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<ul style="list-style-type: none"> • Highway Patrol Report • County Staff Report • Supervisor Gibson’s Report • LOCSD Report • LO/BP Chamber Report 	<p><u>Unidentified Woman</u> - it happened to us, well they just, I don’t know how they got our information, but we, the first we knew about it, we were getting a check from the IRS for like \$10,000 and I’m like, we don’t get any money back—</p> <p><u>Unidentified Man</u> - it was a return, it was a refund check and (Crosstalk.)</p> <p><u>Unidentified Woman</u> - then they sent a letter that said we’re sorry, we couldn’t direct deposit it like you requested, and so they kind of at least luckily, the IRS knew that maybe it wasn’t us. So anyway, then you just get a special number from the IRS from then on.</p> <p><u>Deputy Peet</u> - yeah, and there’s those and then what I think that you’re referring to is when you get a phone call from maybe somebody saying they’re from Social Security, or looking for your personal—I need you to send us your personal information. And usually those are kind of the scams where they’re looking to get and gather more information from you, so hopefully they can then take your personal identification information, your name, your birth date, your Social Security number and possibly open up credit card accounts or create a false identity of you and then go and use that, to get some sort of money or anything out of that. That’s usually a typical one.</p> <p><u>Questions/Comments from the Council:</u> none.</p> <p><u>Questions/Comments from the Public:</u></p> <p><u>Steve Best</u> - (unintelligible) call the office, and they said, call the guy back. I’m not sure how they could have got that.</p> <p><u>Deputy Peet</u> - the phone number? (Yes.) And you can usually call them, but a lot of times in my experience they are overseas, and nowadays with cell phone apps, you can hide your phone number very easily, so it’s really hard to track down.</p> <p>There was no Highway Patrol Report.</p> <p>Kerry Brown had emailed that she was ill.</p> <p>Supervisor Gibson was not in attendance.</p> <p>Lou Tornatzky was not in attendance.</p> <p><u>Chamber President Steve Vinson</u> - a couple of announcements to make. A week from tomorrow, Friday December 7, we are having our annual community Christmas tree lighting which will be at the corner of Palisades and Los Osos Valley Road. This year we planted a tree that we’re going to use throughout the years, we hope. So it’s kind of</p>

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<p><u>Consent Agenda Items:</u></p> <ul style="list-style-type: none"> • SUB2018-00065 COAL 18-0112 MOSKOWITZ: Proposed Lot Line Adjustment at the corner of 1st Street and Pasadena in Los Osos. • DRC2018-00181 LOS OSOS CSD: Proposed Minor Use Permit (Coastal Development Permit) for a 480-foot deep nested groundwater monitoring well in the 	<p>like, this year it's going to be like Charlie Brown Christmas because the tree is about this high (indicates a few feet off the ground). (Laughter.) But I'm told it, they grow, it's a cedar tree, two to three (Member Tornatzky says - feet a year, I was there). So anyway, the event will start around 5:00 p.m. with the placement of the ornaments from the community, to the lighting at 6:30, and then we are partnering with the Los Osos Library for a tree and a movie event, following the tree lighting. And coming right behind that is the 31st Annual Christmas Parade. The theme this year is "Rockin' Around the Christmas Tree" and that's gonna be on the next day, Saturday, December 8. And the parade starts at 10:00 a.m., it runs from 10:00 a.m. to 12:00 p.m.. Awards will be given to parade entrants in the categories of: Best of Theme; Best of Music, Best on Foot; Best on Wheels; Best of Animals; and Judge's Favorite. Kiwanis, Bay Osos Kiwanis, will have pre-pancake breakfast at Bay Auto and Tire at the corner of Sunset and Los Osos Valley Road. Following the parade, the Maxine Lewis Homeless Shelter Fundraiser will be at the South Bay Community Center until 9:00 p.m.. That's their biggest event of the year. So Christmas Parade entries are open to all businesses, community organizations and so forth. Then I got something here the other day from the Central Coast State Parks Association. They're having a holiday open house at the Spooner Ranch House on December 15 from 11:00 a.m. to 2:00 p.m.. The Spooners are preparing their home for holidays and invite you to come out to the ranch from 11:00 a.m. to 2:00 p.m.. Enjoy the Living History Program of the Spooners at home, holiday refreshments, peruse the Nature Store, and do some holiday Shopping. So that's December 15. That's all I have; any questions?</p> <p><u>Questions/Comments from the Public:</u></p> <p><u>Faylla Chapman</u> - is there a rain date for the parade?</p> <p>Answered by several - Nope. Rain cancels.</p> <p><u>Member Stanfill</u> - it's only happened once in 30 some years. Do you remember that year?</p> <p>Chairperson Harris asks Chairperson Mayfield of the Land Use Committee to explain the Consent Agenda items.</p> <p><u>Vice Chairperson Mayfield</u> - briefly, one was a very simple lot line adjustment between two properties, so two properties agreed to split the difference between their properties basically. Let's see. One is—the other is the CSD, is drilling a 480 foot deep nested groundwater monitoring well in the County right-of-way off Lupine Street. And the other is the Sea Pines expansion, I don't know if anybody has any questions about that. It's a fairly extensive project but it was approved previously, and now it is a slightly modified project. Their previous permit expired. It's all in the meeting minutes if people want to go in the website and take a look. But none of the Land Use Committee members</p>

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<p>county Right-Of-Way off Lupine Street between Donna Ave and Doris Ave in Los Osos.</p> <ul style="list-style-type: none"> • DRC2009-00051 BSR A GEN PTP (SEA PINES): Proposed Conditional Use Permit to expand existing Sea Pines Golf Resort facility 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"> • DRC2018-00179 SIMONSEN: Proposed Minor Use Permit for a two-story 2985 SF Single Family Residence at 2579 San Dominico Ave in Los Osos. 	<p>saw any great issues there, and so we recommended approval on the Consent Agenda.</p> <p><u>Member Stanfill</u> - is that a motion?</p> <p><u>Vice Chairperson Mayfield</u> - sure.</p> <p><u>Member Tornatzky</u> - do we want so public comment on any of these?</p> <p><u>Chairperson Harris</u> - it's not open for discussion, but if anyone has any questions about any of them....</p> <p><u>Questions from the Public:</u> none.</p> <p>A motion and a second were made. LOCAC voted to recommend approval of the Consent items. In favor - 9, opposed - 0, no abstentions. (9-0-0), two members absent.</p> <p><u>Chairperson Harris</u> - reads the item and asks if the applicant is here, and would like to explain the project.</p> <p><u>Vice Chairperson Mayfield</u> - basically we reviewed this at the Land Use Committee and it's a new, two-story, single family residence in the Cabrillo neighborhood and basically, the only issue bringing it to this meeting on the Regular Agenda, is some neighborhood concerns with the property. Some neighbors had some questions for the owner. So they are here tonight to answer any questions, and if you want to give a brief description first of your project, that would be great.</p> <p><u>Mr. Randy Simonsen</u> - well, it's a 2850 square foot house up in Cabrillo Estates. It's two story. A lot of the—most of the lots in the section that we're building in, there's a designated spot, they're half acre lots. On my lot, I have to build on the lower—because we're all on a hill—I have to build on the lower portion of my half acre. And the other—so the upper quarter acre remains as a preserve area, the trees, it's set up so there's two houses next to each other, that take up a half—we've each got a quarter acre there. And so then, there's a half acre between the next two houses, my house and the guy above me, and below me. So I have to go two stories to see above my neighbor, the guy that, his house is below me. And, uh, so that's what I have to do. But I'm in my designated area there and we're trying to maintain and preserve you know, as much of the site as possible, the trees. And we had to do a snail report up there. And so we've got all our reports done, everything looks pretty good. And I got a recommendation from Margaret to go see the neighbors, which was a good idea. So I—a couple weeks ago I went up, I met with my neighbors, I went through my plans with them. I think they all liked that because there was things in the plan that they don't understand. I think that everybody's not used to reading blueprints, maybe. And I think everybody got a smaller version than this, so it's probably a lot harder to read. So I met with my neighbors and kind of went through it and addressed their concerns, showed them my</p>

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	<p>restrictions basically that I have to adhere to. I think that we're adhering to all of the restrictions and the limitations on the lot that I've got, and tried to work through their concerns and show 'em my stuff and I think it went well for most of them, although there's some things, like Patti, you know, I'm going to affect her a little bit. But, you know, there's not much that I can do about it, although, you know, I think I'm not completely robbing all of her views. So we're trying to do the best we can with it. But I'd be happy to take any questions from anybody.</p> <p><u>Questions/Comments from the Council: none.</u></p> <p><u>Questions/Comments from the Public:</u></p> <p><u>Patti Tackett</u> - well, I'm representing, I'm representing a few of the neighbors. I think a couple of them you haven't talked to—</p> <p>Ms. Tackett and Mr. Simonsen discuss which neighbors, the one behind her and the one from Bakersfield.</p> <p><u>Patti Tackett</u> - and so what I did so you can understand a little better about the views, is I made a book of the pictures, and how this, what we think, is going to affect it. Since I'm representing other people, I have runs this statement by 'em—I didn't know if they were going to make it all the way over here in this god-awful, horrible night over here from Bakersfield, but they did, so—and we appreciate it. I'd like to read this. The neighbors potentially affected by the building of the Simonsen project as it appears in the plans, have requested that view posts, or pylons, be placed on the property as recommended by the Land Use Committee. Then the actual effects of the height and the width can be determined. To date those posts have not been placed. Pictures in this book represent, what the neighbors believe would be the impact of the views, light and privacy if the project is approved as is. There appears to be an intrusion on one property, ours, and to 12 feet of a 12 foot setback, that may or may not be right.</p> <p>Ms. Tackett and Mr. Simonsen discuss if he is going 12 feet into the 20 foot setback. He says is not.</p> <p><u>Vice Chairperson Mayfield</u> - I think it was a second floor deck or something?</p> <p><u>Mr. Simonsen</u> - that was the guy below me, but he though the deck was going across the whole back of my—</p> <p>(Crosstalk).</p> <p><u>Mr. Simonsen</u> - so I'm inside all of the setbacks.</p> <p><u>Ms. Tackett</u> - disregard that sentence.</p>

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	<p><u>Trish Bartel</u> - and your decks too are inside the setbacks?</p> <p><u>Mr. Simonsen</u> - absolutely, absolutely.</p> <p><u>Ms. Tackett</u> - so none of the neighbors have the expertise to affirm the actual impact of the project without accurate pylons being placed so the true effect can be shown. So we're all, you know, just looking at it. But the bigger issue we think that faces our community is what we have, that we have a lack of local and county oversight on height restrictions that interfere with view preservation. The long term effect of the lack of involvement by our governing board advisory bodies in the safeguarding the quality of its residence could result in the degradation of property values as well as the beautifully shared views that are features of our community. The pictures of the current project that was approved on Houston, if you look at tab six, you'll see what's happening in our neighborhood. And it's I mean, that it's really, I mean I got sick at my stomach when I drove past there. But anyway, another planned project would also obstruct my property, that's at tab seven, and it just blocks out, I can see from my office window, I can see all the way to the end of the coastline out there, that you know, and as well as the rock and that sort of thing, those pictures are in there. So, so these are just two of what we're afraid many potential projects that could have a negative effect on our community. So we hope your involvement and guidance in future projects will have a positive effect on the lives of the residents of our community. So we thank you for your consideration. And I can leave that so that you guys can look at that. But again, until we have some kind of markings out there, we're just anticipating, and none of us are engineers and you know, I think I told Randy you know, that a blueprint to me looks like somebody ran over it with cars. I can't, you know, I mean I have no clue how to read a blueprint.</p> <p><u>Vice Chairperson Mayfield</u> - I'm just wondering about one statement you said, putting up the view posts as recommended by the Land Use Committee, which I don't recall that we recommended that.</p> <p><u>Ms. Bartel</u> - I think that was a statement that was brought up that it would be a good thing, but I don't think it was voted on by Land Use.</p> <p><u>Vice Chairperson Mayfield</u> - no.</p> <p><u>Ms. Tackett</u> - it may not have been voted on, but that's what I heard, that it would be recommended to do that.</p> <p>Discussion - it was a suggestion. (Crosstalk.)</p> <p><u>Vice Chairperson Mayfield</u> - I don't know if there is anything that would require him to do that since he is building within all of the—</p> <p><u>Ms. Tackett</u> - I don't think that in this area there would be.</p>

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	<p><u>Vice Chairperson Mayfield</u> - you know, I think that's just one of the unfortunate things that happens when you have undeveloped lots that become developed, their going to interfere with somebody's view.</p> <p><u>Ms. Tackett</u> - yeah, and one of the people, that—the people two houses up from me, it looks like their view is completely gone. Now Randy doesn't think so, but I can't tell, and they think it's gone too—completely—if that's, you know, so. You know without, without some kind of advisory, I mean haven't talked to anybody else yet except the project manager, so.....</p> <p><u>Mr. Simonsen</u> - I think that, you know, I went to the house that she's talking about, and they're a one-story house, kind of (unintelligible), and I think they were built a while back, but the house that got built in front of them is kind of already blocking their view. So from their backyard there's a little bit of a view out there. I believe that there will still be a bit of a view down through there, but—and I think kind of—and in Patti's case too, I think it's kind of unfortunate that her house was built a long time ago, long before this development was even put in, and I think, and the guy, so the house right in front of her has proposed to do an addition on top of their garage recently, and I don't know if he's actually going to do it, but he's proposed to do that. So that will affect her view, I think. That will affect her view more than mine, but mine will affect her's going to the east, but the ocean's on the west. But that guy's affecting her, I'm affecting her, and I think so there's kind of a cumulative affect, you know on her property but, you know, I think part of the problem was when her house was built, back in the 70s I'm assuming, that they didn't anticipate any of that kind of stuff so it's kind of an unfortunate situation for her and for the other folks up there. But you know I don't think that that's my fault and you know, and you know, I'm trying to do a really, you know, conservative building here and I'm, I'm actually 4 feet below my height allowance and trying to keep it down as low, I've got a super shallow pitched roof on my house and you know and I told her, I think I'm, I think she's still going to have a view of Hollister Peak from her house, but I've got the pygmy oaks up there that I'm not supposed to really mess with, but I think if I can get approval to trim those things down a little bit it will open up some view for her looking out that way. But I'm definitely going to affect her looking towards the east you know but, I—</p> <p>(Crosstalk.)</p> <p><u>Ms. Tackett</u> - it's kind of going to be like a flood wall. Unless I mean you know, unless I'm reading this wrong. But you can look at it yourself, it's right on the other side, and it's two stories up and it, you know...</p> <p><u>Mr. Simonsen</u> - it's going to affect her, there's no doubt, it's going to affect her, but I can't—</p> <p><u>Mrs. Simonsen</u> - her house is also situated looking at our lot as if it was meant to be your back yard, which I mean I understand, it was at one</p>

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	<p>time like your backyard, and—but you do have the ocean and all views in the front, so I mean, I don't know re-situating your house, but—</p> <p><u>Ms. Tackett</u> - but that's where I spend all the time is in the living room, and then the—that is the view, really. But anyway I—you know, I guess the long-term effect of us not, or you guys, or whoever's in charge, not paying attention to this, is going to end up like that, like what we're seeing. It's just going to keep going and going, and there will be no stopping it. And I know that other communities do have controls over you know, view preservation. Even in our, I mean if you look at the very last tab, even our neighborhood has a whole view preservation, you know thing on, as if we were doing it. But we didn't know anything about this project until we got the thing in the mail, so the architectural committee, didn't, didn't notify us. So I just, I mean I don't know, we've all got to live together, so I think long-term if we don't something around our community—</p> <p><u>Vice Chairperson Mayfield</u> - what does Cabrillo Estates do in terms of their requirements and their review?</p> <p><u>Ms. Tackett</u> - you know, I couldn't get, I couldn't get a meeting with one of the guys that's on the architectural—I signed up for it a year ago—</p> <p><u>Vice Chairperson Mayfield</u> - those are the tools for preserving views; height limitations, size limitations, setbacks—</p> <p><u>Ms. Tackett</u> - and that's long term.</p> <p><u>Vice Chairperson Mayfield</u> - those are the only tools that you have available for—</p> <p><u>Ms. Tackett</u> - right now. I would just like to see our community as a whole plan for the future generations. You know, if we can't do anything about this, I understand that, but I'm saying, I think we need to be more strategic in our thinking, and look for grandchildren and that sort of thing in the future. So that everybody just can't go up, like that, like tab 7 and build in front of somebody. You know, if Jim, if Jim decided he was gonna go up, you know, then he'd be messed over. Yeah, I mean just where does it stop? That's my concern.</p> <p><u>Mr. Simonsen</u> - when we first started talking about this project, the first thing I did was I went to the County, and there's a, one of the planners, Kerry Brown, that's been there for quite a while, and I asked her about trying to move my house up the hill a little bit to kind of give myself more space from the guy below me, and she said, well, I would need to apply for a variance, and she said, but in the 20 years that I've worked here, we've never agreed to one. So I just thought, that's basically a no, you can't do that, and so (noise interruption) well, this is what I've got, this is my hand that I'm dealt here if I buy this lot, so we'll just go with it, and that's kind of what we've done. Cabrillo Estates Community</p>

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	<p>Association up there, I did have to submit my stuff to them as well, and they did pass me. But mainly what they're looking at are the same things the County's looking at, that I'm inside the restriction, and my height limit is under control, and that's basically that's what they're looking for, and I think they—the County's going to look mainly for those same things.</p> <p><u>Ms. Tackett</u> - and the project manager told me, that for them to move, they's have to go to the US Fish & Wildlife people down in Ventura to move that. So it's not even our county that makes that decision according to him, but like I said, I've worked in the government since, what, either state, local or federal, since the early 70s, and so it depends on who you talk to as what answer you get. So I don't really know the facts.</p> <p><u>Member Bender</u> - the only thing I can say for future generations, not in your case, wouldn't work, is our Community Plan—</p> <p><u>Ms. Tackett</u> - what are you saying? (Laughter at the inference.) Just kidding!</p> <p><u>Member Bender</u> - we do have our Community Plan, our new plan coming up next year, which is kind of a broad overview of how we'd like the future of Los Osos to be, and maybe when that time comes up, I will definitely try and see if wording can be put in to satisfy both people, you know, and I want to say like here, you've kept the height down, as much as you can, in fact you are below the height, you know, to try to help your neighbors, you know, and that the neighbors realize—</p> <p><u>Ms. Tackett</u> - it doesn't.</p> <p><u>Member Bender</u> - he's trying, he could go up another four feet.</p> <p><u>Ms. Tackett</u> - yeah, and it wouldn't make any difference.</p> <p><u>Member Bender</u> - yeah, but well, he could. And then he could even push that and go higher, you know, like some of the other houses up around town, you know, but we're not doing that. To put wording into the Community Plan, at least neighbors trying to work with it. You know, it is going to happen, we have a lot of empty lots here in town, and one of these days, you know, people are going to start being able to build on it. And at least we have a (unintelligible) to kind of tell them, hey, work with your neighbor, don't try to hog the whole view.</p> <p><u>Mr. Simonsen</u> - I think though that's part of what they were trying to do in this section of Cabrillo Estates up there, is by making these half—they made 'em do half acre lots as opposed to quarter acre or third acre or smaller—</p> <p><u>Member Bender</u> - (unintelligible) putting right next to each other, they put some space in between—</p>

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	<p><u>Mr. Simonsen</u> - I think in order to get that development through up there, they had to come to some kind of—they had to give up something, so what they did is they made half acre lots, which are pretty big lots and they insisted that half of that half acre be preserved. So otherwise, if they hadn't done that, there'd be twice as many lots up there basically, right, and I think they were trying to look out for everybody in the big picture. Maybe they should have been a little bit more strategic in where they placed that, but I think that—they were trying to do a good thing up there, and keep the density down and try to look out a little bit for the long run.</p> <p><u>Paul Hershfield</u> - so what are you wanting your—sir, what's your name? (Randy) —what are you wanting him to do?</p> <p><u>Ms. Tackett</u> - you know, I don't know what I don't know when it comes to architecture or a lot of things—</p> <p><u>Paul Hershfield</u> - do you want the house to be lower or—</p> <p><u>Ms. Tackett</u> - if there was a way to move part of the back of the house over, then the people behind me wouldn't lose the view of the rock and of the, and of the—you know. I don't think there's much that can help me. If he cuts the trees that's gonna be about it. But I am worried about the people behind me because it's cutting off their alley.</p> <p><u>Paul Hershfield</u> - well, the only way that he can do that is by cutting down the square footage of the house.</p> <p><u>Ms. Tackett</u> - exactly.</p> <p><u>Paul Hershfield</u> - I don't think there's any way, I mean you can ask him.</p> <p>(Laughter.)</p> <p><u>Paul Hershfield</u> - there's nothing on the books, so if you want to see something on the books, you need to start working with the County, because they're the ones with that kind of control.</p> <p><u>Ms. Tackett</u> - I'm not even sure from what the project manager said that the County has control about location of the building envelope. So I mean I've got a lot of research to do for the future, for people. But that I really do feel like I love this community, you know, I'm retired military, I've been all over the world. I love this place better than anyplace on earth. And I really want to preserve it for future people.</p> <p><u>Paul Hershfield</u> - I bet he does too.</p> <p><u>Ms. Tackett</u> - I'm sure he does, but what I'm saying is, we can't do it without maneuvering the regulations, the ordinances, the whatever, the CC&Rs. You know CC&Rs, our CC&Rs I was told have expired. We've</p>

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	<p>got a lot of work to do. But this is the beginning of making a statement, that I think we as a community, not just in Cabrillo Estate, but all over our community. You know like you said, there are all kinds of empty lots there, you know, and whose gonna control that? I know, I understand there was a project, I know I can't, I haven't verified this, the project down on Pecho, but he was going to build a two story house and block everybody's view, and they didn't do it, they made it a one story. They couldn't do that or they wouldn't have a view. So I understand those things, but I think, I just believe in the future. If other communities have done it, I believe we can do it. Santa Barbara, down south, why can't we protect, your know, our future here. I'm not going to be here, but I really do believe in doing that. I think that we owe it to the future, to get some controls in.</p> <p><u>Member Tornatzky</u> - we're so restricted in what we can do because we are in the Coastal Zone, and we don't have a Habitat Conservation Plan, which is supposed to be in process, it's been in process for years, and it's probably going to be quite a while before it's over and it's probably why his house has to be in this particular spot. So to try and change that would be very, very difficult. I'm sure it could be done, but it would be extremely expensive. I know people, and time is of the essence. As to when we're going to get this thing that will allow us to conserve something somewhere else so that we can rip down trees, we're not there yet. So I don't know what the answer really is. It's lie we don't have any power, we are just an advisory council and some of us have worked on the Community Plan. We worked on the draft and it will be coming back next year, probably where we can get some of this done, but also the Habitat Conservation Plan must be melded into the Community Plan before it's all good to go. We have some time ahead of us—who knows, nobody has a crystal ball.</p> <p><u>Ms. Tackett</u> - well I just appreciate you hearing me out and appreciate you guys coming over here for this, and like I said, I don't know your mandate. I don't know your authority, but I know that it somehow, goes some—to the County and then the County makes a decision. So, I couldn't look in the mirror unless I were here. I have to (unintelligible) with this.</p> <p><u>Chairperson Harris</u> - you'll be notified when they have the hearing at the County. That's when they'll actually take it under consideration.</p> <p><u>Steve Best</u> - you're saying that if you don't go to two story, you don't have a view, is that correct?</p> <p><u>Mr. Simonsen</u> - that's correct.</p> <p><u>Steve Best</u> - but you're saying if you do have the ability to move it to another part of the property, that might mitigate the problem (background noise) from the property.</p>

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	<p><u>Mr. Simonsen</u> - well, it would probably help her, her situation, but then it may affect some other people—</p> <p><u>Ms. Tackett</u> - two other neighbors believe it would affect them if it moved over or up.</p> <p><u>Steve Best</u> - to their advantage or—</p> <p><u>Ms. Tackett</u> - oh no, if it was moved, then they would still have that bowling alley lane.</p> <p><u>Steve Best</u> - so if you can get the other people, the other homeowners to write an affidavit to this that if it is moved, and these people were to ask for a variance, and other neighbors would support that variance, and then come back to this committee, and then have this committee advise the County that they support the variance, that might be a way to have the County support the a (unintelligible) variance for you.</p> <p><u>Mr. Simonsen</u> - when I talked to Kerry at the County, she made it sound like that probably will never happen, but the other thing, so I've had to have a couple studies done. I've had to have a snail study, the Morro banded snail, manzanita, the pygmy oaks, so everything has been— they're mainly looking at where have I said that I'm going to build, so they're working on that area, so that would start everything back over again, way back to the beginning, start with trying to get a variance, if I got a variance, then I'd have to get all the studies redone, have my architecture stuff, all my engineering stuff redone.</p> <p>(Crosstalk.)</p> <p>LOCAC voted to recommend approval of DRC2018-00179 SIMONSEN. In favor - 8, opposed - 0, 1 abstention. (8-0-1), two members absent.</p> <p><u>Member Harper</u> - I would just say for the future, I would just have Cabrillo Estates, if you guys want to look at what you can do for that, you have to do it as a group. And start with Kerry and go from there, and it takes time.</p> <p><u>Ms. Tackett</u> - I know.</p> <p><u>Member Harper</u> - but you've got to start, you've got to start. Thank you for coming.</p> <p><u>Ms. Tackett</u> - you've gotta start somewhere, and I just, I really wanted to express, that I don't think this is just going to be me, it's gonna be your grandchildren, everybody that's coming in. I mean I know they are totally legal and everything else. And they're gonna be great neighbors, that's not the issue. I'm just gonna have to spend most of my time at their house so I can have a view. (Laughter.)</p>

Agenda Item	Discussion/Action/Information
<ul style="list-style-type: none"> • DRC2018-00180 DAYSPRING NON LLC: Proposed Minor Use Permit for 2.94 acre (128,000 sq/ft) outdoor cannabis cultivation and the construction of 45,000 sq/ft of greenhouse structures for 21,746 sq/ft of indoor cannabis cultivation and supportive uses including drying, curing, and preparation of product for offsite testing and distribution. The project is to be located at 7510 Los Osos Valley Rd. San Luis Obispo, CA 93405. 	<p><u>Member Tornatzky</u> - all your concerns will be in the minutes, cause I do them verbatim, so everything that was said here, County Planning will see, and hear if they wish, on audio.</p> <p><u>Vice Chairperson Mayfield</u> - this is the Dayspring Minor Use Permit for outdoor cannabis cultivation and a greenhouse structure.</p> <p><u>Lisa Bugrova</u> (applicant's representative) - from Kirk Consulting, the applicant is out of town and trying to get back, on his way, but (unintelligible). I've been working with Mr. Dayspring on several projects throughout the County. The project before you today is actually three projects. He owns three parcels: 6860 Los Osos Valley Road, which is two agricultural parcels, it used to be—or currently is, the Jim May greenhouses; and then the parcel next door is 7510 Los Osos Valley Road, it's an agricultural parcel in avocado trees, its the parcel as you're driving out of Los Osos towards San Luis Obispo on your left hand side. The greenhouses are behind a row of—there's a kind of riparian corridor with some mature trees, the greenhouses are behind those; and then 7510 is right next door, and there's a tall line of eucalyptus trees that border the...southern? (Member Stanfill - North, north.) Northern border, right. So, this is—it's a cultivation project, on an agricultural parcel. I'm talking about it as one project, even though it's three distinct applications. The way the County does their applications for cannabis, you're allowed three acres of outdoor and 23,000 acres of indoor on an agricultural parcel of 25 acres or more. All of these parcels are over 100 acres and meet those qualifications. So the applicant's cultivation practices is using hoop houses, so if you've seen those, they're just like berry hoop houses, they're common in Nipomo, and you see them a lot in Santa Barbara, so the outdoor hoop houses cover the outdoor cannabis from the elements, and there is temporary light deprivation that occurs, no artificial lighting happens in those hoop houses. But that's a way for the outdoor cultivation to be protected from the elements. And then greenhouses, typical as you would grow any other plant. It's pretty standard. The application at 6860 is utilizing the existing greenhouses, and then there's an upper parcel at 6860, there is currently a house pad that is located up behind. He's proposing to put a greenhouse on that location and put the hoop houses at the edge of the parcel above the main greenhouses. And then at 7510, the application has hoop houses along the frontage portion, kind of along the left-hand side, avocados kind of go up along the hillside, and on the left side there's some open ag fields. And then on the opposite side of the driveway, are there—his proposed greenhouses. So the existing avocados all stay, there's no tree removals. The project meets setbacks of 300 foot required for off-site parcels and public roads. And at the request of the Land Use Committee last month, we had some visual simulations prepared. (She passes out the visual reports.) As part of, and I didn't, I made six copies, so that front page is kind of just irrelevant, it's just the back. We did simulations, so part of the cannabis ordinance is, cannabis—send those around—cannabis is required to both be prevented from being easily visible from off-site and have secure fencing, so as part of this operational plan,</p>

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	<p>there'll be secure fencing around the greenhouses, the hoop houses themselves, and then as a further—looking at the visual sensitivity of the Los Osos Valley Road corridor, if the view of hoop houses and green houses is seen as impeding those views, we did a simulation of adding some trees along the fence line and those also could be moved back closer to the actual fences themselves. So, that's basically the gist of the project, if you have any other questions, or questions from the community, I'd be happy to elaborate more.</p> <p>Chairperson Harris asks if there are questions.</p> <p><u>Member Womack</u> - no, but I like the trees.</p> <p><u>Lisa Bugrova</u> - I thought that, you know, the requirement is for fencing, right, so the view, to block the cannabis, but you look at you know, driving along Los Osos Valley Road, and it's really you know, the visual relief that the different rows of trees provide, I think provides a nice, you know, natural break-up of you know, whatever ag uses is occurring. And since the hoop houses aren't exactly avocado trees growing, that was an idea that we're looking at with the County.</p> <p><u>Member Sarrouf</u> - so the applicant is willing to do the trees?</p> <p><u>Lisa Bugrova</u> - yeah.</p> <p><u>Member Sarrouf</u> - and what kind of security is there?</p> <p><u>Lisa Bugrova</u> - so, as part of all cannabis applications, a full security plan is required. This application's security plan has an on-site staff security, motion detected cameras, motion detected lighting, and so a 24-hour on-site security, that would—and they have tracked gates going in and out, so their internal staff or staffing, they know whose has gone into the facility or whose gone out. If there is any breach in the fence line, that's the kind of notification that the security personnel is notified of.</p> <p><u>Member Sarrouf</u> - and is there a lot of lights with the indoor?</p> <p><u>Lisa Bugrova</u> - the lighting—so, if you've driven by the May greenhouses, there's lighting happening at all times—</p> <p><u>Member Sarrouf</u> - so it's no different than what's out there.</p> <p><u>Lisa Bugrova</u> - there's no different than what's out there. And then there's also blackout curtains, so if lighting's occurring and becomes a nuisance, the blackout curtains can, you know, preclude that from escaping.</p> <p><u>Questions/Comments from the Public:</u></p>

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	<p><u>Steve Best</u> - what about water consumption?</p> <p><u>Lisa Bugrova</u> - water use. So the water use of cannabis is actually much lower than your typical vegetable row crop, a avocado tree or vineyard. It's estimated by the Regional Water Quality Control Board Cannabis Development team, of about 1.3 acre feet a year (AFY) per acre versus, say a vineyard is 1.8, and a row crop inside a greenhouse is 2.5 AFY, so the water use for cannabis is actually quite low compared to other agricultural uses.</p> <p><u>Steve Best</u> - and the water source is?</p> <p><u>Lisa Bugrova</u> - on-site wells.</p> <p><u>Steve Best</u> - and how does that affect our aquifer in Los Osos Valley?</p> <p><u>Lisa Bugrova</u> - so it's a separate aquifer as I understand from the Los Osos aquifer.</p> <p><u>Faylla Chapman</u> - it's in the San Luis watershed, isn't it? It's not the Morro Bay watershed.</p> <p><u>Lisa Bugrova</u> - right, correct.</p> <p><u>Paul Hershfield</u> - if they do plant the trees, which is a great idea— (looking at the handout where identical trees are portrayed) - I hope they won't all exactly look alike.</p> <p>(Laughter.)</p> <p><u>Lisa Bugrova</u> - there's only so much time you can apply to a visual simulation.</p> <p>(Laughter.)</p> <p><u>Paul Hershfield</u> - is it possible to have them on some kind of berm? So it brings the height of them up? I know when you put in a new tree in the ground it's—</p> <p><u>Lisa Bugrova</u> - yeah, they're tiny, and that's something that we would look at. You know, are we trying—do we—would trees right against Los Osos Valley Road affect the views of the Morros. That's the real visual corridor is the Morros. Those trees you know in the first five years are super short, and then grow and are blocking your view of the Morros; is that affecting the visual character of the area? And that is something the County will look at as part of their environmental review. What makes the most sense, to provide the screening of the facility itself and not affect the views of the Morros.</p> <p><u>Vice Chairperson Mayfield</u> - yeah, I think that's a good point because</p>

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	<p>I'd much rather make sure that we see the whole extents of landscape rather than the road treatment.</p> <p><u>Paul Hershfield</u> - it seems like tree choice would be really important—</p> <p><u>Chairperson Harris</u> - yeah, you can find trees that only grow a certain height.</p> <p><u>Paul Hershfield</u> - who will maintain the trees?</p> <p><u>Lisa Bugrova</u> - the applicant, the property owner.</p> <p><u>Paul Hershfield</u> - so would the applicant accept some restrictions on how high they can be, allowed to grow and things like that?</p> <p><u>Lisa Bugrova</u> - from a maintenance perspective it behoves him to keep them at a lower level than if he had trees growing and dropping leaves into his farm. That's definitely something—we're working actively with the County to determine what makes the most sense, what's the most protective of the views knowing that's a significantly sensitive issue.</p> <p>A motion was made and seconded to recommend approval of DRC2018-00180 DAYSPRING NON LLC. In favor - 9, opposed - 0, no abstentions. (9-0-0), two members absent.</p> <p>Crosstalk of if this was one project or we'd see two more.</p> <p><u>Vice Chairperson Mayfield</u> - the way she explained it, it's really one project split into three permits. She didn't want to come to the Land Use Committee and back to LOCAC again to say pretty much the exact same thing.</p> <p><u>Lisa Bugrova</u> - so that's why the visuals were prepared for all three projects.</p> <p><u>Vice Chairperson Mayfield</u> - we can approve all three projects.</p> <p><u>Member Sarrouf</u> - is that what we just did?</p> <p><u>Vice Chairperson Mayfield</u> - well, I guess if you didn't understand that, no, that's not what we just did. But perhaps we could vote on that.</p> <p><u>Chairperson Harris</u> - we approved what's on here.</p> <p><u>Member Tornatzky</u>- why don't we just make it Consent, like when we see it at our committee, we'll just say, let's put it on Consent, we've seen it already. So you wouldn't have to come back.</p> <p><u>Lisa Bugrova</u> - okay, so you'd put it on Consent for this body—</p> <p><u>Vice Chairperson Mayfield</u> - for the next—because they are one the next</p>

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<p><u>Public Comment on Items Not on the Agenda</u></p>	<p>LUC meeting.</p> <p>Crosstalk about Lisa Bugrova not needing to come to either the LUC meeting or the next LOCAC meeting, it will be on the Consent Agendas for both meetings.</p> <p><u>Steve Best</u> - (unintelligible) somebody on Nextdoor made a comment about—I was enquiring about it earlier—the uh, on the corner of Los Olivos and Fairchild, somebody is putting up a fence around it right now. Is that a lot that's been approved for permitting?</p> <p><u>Member Harper</u> - yeah, we heard it.</p> <p><u>Member Tornatzky</u> - we saw it. Yeah, it was what was it, two years ago? It was a long time ago, but we saw it.</p> <p><u>Steve Best</u> - it's uh, eighteen townhouses, or what's the—I</p> <p><u>Members Harper and Tornatzky</u> - no.</p> <p><u>Steve Best</u> - I tried looking up the, the, uh description of the property, I couldn't find the, what the, what the—</p> <p><u>Member Tornatzky</u> - we're talking about the wire fencing that's going around, and there's a bus sitting there, and that's what we're talking about?</p> <p><u>Steve Best</u> - yeah, it's got a 1.7 acre—</p> <p><u>Member Bender</u> - is that the storage yard?</p> <p><u>Member Tornatzky</u> - it's yeah, I think it was Sandy Bean.</p> <p><u>Steve Best</u> - it's across the street from the storage yard.</p> <p><u>Member Bender</u> - no, it's becoming a commercial, I'm trying to think of the wording, it's not a storage—it's for a business to store his trucks—</p> <p><u>Member Tornatzky</u> - vehicles.</p> <p><u>Member Bender</u> - vehicles and equipment, and all that. I think that's what it was. That's what they're doing to that property. It's not a storage yard like the other one there, where people rent little storage things. This is like a construction company is going to put (crosstalk) it's a staging area, he'll put all his equipment.</p> <p><u>Member Harper</u> - it came through LOCAC.</p> <p><u>Member Bender</u> - yeah, it came through LOCAC.</p>

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<p><u>LOCAC business items, committee reports:</u></p> <ul style="list-style-type: none"> • Approval of minutes • Treasurer’s Report • Land Use • Traffic & Circulation • Trees & Landscape 	<p><u>Steve Best</u> - one of the maps on the County website shows 18 townhall—er, townhouse type buildings on that property.</p> <p><u>Member Bender</u> - yeah, well that’s, that’s not what this is, this is just open storage, no building, there might be, I think, a trailer on there.</p> <p><u>Steve Best</u> - the County’s changed their website, so it’s hard to navigate. The County’s changed their website, so it’s hard to navigate.</p> <p><u>Member Bender</u> - yeah, yeah, yeah, it’s updated. I’m sure long ago that was for houses but it’s just outdoor, open storage.</p> <p>Crosstalk - you can’t put houses where there’s no water.</p> <p><u>Steve Best</u> - there’s not a permanent structure being built there.</p> <p><u>Member Bender</u> - no, no.</p> <p>A motion was made and seconded to approve the Minutes. LOCAC voted in favor - 9, opposed - 0, (9-0-0). Two members were absent. No abstentions.</p> <p><u>Treasurer Womack</u> - so we have \$60.25. I just wrote a check for \$20.</p> <p><u>Chairperson Harris</u> - are we going to make it to the end of the year?</p> <p><u>Treasurer Womack</u> - oh, we’ll make it to the end of the year, ah, but I submitted all our paperwork to get our check. I see we have a letter from Bruce Gibson saying he’d like to grant us \$2,000, but they sent paperwork I already sent in to be signed, so I will call and see what’s going on with that. I was hoping to see a check, not a form.</p> <p><u>Chairperson Harris</u> - any more committee reports? Land Use? It’s all about Land Use! (No report as we covered this already.)</p> <p><u>Traffic & Circulation Chairperson Harper</u> - just that we will not have a December meeting. Our next meeting will be Monday, January 21 at 5:30 p.m. at the South Bay Community Center. And we’ll be starting to look at the Circulation Study, and that’s it, and anything else that comes up.</p> <p><u>Tree & Landscape Chairperson Hunter</u> - Tree & Landscape will have their last meeting of the year December 10 at the Community Center, ah, 6:30. And, we’re pushing ahead on various projects, but we have reached out to the County and we’re trying to see where we might be able to plant trees on public land; its limited. We looked into applying for some tree planting grants. That’s not going to happen this year</p>

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	<p><u>Faylla Chapman</u> - you can hear better.</p> <p><u>Chairperson Harris</u> - much better acoustics and you don't need the microphone so much. I can even hear me. But if we ever have a really big crowd, I'm a little worried about...</p> <p><u>Steve Vinson</u> - they've got a conference room next door.</p> <p><u>Chairperson Harris</u> - yeah, there's a slightly bigger one.</p> <p><u>Steve Vinson</u> - the CSD met there for a year.</p> <p><u>Chairperson Harris</u> - my HOA meets here all the time. It's closer to my house! (Laughter.)</p> <p><u>Member Sarrouf</u> - is it less expensive?</p> <p><u>Chairperson Harris</u> - they give us a real steep discount for non-profits here. As Margaret discovered when she moved her group over here, so—</p> <p><u>Vice Chairperson Mayfield</u> - what does South Bay charge?</p> <p><u>Treasurer Womack</u> - \$100, and this is \$20, and that's a discounted rate. But this one is like \$20.</p> <p>(Crosstalk discussion of prices.)</p> <p><u>Treasurer Womack</u> - I think my only issue is that sometimes we do have big groups for certain issues. And then we'd have to—because we kind of have a standing you know, and if we move over here and then we need the Community Center because we have more people for some reason, it might be hard to book.</p> <p><u>Member Stanfill</u> - it's a little cosy for the Board.</p> <p>(Laughter, short discussion on how cramped council seating is.)</p> <p><u>Vice Chairperson Mayfield</u> - the other meeting has more room, has a capacity I think of—it's a little bigger than this. And it's only \$25.</p> <p>Discussion of room size, and what to do going forward. Booking for the year, do the larger room, this is room's capacity is 68 and the other one is 75 or 80. But the larger room would not accommodate one of the large meetings. It is very rare to need a meeting room larger than the larger Sea Pines room. We would just arrange it with the Community Center when it is available. It is usually available during the week except during the holidays.</p> <p>Check your agendas and on the website for the location in January.</p>

Agenda Item	Discussion/Action/Information
	<p>Multiple firsts and seconds on adjourning the meeting.</p> <p>Meeting adjourned 8:05 p.m..</p> <p>The next meeting is January 24, 2019.</p> <p>Respectfully submitted,</p> <p><i>Lynette Tornatzky</i></p> <p>Lynette Tornatzky LOCAC Secretary</p>

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Agenda Item	Discussion/Action/Information
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Agenda Item	Discussion/Action/Information
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