audience. So that's something they really should be addressing to their real estate agent, not to this, uh, this body, thanks.</p> <p><u>Linde Owen</u> - I would, um, I guess while Kerry's here, and our supervisor, I would like to ask exactly how long do we have to wait for our new ordinances proposal to go through, and could we ask for a moratorium on things that don't, absolutely do not meet the base requirement that we're looking at. And, this is nothing personal, I know you feel that the community's against you, it is nothing personal, you could be anybody, and so the situation is that, you have the option, as was said; you could have a full-time rental, which most of us have to do, um, and I think you should go back with your real estate agent. There are realtors who are selling lots in town, not telling people, not divulg-</p>

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	<p>ing, so it's buyer beware. And it's this county has, this area has some problems: "Sure you can build on that empty lot." As soon as, you know, "The water's about to come any day now." So, um, I just feel that, we are, as a community, we have chosen not to be like Cambria, not to be like Cayucos, and not to lose our waterfront and housing to vacation—to a hotel basically, and so that's where we come from, it's nothing personal. But I would like to know—how many years—I mean, this has been, you've had it for six months at least, and I think we would like to know approximately how long it will be before we see any action.</p> <p><u>Planner Brown</u> - so right now we're bundling the Vacation Rental Guidelines with the Community Plan, and so that's going to hold it up. The only way it could go faster is if it was separated, but that needs—that's an action by the Board of Supervisors, that's not something that I get to do. I, I, we are directed by the Board of Supervisors. So I would suggest you contact your Board of Supervisors. Also, for an urgency ordinance, that's also an action of the Board of Supervisors, it's not, it's not something the Planning Department has the ability to do.</p> <p><u>Vice Chairperson Mayfield</u> - do you want to talk to that Bruce?</p> <p>(Laughter, crosstalk.)</p> <p><u>Supervisor Gibson</u> - well, I don't want to extend your conversation any longer than it has, but the ability to receive a Vacation Rental license in Los Osos requires a Minor Use Permit. That means each case is considered on its own merits. And at this point, the guidelines come into that process as an expression of this body's opinion as to how this should—you know, Vacation Rentals should be, should be, treated. Uh, there are, uh, a variety of issues that can be considered in the discretionary use process, and one of them is community compatibility, a sense of the community on what they would like to see, within the realm, and at the same time, the Board can't be arbitrary or capricious in denying the use of a property for a particular use that's authorized under our Land Use Ordinance. So, um, the question was whether or not the Board could institute a moratorium, um, you'd really have to talk to the other board members. That amounts to an amendment of our Land Use ordinance, if that were to come into place, and we'd have to go through the normal process of assessing that. As Kerry indicated, these, uh—how the will of the community is implemented in the Community Plan is to be considered in that process. And so, we're into that process and we expect to be into hearings on that some time this year, hopefully within the next few months. But that depends on matters beyond our control, like the government shutdown.</p> <p><u>Vice Chairperson Mayfield</u> - can you explain a little briefly how it gets from the Community Plan into an ordinance similar to Cambria.</p> <p><u>Supervisor Gibson</u> - so the process of amending our land use regulations, you basically have two parts. You have the Community Plan that you</p>

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	<p>think of as the General Plan for the community, that's what it would be called in other communities. In the Coastal Zone, it's called the Local Coastal Program. Um, and that sets out the general guidelines, the zoning laws if you will about what kinds of uses go where, and within each kind of zoning, what kind of specific land uses are allowed in each place. The part that implements that is the Land Use Ordinance, which is where the standards are held. That's the law against which any proposal, it needs—it needs to be assessed. The way those things are amended are for a proposal to come forward, and Kerry's been working for some years on that, on this now, to bring a draft proposal forward that would then be heard by our Planning Commission.</p> <p>And the Planning Commission considers all the aspects that are in the Community Plan and makes a recommendation to the Board of Supervisors. And the Board of Supervisors then takes the Planning Commission's recommendation and modifies it if we chose to, and enacts the updates to the Community Plan and the Land Use Ordinance. From there, that package goes to the Coastal Commission, where it has to be judged with consistency with the Coastal Act. That is—it sounds like a pretty simple thing, but it's actually considerably involved and a very detailed process that the Coastal Commission (unintelligible). And finally, when the Board of Supervisors and the Coastal Commission can agree on, uh, a plan that satisfies both bodies, then it can be, then it can be enacted. So that's an extensive process that will take, I would imagine, probably a year from when it starts Planning Commission hearings, and as expressed, at least once tonight, the delay with the government shutdown is extremely annoying because we were close otherwise to getting into the hearings.</p> <p><u>Neil Pulido</u> - I came to every one of the meetings on short term rentals, and I saw where it was going very quickly. And I feel for the applicant because I was ready to present—put in my application in as well. And after (unintelligible) into the process, from what I understand, you have to put the \$2700 deposit down with the County just to start the process, and it's non-refundable. So, I understand what she is saying, is that she didn't have the information, that the realtor misguided her, but for me, going to all these meetings, I almost felt like the information was secret. And I'm new to the community, and I want to do my best and not change the neighborhood or anything like that, but I understand where she's coming from, and I think that my suggestion would be, that this information, the proposed guidelines, could be put out there in the community, so that everybody knows about it. I mean the reality is, the meetings that we had, 90% of the people that were there were against short term rentals. And I can't believe that the whole community is the same. I know that Steve was here representing the Chamber, the Chamber made their comments—the business owners, that they wanted the tourism dollars to support the restaurants, so anyway, that's my comment.</p> <p><u>Judy Green</u> - we purchased our home in 1991, and uh, we were unable</p>

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	<p>to move here until '95, and it was a financial hardship for us, but we chose not to rent, because we just didn't feel that that was something that we wanted to do or to impose on our neighbors. So we moved up full time in '95, and in '96 we did join the Chamber, and we're still Chamber members. Unfortunately due to health issues, I haven't been able to participate as much as I would like to, but we did for a long time and had a great deal of fun doing it. And in terms of Vacation Rentals, I've seen a lot of changes in this community since 1991, and we are a nice, wonderful, tight knit community, um, we, my husband and I, and other members of the community have had to fight on a number of fronts; quiet titles. They wanted to—we had absentee landowners come in—and try to close off Santa Lucia, down by the Audubon Overlook, because they wanted to build a large home, and needed that closed off so that they could have an easement. We had to get together as a group of neighbors and purchase the lot next to the Audubon, in order to have a small home from being built there, and donate it back to Audubon, so that we could keep that clear. so that now belongs to Audubon, or Land Conservancy, I think that Audubon donated it back to Land Conservancy so we feel very strongly about this community, and keeping it uh, neighborly, we have local soup nights with the neighbors in our community. Ah, we have sewing circles. We have holiday parties where we include the neighborhood. And when you have people coming in for weekends, I don't care how nice they are or how quiet they are they're not the people that we know and when you say they bring into tourism, those people I don't think are going to our little places. They're going to the wineries, they're going out of town. They're going to San Luis Obispo, they're going to Thursday night Farmer's Market. They're going other places, they're not shopping in our little places. So you can't talk to me about tourism. And I feel very strongly about keeping Los Osos, Baywood, um, not closed off to everybody of course not. But I like our residential area, And the woman that just bought—what ever lot it is, the Brown's old house, down by the—you won't know who that is but anyway, she just moved here from Cayucos, is having it remodeled, because she got tired of the vacation rentals. And I mean I know she's going to come unglued, I contacted her contractor to let her know what was going on down from her. I don't think we need more vacation rentals. I don't care if it is only one more—it's another vacation rental, and I just don't think that's what our community is about. We are about who we are, and we're Baywood/Los Osos, not weekenders, not daytrippers. And that's how I feel.</p> <p><u>Lisa Denker</u> - I live on the Baywood Peninsula on the other side from where this applicant property is, um, and I'm opposed to, uh, these short term Vacation Rentals, I mean just to make it short and simple, I really would love to have a moratorium in place until these guidelines are implemented and we have an oversight agency to maintain, um, check on thoroughly, um, respond to issues, um, I just feel like um, we've had enough situations in Baywood and Los Oso's as a whole, that instigated creating those guidelines, really raised the flag. Those guidelines didn't come out of nothing, they're really important. And this has happened</p>

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	<p>up and down California, on coastal communities. And it would be so great if we could avoid just being, um, overrun with vacation rentals. And particular to Baywood especially the peninsula, I just want to say with building projects in the pipeline for Baywood Park's Back Bay Inn, and the B and B, which is currently adding lodging buildings and growing their volume of rentable beds, there is a need to pay close attention to additional strain that vacationers and vacation rentals could have by increasing the non-resident population along with these hotel enterprises. So we already have growth happening, the two motels, right there in Baywood, Sea Pines, where we are right now, big plans, they're going to double up their occupancy. So we're already growing, we already will have many more visitors, all over, biking, walking, kayaking; that's happening. I'm not saying no to that, that is happening. What I'm saying is let's be really cautious and careful, and slow down, and get our oversight and guidelines in place. Um, you know I see, I see people vacationing in Baywood on the few that we already have. And you can tell, because they're not your regular, uh, they're regulars, especially the regular dog walkers. And it really feels different, and there are times when there is just an abundance, and when that happens on a very busy Saturday, vacationers, strolling and walking and being all over the bay, it's a little alarming because you can imagine, wow what would be like if it's multiplied times fifty, yikes, you know (unintelligible). But slow down. So, I guess I'm looking a the long view, and not focusing in on this one application, um, and the long view is to preserve our neighborhood, and really, it's in our Local Coastal Program, to preserve small scale, coastal, residential neighborhoods. Besides the point, I just feel this is incompatible use; you're asking random residences to become business owners running a motel in their home, in a residential neighborhood. It's just flat out against zoning to me. Thank you.</p> <p><u>Helen Schnaiders</u> - (crosstalk) oh, sorry, (crosstalk). Among other things, the basic problem with Vacation Rentals is the decreasing value of community, which is a key element that most of us homeowners are looking for, good neighbors that have a vested interest in maintaining their property, safety, security, involvement in the neighborhood, city and county governments. Vacation Rental properties are simply not a good thing for neighborhood (background noise) communities, much less of community development. Thank you.</p> <p>(Crosstalk.)</p> <p><u>Trish Bartel</u> - so I was part of (she is interrupted to give her name) I live here in Los Osos and I was part of group that got together to start talking about the guidelines. I think we had an equal amount of people that wanted guidelines and did not want guidelines. There was a lot of adapting to be done to get these guidelines and I really think that Land Use and LOCAC both approved these, that we need to really stand by that so every time one comes up we're not fighting among ourselves. Ah, and I do believe that this one goes through, it is going to be like Sue said, it's going to be like having another hotel, or having</p>

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	<p>an expansion of hotels, motels all through Baywood and Los Osos right now. We don't need another business, if one family decided to go ahead and rent all three or four Vacation Rentals on that street and have a community party, that is a hotel. They've just entered an entire hotel. So I think because of the fact that there's such strong opposition from the neighbors, and that this does not meet the guidelines, I really recommend that we do not approve this.</p> <p><u>Ann Collins</u> - I live on Santa Lucia a couple of doors away from this house in particular, and my house was a Vacation Rental before we bought it 11 years ago. I'm still hearing from the neighbors about, like, an impact it had on them, the noise, the traffic, jumpy houses. Music—live music, lots of things like that. The three houses that are—that could be Vacation Rentals, that we're talking about, are very close together. There is hardly room to walk down between them. And when one house has a Vacation Rental occupant, it affects the houses on either side and the houses in the neighborhood. It's because they're very narrow properties in that particular part of Santa Lucia. I have one question for the board, I'm not sure how the community is supposed to find out when an application is submitted for this, because I found out quite accidentally through a neighbor that lives on another street.</p> <p><u>Chairperson Harris</u> - well, usually they come to us, to the Land Use Committee, and it'll appear on an agenda on our website. (Ann Collins - so you have to check the agenda, as a homeowner we have to check the website.) The website by the way is locac.info has all our agenda, minutes, past recordings. (Crosstalk.) Plus, if you go to the website, you can sign up for our email list, and you'll get notified twice a month, we have a newsletter that goes out.</p> <p><u>Vice Chairperson/Land Use Chairperson Mayfield</u> - I'd just wanted to point out that later in the process Planning, County Planning does send out notices for hearings when it actually has a hearing (crosstalk). To neighbors.</p> <p><u>Chairperson Harris</u> - right, because we don't really have the budget, we're just volunteers, we have about five bucks in the treasury. (Crosstalk.) So the mailings are done by the County when they're going to have the hearing at the Planning Commission, that's when they send out letters to everybody within a five hundred foot radius.</p> <p><u>Planner Brown</u> - three hundred.</p> <p><u>Steve Vinson</u> - speaking for myself, not for the Chamber. I went through the whole process with the committee and we had three meetings and ah, I'll just be generous and say that it was a flawed process. There was a lot of fighting and a lot of yelling. Some people got to talk more than others. But maybe the most disturbing thing is, not one statistic, not one piece of information has ever gone into anything. I hear people getting up and saying this and saying that (unintelligible),</p>

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	<p>you know, what about math? You know, what about—it was nothing, all as this was, we’re going to do guidelines, and what are they oging to be/ Why don’t you get some information. Number one, where we’re at. We didn’t do that, we just kind of skipped that step and made these guidelines. These guidelines, uh, they’re a bar too high. I mean we figure the \$2700, and then you go and read all these guidelines. Nobody’s ever going to pass that, in fact, you’re in effect, you’ve banned Vacation Rentals in my opinion. Even if somebody could get through all that, then you’ve got to pack the room, you know, with neighbors and whatever, nobody’s ever—so here’s mine—here’s my advice; just have thee people skip you guys, because the fix is already in. Everybody’s here, they’re all worked up, there’s no need for all this. You know you’re not going to approve any Vacation Rentals. So, you know, own it. Thank you.</p> <p><u>Paul Kunze</u> - I’m a—for work I travel around to different nuclear outages, Diablo Canyon is about to have one right now. The reason why I’m just bringing this up, what is the term for Vacation Rental, is it 30 days? Like when it goes from—(Someone answers.) Okay, it’s less than 30 days. Okay, perfect. This might be a solution that at least kind of helps everyone, you know, a good compromise, both people are equally unhappy. But there’s an outage coming up right now, the outage workers need places to stay, we work 12-hour shifts. We tend not to—we tend to eat out a lot because at the end of the day, you’re just—you’re done. (Laughter.) Ahm, it’s not a perfect solution but, it’s something you might want to look into, and, as I said, we work 12-hour shifts, at the end of the day, we’re done, it’s not a party house, and I just want to throw that out there as a possible, at least temporary solution.</p> <p>(Crosstalk.)</p> <p><u>Donn McKnight</u> - I live in Los Osos on 1st Street and I own a business. And I’m—I don’t want to live in a tourist trap. I bought a house here in Los Osos becasue it was quiet. I lived in San Luis Obispo three blocks from Poly. I’ve lived next to sororities. I’ve lived next to the woo-woo girls, I’m not interested in any of it again. And my biggest issue, honestly, is I don’t understand why your financial problems are becoming our neighborhood problem. I don’t think that’s right. If you are having some kind of a financial problem—</p> <p><u>Member Bender</u> - sir, sir, please direct your comments here.</p> <p><u>Donn McKnight</u> - if she’s having a financial problem with buying a house and feels like she was duped by her realtor, then she needs to take it up with them. That it shouldn’t become my problem as a resident to have somebody trying to do an emergency, or an exception to rules that (background noise, voice unintelligible) become input. And to Steve’s point, those meetings were horrible. I, I stopped coming because all—they say, you know, you let the community speak, you get up and ask a question and everybody on the board starts yelling at each other. And you’re just standing there and like, why am I here, wasting my time. It</p>

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	<p>happens all the time. I've been to two meetings and the entire meeting, that's all it was, was the people behind the desk screaming at each other. It's frustrating. But anybody in the community can come, they can be a part of this if they want to, and if they don't want to, then they don't have to. People that did come, overwhelmingly said they're against it, including me. Thank you.</p> <p><u>Jaime Wallace</u> - I am also the chair, and many of you may not know about this board, Visit Los Osos/Baywood. We support tourism, tourism happens here, it's true. You see it all the time. Tourism happens in this county. I've been with this county about 40 years. I've lived in this town about 20. I'm a homeowner. I understand about Vacation Rentals. I also understand that tourism brings in dollars to the county. Big dollars. Visit Los Osos right now, is generating money for this community. For all the shops, for all the restaurants, for this building right here. For marketing in a nice way. Look at our website. So tourism is not a bad word. It really isn't. We're talking about an applicant here. We're talking about somebody's life. And a Vacation Rental is an option for her. How would I feel if a Vacation Rental moved in next door to my house? I think we all feel that same thing. So tourism is about balance. The quality of life here, I moved here because of it too. It's important, it's a special place to live. We don't want to ruin it. Tourism does not want to ruin it, we want to help facilitate it. It has to be smart growth. It has to be done the smart way. Smart planning through our county supervisors. A Vacation Rental is a problem everywhere. Look at San Francisco, look at Huntington Beach, look at all over. It's a problem everywhere. It's not unique here. So it's a (unintelligible) industry. Hospitality and tourism, I've been doing it a long time. A Vacation Rental is not a hotel ladies and gentlemen, it is not a hotel. Marriott is a hotel. So, it has to be done correctly, with balance. So we have to preserve our neighborhoods, I believe that, and that's what our board supports as well. We support Vacation Rentals that are done the smart way. Thank you.</p> <p>Paul Hershfield wishes to speak again, but is reminded that he has already spoken and there are more speakers still to left to speak.</p> <p><u>Allan Jones</u> - yeah, a Vacation Rental is not a hotel, but three in a row is a hotel I think. And I would not oppose a Vacation Rental application if it were in a different location. It's just that this is a concentration. And it feels like to allow this would just be turning a back—the board would be turning their back to my neighborhood which is the peninsula, and it could very easily happen in Cabrillo Heights and other very desirable view lots, things like that. (Unintelligible.) That's not why I moved here, and um—I grew up in San Luis Obispo and watched my neighborhood slowly transition over the years to become more and more transient, and there is no neighborhood left there, which is why we moved here from that, from that location. And that's what I'm afraid of, and when I learned (unintelligible) to go forward, I understand now why they allowed that to encourage more community input and discussion, but, um, I oppose it.</p>

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	<p><u>Gary Mansfield</u> - my wife and I live on Santa Lucia. So here's the little map of what we are talking about (shows map). This is the bay up here. And the proposed property is right here. And this is kind—the people that have—or had—Vacation Rental options. The environment of this particular street, it's really interesting, it's akin to a dark sky bar. There's absolutely no street lights, it's inky black, when we bought our current—we got a light package, so that the lights would go to the left if you were making a left turn, because so many times, you know, people walk late at night in the dark, and the smart ones I think, are the ones with headbands and you see their heads bobbing like this as they go down the street. But it really is a dangerous place for seniors and there's a ton of them, that walk their dogs at night, and walk without flashlights, and I'm concerned for people that are new to the area that don't know that they've really gotta slow down and be careful. So that kind of enters into the idea that there's a Vacation Rental, they've got people that really aren't coached on that particular hazard. But it's a fact of life that it's really a dark, wonderful place, but,ah, you know, that's my take.</p> <p><u>Dave Bowlus</u> - I've attended a lot of meetings over the last five years because we've tried to get speed bumps on our street which we didn't, didn't achieve. We did get some results as a result of working with LOCAC and with the sub-committees, and I just wanted to say that you know, opinions vary on those meetings that led to the guidelines. And I went to every one of the meetings and sometimes it was chaos, but that's civic life. And some people show up, and some people don't. And the people who showed up made compromises; some people were opposed, and some people were in favor of Vacation Rentals. I wouldn't say that every decision that was made and everything that went into the Vacation Rental was in agreement with those of us who opposed Vacation Rentals being unrestricted. But there's different perceptions, but I just wanted to say, that I don't, I don't support the opinion that it was chaos and completely useless at those meetings. We went to a lot of trouble and why people wrote a lot of stuff, Margaret had to process them and figure out ways to put them in some kind of comprehensible plan. And that's what LOCAC agreed to use as a basis. Even if the County hasn't adopted the regulator—the restrictions into law yet, LOCAC agreed that they were going to try to use those restrictions and I encourage LOCAC to do so.</p> <p>Chairperson Harris asks if we want to grant Paul another chance to speak and he declines. Chairperson Harris asks for a motion.</p> <p>A motion was made and seconded to not support the Vacation Rental Application of DRC2018-00204 THOMAN.</p> <p>Before the vote was taken, there were LOCAC members who</p>

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	<p>wished to speak.</p> <p><u>Member Sarrouf</u> - I just want to say, Amy, thank you for coming tonight. This is your first experience with civic engagement. It's hard to be in the hot seat. So, I just wanted to say thank you for coming and making your case, and I heard the steps that you were willing to take to appease the community's concerns with TurnKey and making sure of all that. And I also wanted to address the outreach issue and the issue around civic engagement and how does the community find out about these things. It's really hard, it's a constant problem it's this world of bureaocracy, how do we find out how to be advocates. How do we find out how to get involved, and generally, it's the people who have the time and make the effort do it. So, part of our goal through outreach is to get the word out. And it's hard, but tonight you could sign up for our email list, but unless you talk to people, or unless you know you have the motivation, or something's happening in your neighborhood, that's when people want to get involved. So (unintelligible) well in our society right now, thank you all for being here, but it's a constant process for all of us—for all us as volunteers to get the word out. I do think bringing up the issue of realtors is really interesting. Because I know when you buy a house, there's something like the right to farm ordinance that people have to sign off and realize (unintelligible) agriculture, I might be exposed to pesticides, and blah, blah, blah, blah. Although Vacation Rentals are not an ordinance, it is an issue that maybe we can work together with realtor's association or something so that information is put into the hundreds of papers you are going through when you sign a house. I think that's a valid concern. Because people do buy homes and not understanding the entire process of what they're getting into or what they can or can't do with the home. So I just wanted to say thank you for making your case and for being involved. And at the same time as much as I have compassion for what is going on in the situation, in that Los Osos only has 35 Vacation Rentals, and that it's not a concentrated destination for tourism, it's a (unintelligible), at the same time the policies are in place so we have some guidelines to go by, although they are not laws yet and you can see we're still learning the process of how it is going to become law, (unintelligible) steps to make that happen. It's tough, it's tough to hear these cases, and we have sympathy, but it's part of the process. I just wanted to express that.</p> <p><u>Member Tornatzky</u> - yes, I have a comment too. I guess first of all to Amy, thank you for being here and for being brave, and for stepping up and telling us about your situation, it's very personal, it's very difficult to be able to talk like that and I appreciate it. Um, I'm kind of sad that there's so few people that are coming forward in support of Vacation Rentals. I see a lot of angry people get upset, thinking their neighborhood is going to be ruined, well, I just found out I have a Vacation Rental down the street from me and I never even knew it. So that was news to me. We're a pretty tight neighborhood, but I didn't even know it. So I would just say that I've never seen such extraordinary, uh, however the—technical things that are being done, that you will do to your house. Nobody has done that in this area with the noise and the motion sensors, the people online. This</p>

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<p><u>Public Comment on Items Not on the Agenda</u></p>	<p>leads me to feel like there really ought to be just conditioning to this, htat this shoud be the place to do it. Frankly, we’re just an advisory body, whatever you hear here, it’s just the opinions in this room. What you need to do, is get neighbors in that neighborhood, get them down to the Planning Department, the Planning Commission, get them to show up and talk. Whatever we say here, it’s just the first step, and it doesn’t determine what’s going to happen. Because in fact, we can say we did all this work on the rules, but they’re not law, they’re not in the law. I think conditioning would be perhaps something that the Planning Department would listen to, and that’s why I take these minutes, word for word, so the people will see what you have said, what everybody has said, what I am saying now, will be in the minutes, and they will see that too. So, uh, I see a lot of fear in this room. Um, I’m just sad that it’s come to be such an awful ordeal for everybody that comes foward with a Vacation Rental, so I’m very sympathetic to you.</p> <p><u>Member Womack</u> - I guess I’ll comment. I also like numbers. When we went to the Community Advisory Council Training, there’s a way to look on the website and check how many homes we can—uh, are Vacation Rentals. In Cayucos, I think it’s something like one in five. So I think that’s what our fear is. We do not want, I mean, that’s just really getting a community, where it’s really quiet on the week and everybody’s there on the weekend, but that’s why I think Margaret put in the density rule, which I agree with, although, to just ocme out and say, we don’t want any. I guess we could do that too. So, then it would be more straight forward. I didn’t thknk of doing that, maybe it’s a thought.</p> <p><u>Vice Chairperson Mayfield</u> - well, actually we couldn’t do that because of the Coastal Commission.</p> <p>(Crosstalk.)</p> <p><u>Chairperson Harris</u> - well, we’re not here to litigate the guidelines, that’s a done deal. We do have a motion and a second on this proposal and I think it’s time to vote.</p> <p>The motion was to deny the project. In favor - 9, opposed - 2, abstentions - 0. (9-2-0). The motion to deny carries.</p> <p>There was a break to clear the room.</p> <p>Meg Syphan brings up the question if one of the tennis courts at the park could be converted to a pickleball court as people are going to Morro Bay to play where it is crowded. Could the striping or net be changed? There is a discussion. Contact County Parks. Contact the Parks & Rec Committee with the Los</p>

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<p><u>LOCAC business items, committee reports:</u></p> <ul style="list-style-type: none"> • Treasurer's Report • Approval of minutes • Tree & Landscape Committee • Outreach 	<p>Osos CSD. We can support it, but can't do anything about it. Linde Owen suggests looking at Sunnyside School and asking the school district.</p> <p>Linde Owen would like LOCAC to re-write the letter requesting that the walkway from Los Osos Valley Road to the library to get a crushed granite walkway.</p> <p>Jaime Wallace bring up the dangers for bikers and walkers on the roadway from Cabrillo Estates to Montaña de Oro. Traffic & Circulation Chairperson Jan Harper says the County needs to hear this from residents and to call 805 781-5252.</p> <p>Treasurer Womack reports that we got our check and that the bank balance is \$2,135.68. The prices on South Bay Community Center and Sea Pines were discussed. It is \$18 and change to meet at Sea Pines (11 meetings equaled \$263), and \$100 for the main room at South Bay Community Center, although they have not charged for the small meeting room. Treasurer Womack will talk to SBCC about the small room for T & C Chair Harper, as she would prefer to keep her meetings there if possible. Tree & Landscape still meets at SBCC as well, but Tree & Landscape Chair Carstairs is willing to move to Sea Pines if need be. Treasurer Womack will check with both venues and Sea Pine's room availability.</p> <p>A motion was made and seconded to approve the Minutes. LOCAC voted in favor - 11, opposed - 0, abstentions - 0. (11-0-0)</p> <p>The trimming of the trees along the bay was discussed. They are not being maintained and could fall. A local has volunteered his services at a discount and a Go-Fund-Me page was discussed. Notifying the County was discussed. A decision was made to call Bruce Gibson's new legislative assistant as to how to proceed. There was a discussion on planting a tree for Earth Day at Sea Pines and for that information go on the website.</p> <p>Outreach Chairperson Sarrouf would like input from committee chairs for the twice monthly informational email. The new Estero Bay News will accept announcements from LOCAC.</p> <p>All agreed to adjourn. Meeting adjourned 9:14 p.m..</p> <p>The next meeting is February 28, 2019.</p> <p>Respectfully submitted,  Lynette Tornatzky LOCAC Secretary</p>