



LOCAC • Los Osos Community Advisory Council

Meeting Minutes for June 28, 2018

South Bay Community Center

Agenda Item	Discussion/Action/Information						
<p>Call to order/roll call @ 7:02 p.m.</p> <p><u>Chairperson's announcements</u></p> <p><u>County and Local Agency Reports</u></p> <ul style="list-style-type: none"> • Sheriff's Report 	<p>Roll Call - P = present A = absent E = excused</p> <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top; width: 33%;"> <p>District One Yael Korin - P Lynette Tornatzky, <i>Secretary</i> - P</p> </td> <td style="vertical-align: top; width: 33%;"> <p>District Two Jan Harper - P Christine Womack, <i>Treasurer</i> - A</p> </td> <td style="vertical-align: top; width: 33%;"> <p>District Three Larry Bender, <i>Chairperson</i> - P Sandra Sarrouf - P</p> </td> </tr> <tr> <td style="vertical-align: top;"> <p>District Four David Harris - E Tim Carstairs - P</p> </td> <td colspan="2" style="vertical-align: top;"> <p>Appointed David Hunter - P Margaret Mayfield, <i>Vice Chairperson</i> - P Jim Stanfill - A</p> </td> </tr> </table> <p><u>Chairperson Larry Bender</u> - calls the meeting to order. He thanks the South Bay Community Center for being so generous to host our meetings here.</p> <p><u>Commander Jim Voge</u> - gives the report for April 24 to May 24. There were 281 calls for service, which is in the mid-range. Calls included criminal acts, or suspicious vehicles, or suspicious suspects, burglary calls, theft calls. Phone scams included the kidnapped son, the PG&E one asking for personal information, attorneys needing social security numbers where you can pay with gift cards (laughter), or an arrest warrant. Vandalism spiked up, and 45 disturbing the peace calls which is a little higher than normal. He gave a detailed account on how a house break in case was handled. They are getting thefts and vandalisms (tire punctures/slashes). They seem to be targeting an area, not specific people. They have stopped for now. He advises people to lock your cars, and that motion lights and high tech cameras are good. They have put more patrols in the area. He asks if there are any questions.</p> <p>No Council comments.</p> <p><u>Public Comment:</u></p> <p><u>Barbara Kula</u> - asks if there is more of a description on the missing boy from Santa Barbara/Lompoc area. She mentions that there are two heavy-set Mexican gentlemen walking around in pure white tennis shoes which is not typical of this area.</p> <p><u>Commander Voge</u> - says he has no further descriptions, but asks where they were.</p> <p><u>Barbara Kula</u> - on Mountain View, and across from Westy VW.</p>	<p>District One Yael Korin - P Lynette Tornatzky, <i>Secretary</i> - P</p>	<p>District Two Jan Harper - P Christine Womack, <i>Treasurer</i> - A</p>	<p>District Three Larry Bender, <i>Chairperson</i> - P Sandra Sarrouf - P</p>	<p>District Four David Harris - E Tim Carstairs - P</p>	<p>Appointed David Hunter - P Margaret Mayfield, <i>Vice Chairperson</i> - P Jim Stanfill - A</p>	
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<ul style="list-style-type: none"> • Highway Patrol Report • County Staff Report 	<p><u>Commander Voge</u> - says he will let the deputies know.</p> <p>There was no Highway Patrol report.</p> <p><u>County Senior Planner Kerry Brown</u> - they have submitted the Habitat Conservation Plan to the US Fish & Wildlife Service. They have a lot to do; they have to read through the document and issue a biological opinion, and go through the cultural resources section. Hopefully she will have a better idea of timing next month. They are still targeting to get that to the Federal Register in the next months, and they will have a 90-day review period. We are finishing up the Draft Environmental Impact Report for the Community Plan, and they will all be released together.</p> <p>No Council or Public Comment.</p>
<ul style="list-style-type: none"> • Supervisor Gibson’s Report 	<p><u>Bruce Gibson Legislative Assistant Cherie McKee</u> - Supervisor Gibson is at a conference in Santa Barbara. They will not be having Office Hours next month. The next time will be the fourth Thursday in August. This is the normal board break for the Board of Supervisors this week and next week, and the next meeting is July 9.</p> <p>No Council or Public Comment.</p>
<ul style="list-style-type: none"> • LOCSD Report 	<p><u>LOCSD Director Lou Tornatzky</u> - at the LOCSD board meeting of June 7, 2018 the following issues were presented, discussed and some decisions made: The District/CAL FIRE Chief reported on recent and forthcoming chipping events. When we had the meeting one had already taken place and one was in the offing in the next few days. Jose Acosta, Utilities Manager, reported on the current status of water production and billing for the month of April 2018. Compared with the same month last year, water production decreased 8%. For the month residential customers used roughly 60 gallons per person per day. General Manager Renee Osborne reported that work is well underway for submittal, at long last, of the Dog Park lease, which will accelerate the updating of the Community Plan relative to dog parks; it’s in sight. The Board approved the implementation of the Consumer Price Index (CPI) increase to the Fire Special Tax for Fiscal Year 2018/2019. The Board voted to continue a program for the Los Osos Income Assistance Fund for installation of sewer laterals for lower income residents not yet connected to the sewer system. So we are getting to the end of it all. The Board reviewed and approved pending applications to the Finance Advisory Committee. An extensive discussion was conducted, concerning an accompanying draft letter to the County Board of Supervisors, the gist of which argued that the Coastal Development Permit that was issued in 2010 and which had led to a Recycled Water Management Plan being drafted in 2012, was an inappropriate move. The rationale was that this step would have zero seawater intrusion benefit, given the current state of the basin. The CSD Board voted to send the draft letter to the Supervisors, and the letter was in the</p>

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<p>• LO/BP Chamber Report</p> <p>LOCAC COMMITTEE REPORTS</p>	<p>meeting packet and covered 2 ½ pages of closely reasoned text of what transpired over all these months and years. There was a Special LOCSD meeting held on June 26, and after 5 minutes of discussion, the Board simultaneously approved: Agenda Item 2A, Payment to the County to cover shortfall in the Fiscal Year 2017/2018 Fire Protection Services Agreement Payment; Agenda Item 2B, Adopting a Memorandum of Understanding between the LOCSD and San Luis Obispo County Employees' Association for the Miscellaneous Employee's Bargaining Unit through June 30, 2019. These last two items are very dense and you could try giving me some questions.</p> <p>No Council comments.</p> <p><u>Public Comment:</u></p> <p><u>Julie Tacker</u> - Lou, I wonder if you could get a copy of the letter that your that Board sent to the Board of Supervisors on the recycled water to LOCAC, and then Larry, perhaps after your council reads it, maybe you want to take a position on the same issue. It's a valuable conversation that LOCAC should have as well.</p> <p><u>Chairperson Bender</u> asks <u>Director Tornatzky</u> about this and he advises LOCAC to contact LOCSD General Manager Renee Osborne for the letter.</p> <p><u>Chamber President Steve Vinson</u> - announces that the Chamber is creating a new event that's going to be down in Baywood. Everyone is familiar with Monday Farmer's Market and Beer on the Pier. We're going to be bringing in something for Labor Day that's going to be right in the middle. Come and experience the local and sustainable food offerings that our area has to offer, A Taste of Baywood, that's the name of the event. Farm-to-table food event will be showcasing local vendors from across the central coast, as well as their fresh and sustainable food options. So that's going to be, they are going to block off just a little bit of 2nd Street and it's Labor Day, September 3, from 2:30 to 5:30. We won't be having any music or anything like that; people were worried about that. (To Legislative Assistant Mckee) We'd love to see Bruce there. Two other real quick things—Zacster's, the great toy store that we have right up here, is having a kind of a Christmas in July, a lot of cool stuff. I don't know if you've ever been in there, most of our kids are grown up, but if you have grand kids, grand nephews, whatever, jump in Zach's store; he's got some really cool stuff, and he has a great sale going on. Grocery Outlet, you probably know, they've got these Midstate Fair tickets at a sale price, so if you know anybody that's going to buy tickets and going to the fair, send them to Grocery Outlet. That's all I have.</p> <p>No Council or Public Comment.</p>

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<p>TREASURER’S REPORT/MINUTES OTHER REPORTS:</p>	<p><u>David Hunter, Tree & Landscape Chairperson</u> - reports that we had our meeting earlier this month and a gentleman stated that he was concerned about the loss of trees in Los Osos following the drought and that they’re not being replaced. So as they are being removed in various places along the County right-of-way. So we’re in the process of looking into that, digging into it a little deeper, and trying to find out how we could replace the trees and if the County could play a role. So it’s ongoing and I will have more information at the next meeting.</p> <p><u>Chairperson Bender</u> comments that it would be great to have more trees here in town. If anyone has suggestions or ideas on how to help with this, get in touch with Dave.</p> <p><u>Director Tornatzky</u> says get species of trees that use less water. <u>Chairperson Bender</u> says “drought tolerant” trees, or at least local natives.</p> <p><u>Jan Harper, Traffic & Circulation Chairperson</u> - our big discussion was on the parking ordinance. We had a discussion, we had no recommendation. We’ll revisit it again in six months or so. Los Osos Cares is trying to work on a site for safe parking in the evenings. That has lots of little hoops to run through, so they’re working on that. That’s one reason why the committee wasn’t ready to make a decision. Traffic & Circulation meets on the third Monday, at 5:30 in the small meeting room here. If you have a traffic and circulation concern, one number of interest to everybody would be the County Public Works number, its 781-5252. If know there’s a corner with overgrown vegetation or a pothole, something in the street. Other than that, for a nuisance or something like that, you can call the Sheriff. If there’s a speed issue that you notice on the street, you call the Highway Patrol. Again, the County number is 781-5252.</p> <p><u>Council comment:</u></p> <p><u>Member Sarrouf</u> - what is “safe parking” in the evening for the Los Osos Cares; they want “safe parking” in the evening for who?</p> <p><u>Member Harper</u> - they are trying to find a location, work through the liability issues, for people that are living in their vehicles. So if you want to find out more about that, Los Osos Cares has a resource center and you can work on that.</p> <p><u>Public comment:</u></p> <p><u>Barbara Kula</u> - I’ve been researching safe parking from the County website as to what kind of requirements and stuff that would be, and I don’t know if you have an answer here tonight, but if you do go to safe parking areas, are you planning on distributing them equally to each zone throughout the town?</p> <p><u>Member Harper</u> - you’d really want to talk to Los Osos Cares, because</p>

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<p>PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA (limit of three minutes per person)</p>	<p>they are going to be the lead group on that. They'll probably present it to LOCAC, but they'll be the lead; trying to get the liability, trying to get the space, trying to make sure they are doing it legal. So you'd want to let them know that, that that's your concern.</p> <p>(Land Use Committee is on the agenda. No report from the Outreach Committee.)</p> <p>There was no Treasurer's Report.</p> <p>Secretary's Minutes by <u>Member Tornatzky</u> - she fixed the typos and was grateful to Member Harper for giving her the correct spelling on a name. The minutes were too big to fit on the bulletin board, so they are in the book. The are available for download off the website, locac.info. <u>Chairperson Bender</u> says the minutes are very thorough.</p> <p>A motion was made and seconded to accept the LOCAC Minutes. LOCAC voted in favor - 8, opposed - 0, no abstentions. (10-0-0), three members absent.</p> <p><u>Faylla Chapman</u> - wants to know about the website, it's changed four times in the last two weeks.</p> <p><u>Chairperson Bender</u> - says it's probably going to change a few more times and asks Member Sarrouf to explain, she has been working on it with Member Harris. He was in the meeting on it and they have wonderful ideas. He asks Ms. Chapman if she wants everything or just the condition of the website.</p> <p><u>Member Sarrouf</u> - explains that every time she goes on there is something new. (Short time out to get her a mic.) The Outreach Committee has been meeting and talking about how to simplify or to make the website more clean. So Dave is working on the website and the technicalities—he's using two different platforms. But right now, if you've seen it in the past week he's kind of changed, so he is trying different things, a new look to simplify it. We also talked about changing the logo, because it was really clunky and hard to use, so that someone has agreed to draft a few different options to us which they'll present and we'll look at. So that was the goal of the website. So it's not permanent yet, if you have feedback, if there was something you really liked or you hated, you can Email, "I like that," "I didn't like that." It's in the works. Did I answer your question?</p> <p><u>Faylla Chapman</u> - the first iteration required that you had to sign in and have a password, you're not going to do that are you?</p> <p><u>Member Sarrouf</u> - no, that just must have been a technical thing, what the platforms were doing.</p> <p><u>Faylla Chapman</u> - I don't want another password! (Laughter)</p>

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	<p><u>Unidentified man</u> - I have two questions. I'm here for one other purpose, but since I'm here, I might as well ask them here. Prior to the sewer installation and disruption which thankfully in most areas has been (unintelligible), the streets have been repaved, however, the section going down, in front of mobile homes, has never been repaved, it has been patched, but it has never been resurfaced universally, and I was wondering when is that going to happen? The idea was, when this project was done, it would be returned.</p> <p><u>Chairperson Bender</u> - which mobile homes? (Various responses - Los Osos Valley Road.)</p> <p><u>Unidentified man</u> - east of South Bay Boulevard.</p> <p><u>Chairperson Bender</u> - Daisy Hill, and the other.</p> <p><u>Unidentified man</u> - almost to the cemetery. That has never been universally restored. Secondly, through the auspices of this group I understand, prior to the whole beginning of that, an area that was an eyesore for the community was remedied, and that was the median that goes right along Ralphs Shopping Center. It was beautifully planted, irrigated etcetera. During the course of the construction, it was destroyed in pieces, and it has never been restored. To me, it should have been done by the County, because it was part of the purview of expense, restoring it the way it should have been.</p> <p><u>Member Tornatzky</u> - I will try to speak loudly, I will answer that because Celebrate Los Osos took over the median, and that is our responsibility. The problem was, the water was cut off during the sewer situation. Then they had a whole back and forth as to who owned the water, and who was going to price it, and it's in the Golden State Water area, and since it is recycled water, we have to get the water from them. So we're still trying to find out from them when the pricing is done, so that we can get the water, so that we can replant and make it look good again. So I totally apologize and I hate looking at it myself. Until we have water, we can't fix it.</p> <p>(Crosstalk)</p> <p><u>Unidentified man</u> - in my mind, it should just be a restoration at the expense of the County.</p> <p><u>Legislative Assistant McKee</u> - it will be, but like she said, we are waiting for the water. The water needs to come to keep that area looking great, and so that's what we're waiting for. And it should be happening soon.</p> <p><u>Unidentified man</u> - so no graywater was pumped to that site?</p> <p><u>Legislative Assistant McKee</u> - it was the piping. The recycled water. We're waiting for that. And the negotiations seem to have gone through,</p>

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<p>CONSENT AGENDA, 1. DRC2018-00065 BRACKEN; addition of a 282 sq. ft. garage located at 765 Highland Ave.</p> <p>REGULAR AGENDA ITEMS, INCLUDING PUBLIC COMMENT Vacation Rentals Guidelines; Review</p>	<p>and we're hoping it happens very soon.</p> <p><u>Unidentified man</u> - well, I'm encouraged because it is just amazing that how most other elements in the city have been restored, and yet one of the most visible, and what was a very positive part, it would be nice to have us tear up some of the rest of the median and be able to plant that. I'd settle for at least what was there restored.</p> <p><u>Chairperson Bender</u> - we do take notes of this and that part of the road where the trailer parks are—we'll make sure the word is spread to the right people. He thanks the man for coming here.</p> <p><u>Paul Herschfield</u> - my understanding is that the stretch on Los Osos Valley Road there, all the patching is from the utility underground and that it had nothing to do with the sewer. I don't know for sure.</p> <p><u>Chairperson Bender</u> and <u>Paul Herschfield</u> discuss that it is not a sewer issue. The <u>unidentified man</u> says his understanding was that the maintenance for the streets was put off, and that whatever money that the County was going to spend was not spent prior to the construction because it would have been silly to have torn up the roads and put in the piping right after it had been paved so it would seem to me that the normal replenishment of roadways would have taken place universally, particularly in a main traffic arteries which Los Osos Valley Road—</p> <p><u>Chairperson Bender</u> - have you noticed all the power lines are missing on Los Osos Valley Road? So that was part of the thing in making the entrance to Los Osos better looking by removing the power lines. But they disrupted the road again.</p> <p><u>Unidentified man</u> - it was never repaved, it should have been.</p> <p><u>Chairperson Bender</u> - we'll find out and we'll get an answer back to you.</p> <p><u>Land Use Chairperson - Vice Chairperson Margaret Mayfield</u> - introduces the item. We reviewed the project at the Land Use Committee and nobody saw anything of great concern in this project. It's a single car garage being added on to a single car garage, so they now have a double car garage. No plumbing, no accessory use or anything. We recommended approval and placement on the Consent agenda.</p> <p>A motion was made and seconded. LOCAC voted in favor - 10, opposed - 0, to recommend sending approval for the Bracken Minor Use Permit. (8-0-0). No abstentions. Three members were absent.</p>

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<p>and discuss proposed vacation rental guidelines for Los Osos</p>	<p><u>Land Use Chairperson - Vice Chairperson Margaret Mayfield</u> - I'm pretty sure everyone in the room knows we've been dealing with the guideline issue for several months at the Land Use Committee, I think since last fall. And we received a whole lot of public input. The topic became a concern among many community members. Vacation rentals appear to be on the rise in Los Osos. Los Osos is primarily a residential, bedroom community, it is not a tourist town, and people would like it to remain that way. So there are several issues of concern related to Vacation Rentals, and we decided it would be a good time to address those now, while our Community Plan is being updated for one, so that we can get some policy guideline statements included in the Community Plan. And also develop some guidelines so that we have some criteria to judge Vacation Rental permits, to review them by, when they come to the Land Use committee. Currently, it's just a Minor Use Permit, and there are no specific guidelines for Los Osos. So we have dealt with the issue for several months now, and we went through some draft guidelines, and got feedback; we revised them, and finally, at the last Land Use Committee we voted on them, and now we are recommending them to the full LOCAC committee. I don't know the best way to proceed here, if we want to open it up to committee members, assuming you've all read the guidelines. If you have questions, or comments, or if you want to open it up to the public first. I'm open to suggestions here.</p> <p><u>Chairperson Bender</u> and <u>Member Tornatzky</u> have a short discussion. She suggests opening it up to the public as we might hear something new. We do not need to make a motion first. Chairperson Bender asks audience members to state their names loudly and clearly, and to use the microphone so we can hear what you are saying. (The microphone is moved.)</p> <p><u>Public Questions or Comments:</u></p> <p><u>Paul Hershfield</u> - from 8th Street. I am also a public member of the Land Use Committee, so I've been involved in this process. I just want to note that cities up and down the Central Coast, actually the whole coast, many of them are in the midst of revisiting their Vacation Rental Ordinances, because they've been really overwhelmed, the community has been overwhelmed by this phenomenon. So, just bear in mind that we are trying, everybody that has been involved in this, is trying to avoid us running into some kind of big disaster, where we have to come back and try to redress. So I think that we had a lot of public input; people came to meetings, people sent emails, and I think the proposed guidelines reflect the majority of, at least those who participated, the majority of the community's wishes. Thanks.</p> <p><u>Lisa Wallender</u> - I have two minutes worth of prepared comments. I timed myself (laughter). I'm a 35-year resident of Los Osos. I live in Cuesta-by-the-Sea. I wish to commend the Land Use Committee, and especially Margaret Mayfield as their able chair for a really thoughtful,</p>

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	<p>thorough process in developing these guidelines. As Paul mentioned, many other communities in our county, throughout the state and beyond have been grappling with issues related to Vacation Rentals in their communities. It is not unique to us by any stretch of the imagination. The Land Use Committee looked at many other communities, and it's trying to learn from their experience and apply that to us. As Paul mentioned, they took a lot of public comment. And a lot of those meetings weren't really a lot of fun to be at, and I just thank everybody on that committee for sticking with us and listening to us, and working through it. I commend the citizens, a lot of people came, a lot of people sent written comments. And so there was a lot of community involvement that led to the guidelines that you have before you today. The result in my opinion is a pretty good set of guidelines. I was really impressed with what come out of that committee. As I'm sure you've recognized, no one set of guidelines is going to please everybody. Everybody gave something, and everybody got something in here. There were many competing interests giving input, and it was a matter of finding balance among those interests and I think these guidelines do a really good job of finding that balance. I support these guidelines as they are written. I'll mention that recently, as I walk around town, I've run into several people who've moved here in just the last few years, three to five years. Inevitably, they love Los Osos. And I ask them, well, why is that? To a person, the response is always, "Los Osos is a community," and they put it exactly like that. Los Osos is a community. People live here. People know each other. They get outside and they talk to each other. They look out, and if there is a strange car in the neighbor's driveway, they call the sheriff, as we heard earlier today. People are so friendly. All of that is what makes Los Osos a community. And that's one of the things that makes Los Osos so special. So different from the other coastal communities in our county. So I urge you to approve the guidelines to preserve and protect that aspect of Los Osos. If you do make any changes, I ask you to err on the side of caution. Any changes should strengthen the guidelines to protect our community, the people who live here, work here, do business here, and raise families here. Thank you.</p> <p><u>Barbara Kurt</u> - I've lived in the Los Osos area for about 12 to 15 years, off and on. Anyway, a couple of years ago, I want to share my experience because I knew nothing about Vacation Rentals, or Airbnb. A couple of years ago I got a house in Morro Bay, and I found out about what Vacation Rentals were all about. I lasted six months and I sold the house. In the area where I lived in, there was so many Vacation Rentals and Airbnbs, that it really disrupted the quality of life, it did, you know? Of course you never knew who was across the street, and the people across the street built a very expensive house, and they didn't rent it out, but they let their relatives use it, so you never knew who was going to be there. Down the street, parties all the time because of the Vacation Rentals. I hate to be a naysayer, but also, I don't know if people are really aware, there's out of the area companies that specialize in leasing and buying vacation rentals. One particular one, the name of it is The Casa, I'm telling you, they were at my door once a week, knocking on my door, OK? So this is</p>

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	<p>from somebody who didn't know anything about Vacation rentals, well I got an education, and I actually I lost money on the house just to move back to Los Osos for a nice calm community. Anyway, thank you.</p> <p><u>Unidentified woman</u> - I never spoke in one of these things before (laughter). I work for a Vacation Rental company, and I just wanted to hear everyone's opinion. I know Vacation Rentals do have a bad name, like the (unintelligible) international company, we're a local company based out of Cayucos. We manage homes in Cayucos, Morro Bay, and we also do full-time rentals. I see where we have an ordinance in Cayucos, but it is not enforced all the time, so I understand where there's noise violations, or parking violations, and as a local, I've lived here my whole life, local property manager, we'd like to see that—if there's a local phone person—I know every street, I know the corners, I know everything about the towns here, so with Airbnb coming in—Airbnb has put a scare on everybody, because anyone can rent their house, everybody can do that. Airbnb has put a negative light on Vacation Rentals, and I just want—the people that come to visit have been coming for 20 - 30 - 67 years, and they can't afford to be here. And they want to come to enjoy the area for a week with their grandchildren, get out of the heat, get out of the toxic air where they live. I have kids 10 years old, and I'm like "are you happy to be here?" "I can breathe! I can breathe here, I'm so happy!" And so I know there's a lot of negative thought on Vacation Rentals but we kind of have to see the good and let's share our community. And definitely have guidelines and rules and enforce them, but still, let's share what we have in this beautiful area that so many people can't afford to live here. So I know, Harbor Beachside Rentals in Cayucos. So if you have any questions, Tony LaGraw is the owner of Beachside Rentals. She's very involved with Visit SLO and I know she's been to a lot of meetings, and so she has offered to help with the ordinance, and really enforcing what's already there, especially in Morro Bay and Cayucos. And I know Los Osos is trying to set something up like that.</p> <p><u>Nick Juren</u> - I don't know if I need the microphone for everybody here, can you hear me? I'm a Los Osos resident and I also own Beach-N-Bay Getaways, which is a rental company in Morro Bay and we have a few homes here in Los Osos, and also URelax Vacation Rentals. So collectively we manage 53 Vacation Rentals. We only manage rentals that really are true Vacation Rentals, meaning that they are located well: they're Vacation Rentals that people want to visit. Most of them, well, I shouldn't say most of them, probably 70%, you can walk to the beach or the bayside, like in Los Osos the two homes we have are bay properties. You know over this year, or looking back a year, we've conducted about 2,000 rentals, without a single violation. That's because we're good neighbors. All the people that are next to us know us. And yes, we've had people that don't follow the rules, and we keep track of that. And it's actually less than 1%. So those are the groups that we come down on. We have a contract with them, and just like was said before, you know, Vacation Rentals are a valuable asset. And the Coastal Com-</p>

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	<p>mission also serves to protect that, because we all do live in a special area. My personal story in 2002, I purchased a house that has a nice view, but I was still probably 10 years from retirement in the Bay area. And I ran my house here as a Vacation Rental for several years. And you know, didn't have any problem, and eventually moved to the area. And many of the people that I represent in the homes that I manage, they're going to be your neighbors someday. Not all, but the vast majority, they're still working, this is a second home. And they purchased these homes in many cases with the outlook to Vacation Rental, maybe not so much here in Los Osos because of the Minor Use Permit Process especially is onerous, and people do come out with torches against it, and I'm very familiar with the market here, and I understand why. And like was said before, it really is want of enforcement. It's the illegal Vacation Rentals, its the people that are sharing their house with out paying into the community. You know Morro Bay, as you might be aware, is regulating Vacation Rentals as well. And we're having the discussions with them. And they were initially taking a very hard line approach, and we reached out to—we've only been in business eight years—but we've hosted 10,000 individual groups that have unique emails that have come to this area during that time. And these are all people that can drive here. So that's tremendous exposure, and our average group size is five people. And who do we rent to? We rent primarily to families. And I know the houses that are party houses, I know. I don't manage them. And that's really, that's one of enforcement. As I look at the regulations before, you know to be honest, we all know that the regulations are really to prohibit Vacation Rentals. You know the proximity requirements, and also then also still having to go through a Minor Use Permit. (LOCAC interruption asking if there are time limits which the Vice Chair says yes.) Yeah, I know that's fine. But I just want to, you know—I can be reached if you Google Beach-N-Bay Getaways, you can reach me if you have any questions. But you know obviously I'm for Vacation Rentals, and consider that. Thank you.</p> <p>(Crosstalk)</p> <p><u>Sue Morganthaler</u> - I'd just like to say that I've been involved in the discussions ever since last fall, it's been many months. We've had many meeting, many discussions, and as Lisa said, we took everybody's viewpoint into consideration, and we've all made (unintelligible) on many things, and we're not eliminating Vacation Rentals. We are allowing them. We're merely putting a cap on how many we choose to have in the community to keep our community feeling, and we're asking that the density be such that they're spread out, so they don't all happen in one neighborhood and sort of ruin that neighborhood for the people that live there. We're having them spaced out. We're not getting rid of them, we're not abolishing them, that's not even on the table. The Coastal Commission has made it very clear, we need to have them. But we also have hotels, we have other ways for people to come. But as I said, we're not voting to eliminate them at all. There will still be them. We've discussed enforcement, all of this stuff has been through the ringer. We</p>

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	<p>all know the reality of what Code Enforcement is right now. So I hope that the committee will support these guidelines. I understand this isn't the last step, it still has to go to the County, where who knows what negotiations will happen past this. So, this is a good starting place. We've tried to make everybody compromise and be happy with this. And as you saw, the committee voted overwhelmingly eight to two for the most part to pass this. So I hope that you take this into consideration and support it as (unintelligible). Thank you.</p> <p><u>Margaret Bertrand</u> - I live in Los Osos on San Jacinto Drive. I'd just like to say, while it's true, that I'm very much in favor of the guidelines that are being presented here tonight, if given my choice, I would like an outright ban of Vacation Rentals in Los Osos. But, in the compromise of the process that we went through, I'm willing to accept the compromise that we came to. And I think it's a good compromise because it sets a cap on the number of them throughout the community, and throughout the neighborhoods of Los Osos. So we have a density requirement and a cap, I think those are good things. I think the other things that are in there as well are all very good things that we reached a compromise on, and I've been participating in it throughout the time and I think a lot of people did. And I think Margaret did a great job of getting everybody's input and moving ahead with it. I'd just like, if I could, have a show of hands, of the people here that have come, how many people here feel that it's a good compromise? Would you raise your hand? OK, that's one—keep your hands up please—two, three, four, five, six, seven, eight, nine, ten—</p> <p><u>Unidentified man</u> - I don't think this is appropriate—</p> <p><u>Margaret Bertrand</u> - eleven, twelve, thirteen fourteen—</p> <p><u>Chairperson Bender</u> - she has her three minutes—</p> <p><u>Unidentified man</u> - no, she can't involve the audience—</p> <p><u>Margaret Bertrand</u> - sixteen, seventeen, eighteen, nineteen people of this community that are here feel that it's a pretty good compromise. So I'm just curious to see what that was of the people that are here this evening. So, thank you.</p> <p><u>Julie Tacker</u> - good evening, I'm Julie Tacker, and I'm also a public member of the committee. And while there was a lot of public discussion, a lot of banter, I don't agree that it was civil. I think even committee members were not very kind to their fellow committee members, and committee members were not kind to the people in the audience, and vice versa. It was a frustrating experience. One like I've never seen before actually, to be honest with you. But some of the things that struck me were the arguments against Vacation Rentals, certainly the argument for a ban. While we all live in a coastal community, we are fortunate to already be here. One of the arguments that was hammered,</p>

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	<p>quite regularly, was the idea that we were displacing affordable housing by allowing a Vacation Rental. I think we're all victims of the spiraling real estate market. We could not buy our homes tomorrow if we tried. We are lucky to be here, every single one of us, lucky to be here, because the market is climbing and we can't reach that. All of us have gone on vacation. Many of us will never afford a beach front home. But we might be able to afford one week at a beach front home. We might be able to find, as Jeff and I did last summer—his family from the north, and us from the south, we met in Santa Cruz. We got to stay about three days in a lovely home. We abided by the rules that the Vacation Rental service provided us—all the parking was on site, we had exactly the how many people could stay in the home. Jeff's sister made their mom's meatloaf recipe. You can't do that in a hotel. You can't have pancakes and eggs the next morning with your family. The reason that people want to come to the coast, is to have that experience with their family. The arguments that we heard about affordable housing as being displaced—affordable vacationing is important too. And that is what we're up against with the Coastal Commission. So we have to be amenable to affordable vacationing as well. But when we argue the affordable housing argument, we are also saying that we don't want vacation rentals to provide jobs for the people who actually live here. (LOCAC interrupts on time.) I will wrap it up. The people who live here, work here, whether it's changing the linens in the vacation rental or washing windows or vacuuming the floors. Those people need the jobs. So if you don't have a job, you certainly are not going to be able to afford a house. And many of us will never afford that house that is the beach side rental, that one day, hopefully, we'll be able to vacation at. So I think you have to have a global picture, and not expect that Los Osos is somehow immune. We're part of the solution actually for vacationing. (Background comments.) I'm not sure who is chairing the meeting—</p> <p><u>Chairperson Bender</u> - she's running the timer—</p> <p><u>Member Korin</u> - you are past the three minutes, you're four minutes.</p> <p><u>Julie Tacker</u> - OK, thank you.</p> <p><u>Lou Tornatzky</u> - in a couple weeks from now my wife and I are going to get on an airplane, and we're gonna fly to Michigan. Who else is going to fly to Michigan? My three sons, my daughter, a bunch of grand kids and we're going to hang out at this little lake up north for a week. And there's a lot of people in that area that live there all year 'round. They're going to have a chance to get a flavor of the Tornatzky clan. And that is something we should try to enable as we sort of struggle with this. People coming in for longer times, not flying in for a weekend, and making a lot of noise and getting everybody bent out of shape. So I think if we can be creative and welcoming in certain ways, we could get to a different place. So, I really see so much anger, it sort of bothers me, and I like it here. Thanks.</p>

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	<p><u>Ybeltje Van Ekeren</u> - I've lived in Los Osos for a long time. I'm not against (unintelligible), but I would like to attack this program (she is helped with the microphone). There are a lot of young people here, I'm one of the oldest probably here, and it's a lucky thing I can still get here. I thought I'd just come and read this to you. This is my idea: I read the regulations regarding Vacation Rentals for Los Osos. I am not in favor of short term Vacation Rentals in the residential neighborhoods. I believe this may attract people who do not come to Los Osos to get away from a noisy city life, to enjoy the fresh air, clean air, the ocean breeze, and the beauty that Los Osos has to offer. I would rather see rentals in Los Osos for at least a week, at a lower price. I am sure the people of Los Osos would welcome nature lovers and families with children that have never seen the ocean or experienced the sound of the waves and the rock and the fog horns at night. Are you suggesting that one permit would require nine owners on each side of the house to approve a house as a short term Vacation Rental? If only four people showed up for the vote, and they voted in favor, would that mean that the rental was approved? It doesn't say anything. The house's permit would gain in commercial value, but taking the ability to get a permit away from those surrounding in it. Is that fair? Many low income homeowners are moving out of Los Osos as they can no longer pay the very higher taxes that have been forced upon us. The result is that rents are increasing, and workers are moving out of the area, changing the character of Los Osos. I think that everyone in Los Osos that lives here should have a say in this. I think everybody should get a copy of this, this new rental thing, because old people, they can't come here. I'm just lucky I'm here. I think that everyone in Los Osos that lives here should have a say in this as it involves the future of Los Osos, and this should not be decided in San Luis Obispo, in the Coastal Area Commission, but by the people that live in Los Osos.</p> <p><u>Jim Whitson</u> - I live in Los Osos and have for about 20-24 years, and I just wonder, not having read a copy, and I just want to make a comment, that some things, you should maybe revisit? One point, some areas in Los Osos have CC&Rs, which prohibit Vacation Rentals, is that address in your—whatever—(guidelines is called out)—guidelines. And another thing, does it go into the difference in various communities, like some places are very steep, sidewalks, kids, dogs walking in the streets? Vacation Rentals would be very inappropriate. Other areas in Los Osos are appropriate. So if you are just going on a basis of so many Vacation Rentals per acre or per neighborhood, it doesn't address the differences of the neighborhoods from a physical standpoint, and the suitability of Vacation Rentals in some of the neighborhoods. So those two—I hope those two wishes can be put in, in one way or another, because there's areas that I say have prohibited Vacation Rentals in the CC&Rs of the community.</p> <p><u>Dave Bowlus</u> - Los Osos resident. I went to a lot of the meetings of the Land Use where this was discussed, and I would just like to comment that it still has to go to a County hearing for a Minor Use Permit,</p>

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	<p>so it's not something like other communities where you simply show up and sign up if nobody else has taken a place within a certain distance. And one technicality I wanted to mention on the paperwork is where it says—let me find the place—nine lots between Vacation Rental properties including the other side of the street and to the rear of the proposed Vacation Rental, does that mean on the street to the rear of the Vacation Rental, or does that mean nine lots going perpendicular from the Vacation Rental to the rear? It's just not clear. A minimum of a 500' radius sounds to me that it would include the other side of the street on the street behind the Vacation Rental, and possibly houses on the other side of the street, on the opposite side, not behind the Vacation Rental. So just those things aren't clear, somebody need to work out the legalities. And I raised my hand as one of the people who thought that it was a good compromise. Thank you.</p> <p><u>Bruce Morgenthaler</u> - I'm a Los Osos resident two houses from a Vacation Rental. It's not usually a bad situation, but occasionally it is. We put up with it, we have to, and if we have a lot more, then the situation is not good. So I think it is very important that we have regulation for these things. And that these guidelines I feel are good. The companies that are here represented, I understand, this is their business, and but you see, they're coming in, there's more and more. Everyone wants a piece of this. And its important we keep our communities intact as well. We know the world is changing, and Vacation Rentals are a part of it, but also, we want to have a nice community as well.</p> <p><u>Doug Dean</u> - my family has been in Los Osos for 44 years. My wife and I were able to move here 12 years ago in retirement. I have the funds to be able to be able to buy and locate where I wanted to. I had been visiting my parents over the years and fell in love with this community and aspired to own a home here. And to me, ownership, or the ability to have a long term rental, as in a minimum of a year, just like you would with an apartment, is a much more feasible situation, where those residents, the people who rent are tied to the community. You know next week, if there's agreements, they can be visited, they won't have just left and flown back to wherever they came from, OK. I think it's important to maintain the character of the neighborhood, neighborhoods and community and not exclude people, but there is a certain exclusion that comes with economics. I mean, there is a lot of people that flat out just couldn't afford a three or four day rental, OK, so there's an exclusion factor there but the point is, that I don't have two or three other homes. This is my own home, this is hopefully the last home. I've owned nine homes throughout the state of California, and moved and occupied each of those homes, and I was a member of those communities, OK. I have roots in those communities, and the issues that were of concern, were my concerns because I was in that community. And I have real concerns, in my business life, the idea of a compromise, just like in our national politics, we need to have compromise, but one of the things that I was disappointed about in the guidelines, which I know from all accounts here have really been labored quite extensively to come up</p>

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	<p>with what you came up with. I'd would like to know the contrast, OK, if nothing were done today, what prevents us from having legal, temporary rentals like that, OK, so there's a different compromise. Because when you say compromise, this is my one and only house, this I got, I can't, I don't want to relocate to a different community, so you know, the compromise to me is having someone next door decide, OK, they're not ready to retire, so they're going to rent year by year, the property next to them. OK, those people obviously have roots in the community, they have a job, etcetera. So those are my thoughts, thank you.</p> <p><u>Jeff Edwards</u> - I'm a 40-year resident and I've been involved in the Vacation Rental business for about the last 20 years. Beginning in 1998, I worked with, I think it was about 11 management companies in Cambria and Cayucos, and working with County Planning staff we crafted the first Vacation Rental ordinance in this county. That was certified by the Commission in 2003. Since then, I've been working with a number of individual applicants seeing Vacation Rental licenses and I wanted to frame the discussion by saying that Los Osos is probably, and this is today, speaking today, Los Osos is probably the hardest place in the Coastal Zone of the County to get a Vacation Rental license. The bar is very high, and contrary to what I heard earlier, we have a very specific set of guidelines for Vacation Rentals in Los Osos. We have maximum occupancy standards, parking, noise; all of the standards that apply to any other approval in the County, apply to Minor Use Permits in Los Osos. So, the bar again is very high, it's not easy to get a permit. Now, how many of these do we have in Los Osos? We have 25 licensed Vacation Rentals, 25. Now these aren't the unlicensed ones, we're not talking about those, they're not included because they're unlicensed. We have 25 licenses, and in Los Osos, as is the case in Cambria and Cayucos, right around 40% or more of the licensed Vacation Rentals, they aren't used at all. They don't collect any TOT, or Transient Occupancy Tax. So of the 25 Vacation Rentals we have in Los Osos, there are about sixteen active. I just don't think it arises to the situation where we need to revamp an ordinance. And if we do make changes, or refinements to the ordinance, they really need to dovetail with the existing County ordinance. So for anyone that hasn't read the ordinance, I urge you or encourage you to read it, because the idea of a cap or a ban on Vacation Rentals in Los Osos just isn't realistic. The Board of Supervisors has to approve this, and something that has to be easy to administer, Planning Staff has to administer. They're not going to administer a different set of rules for each and every community. Thanks.</p> <p><u>Chamber President Steve Vinson</u> - the Chamber would like to weigh in. I've got a little handout I'd like to give everybody if that's OK.</p> <p><u>Chairperson Bender</u> - sure, I don't see why not if they want it.</p> <p><u>Chamber President Steve Vinson</u> - (passes out paperwork) I want to</p>

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	<p>give the Chamber's point of view and then, since I'm up here, I'd like to give my—I live here too, aside from the Chamber if that's OK. So let's take a look at the handout here, if everybody has a copy. It's pretty self explanatory, we've got all the different communities that go down the list here, Avila, Cambria, Cayucos, Los Osos, Oceano; the population, total number of housing units, how many are owner occupied, the year '17 Vacation Homes with license, 2017 percent homes that are that are active Vacation Rentals, Host complaints, Sheriff calls, and then, I feel like Alex Trebek here, complaints to county/time period. So let's take a look at Los Osos, OK? We're really probably closer to 15,000, we have 6488 housing units, total housing units. 4,000 are owner occupied, so that's about right - 60 to 40, 16 Vacation Rentals, you already heard that. That's a good figure, OK? Now there's plenty of illegal ones, I'm sure, but there's 16. We have 14,276 people—</p> <p>(Crosstalk interruption)</p> <p><u>Chamber President Steve Vinson</u> - okay, so, 16 Vacation Rentals, that represents .24% of all the homes in this town, it's nothing. Look at Cayucos. You gotta be quiet, you gotta be quiet (crosstalk). Cayucos has 7.26%, look at these percentages and then look at us. Tell me we've got a problem. I don't see it. Do you see it? (Audience - yes) No, that's an idiot question that I asked. Thank you. There's no problem here. Where do you get that from? So anyway, the Chamber says there's no problem, and the Chamber is against these guidelines. The Board, and the 150 businesses that we represent, OK? Alright, I'll take my Chamber hat off.</p> <p>(Argument over whether or not he is allowed to speak, will he say something different? He won't be given three minutes.)</p> <p><u>Steve Vinson</u> - I've been Chamber President for the past three years and I've gone to all these meetings, and I try to bring everybody together, that's one of the things that I wanted to do. So I have to go to the Minor Use Permit, I go to all of them. And I went to the first Land Use Committee meeting for this, and it was absolute chaos. The board members are shouting down each other, board members were shouting down members of the public, and people got up and left. And they really didn't come back the rest of the time. The next meeting was chaos, but it was organized, and by the time we got to the third one, it was just kumbaya, because it was all the people who were for the guidelines. But what I want to ask, and this is a rhetorical question, why is it OK for somebody on that committee to get their spouse on the committee? Why is that OK?</p> <p><u>Chairperson Bender</u> - it's a topic about—it's not a personal—</p> <p><u>Steve Vinson</u> - I didn't name names.</p> <p><u>Chairperson Bender</u> - is his time up?</p>

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	<p>(Audience - you said it was a rhetorical question, so you are not expecting an answer. Timekeeper - 30 seconds.)</p> <p><u>Steve Vinson</u> - so you gamed the system. We have a hard time getting people to get involved in LOCAC, come to the meetings, vote—how many people voted for that special (unintelligible)—like a hundred people or something—rhetorical. We have a hard time getting this community involved in things, and there you are—and your husbands on this?</p> <p><u>Chairperson Bender</u> - OK, this is not—Steve, that’s it, thank you for your comments, thank you.</p> <p><u>Steve Vinson</u> - you have no integrity.</p> <p><u>Chairperson Bender</u> - Steve, you’re not—look in the mirror Steve, and I can say that, I’m Chair of this, I’m running the organ—look in the mirror.</p> <p>(Crosstalk - Brown Act—Next person—free speech - who is the chairperson.)</p> <p><u>Chairperson Bender</u> - Julie Tacker—</p> <p><u>Julie Tacker</u> - yes, Larry Bender.</p> <p><u>Chairperson Bender</u> - be quiet, we have another person that would like to speak at the microphone.</p> <p><u>Maryellen Simkins</u> - many years ago I was the chairman of this organization, and I was proud to do that, and I served on CSA 9. And Michael and I have lived here for over 30 years now. I think what we are trying to do is set up guidelines so that we don’t go down a bad path with Vacation Rentals. And so that our numbers do not grow as to calls to the sheriff and having problems in our neighborhoods. And I think that’s what these guidelines are about. And I think that the way they’re presented is a good start for us. And I would appreciate you voting in favor of them. Thank you.</p> <p><u>Robin Peterson</u> - local chiropractor and homeowner for 34 years in beautiful Los Osos. I think an alternative way to look at that. This is an opportunity to step out of your home, walk over, introduce yourself to someone that might be in a Vacation Rental. You might learn something about another country, you might find friends for life. And I think we have to think about that. And I also think that you need to have faith in the homeowner that makes the decision to rent it out that they are being discerning. So that’s all I have to say. A friend of mine moved to San Diego from Los Osos, and they’re in a condo. They share a wall with a Vacation Rental and they love it. He said we’ve met people from all over the world, we think it’s fabulous. OK, that’s all I have to say.</p>

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	<p><u>Beverly Boyd</u> - I've lived in Los Osos full time since 2003, visiting it since 1969; I know this place rather well. I think it's interesting, the statistics are really helpful, maybe not in the way they were intended, because they show me what I don't want Los Osos to become. And that's why I think these regulations are an attempt to have some standards is really important because it might prevent that from happening. In addition, statistics don't tell the full story. If you live next door to one, if particularly is, well, not well regulated, statistics mean nothing. It's hell, and what you pay for to be here is pretty much destroyed. So I really hope LOCAC will support the hard work that Margaret and her committee did over the last I don't know how many months. Thank you very much.</p> <p><u>Council comment:</u></p> <p><u>Member Harper</u> - this is a question for Kerry, I'd like you to talk about the process from here on if we approve and recommend this to the County, to County Planning—what would be the process? And the second question is, in 5E, we ask that a Minor Use Permit will continue to be required for proposed Vacation Rentals in Los Osos. Is that going to be legal with these guidelines?</p> <p><u>Planner Brown</u> - so the process would be if these would be recommended by LOCAC, they would be sent to the County Planning Department. We would review them with County Council, with management staff, and we would then probably get back to you about specific (background noise) if there were issues. But the idea is, once we have Vacation Rental guidelines for Los Osos that the community supports, we would include them as part of the Community Plan, and it would be an amendment to Title 23, which is where we have all the regulations for Vacation Rentals. That's the process.</p> <p><u>Member Korin</u> - what about a MUP?</p> <p><u>Planner Brown</u> - I think that you could still require that—that's not something the Planning Department probably will like—because that's why we have regulations, you know, so they wouldn't have to go through that. And it's also something Coastal Commission might not like, because they have been telling us they don't like that everything needs a Minor Use Permit. But it has to go through those processes. It would have to be approved by the Board of Supervisors and the Coastal Commission, so...</p> <p><u>Member Korin</u> - I don't have any questions, just reiteration, but not questions, so if anybody has questions—</p> <p><u>Member Sarrouf</u> - so how many—it said one per 100 single families, so how many is that make?</p> <p><u>Chairperson Bender</u> - 50.</p> <p><u>Member Sarrouf</u> - 50 cap, so that number is the total.</p>

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	<p><u>Vice Chairperson Mayfield</u> - well, it's a percentage, so as the town grows, the number would grow.</p> <p><u>Member Harper</u> - so let's ask the questions and get the answers, if you have a couple questions, you know like I did, otherwise we're going to do this back and forth and it gets, I think it gets outta hand, so I'd appreciate that.</p> <p><u>Member Sarrouf</u> - so it could go more than 50 as Los Osos grows. OK, thank you. And then with the water moratorium, there was something that said because it's—I was curious, if the moratorium is lifted, how would that regulate—will change the reasoning behind this clause here? Because it's not growing, well, we just answered that question, sorry. If Los Osos continues to grow then—there'll be more. OK, I don't have questions, just comments later.</p> <p><u>Member Hunter</u> - if the County approves these guidelines and if it became part of Title 23, ultimately our Community Development Plan still has to be approved by the Coastal Commission at some point. We're still waiting for that?</p> <p><u>Planner Brown</u> - yeah, and so would any amendments to Title 23. Our Local Coastal Plan, everything needs to be approved by the Coastal Commission, in addition to the Board of Supervisors.</p> <p><u>Member Hunter</u> - OK, so even if we voted to recommend these guidelines and it went to the County, ultimately it's still going to go through the Coastal Commission.</p> <p><u>Vice Chairperson Mayfield</u> - it will have an extensive period of vetting and review at the County level. So it could end up something different. But this is what we want to say now, this is what we would like in Los Osos. And that's what we should do as a community; just let them know what it is we want, and then we work it out. It goes through the process.</p> <p><u>Member Hunter</u> - so it's an ongoing process.</p> <p><u>Vice Chairperson Mayfield</u> - there will be plenty more opportunity for public input from people in Los Osos, from other people in the County, it'll go through an extensive review process.</p> <p><u>Planner Brown</u> - and there will be hearing, Planning Commission hearings, Board of Supervisor hearings and Planning Commission hearings, so it's a very public process.</p> <p><u>Member Tornatzky</u> - I guess I would just like to wonder why we have so few, and why these other towns have so many? It's like I can see they have a beach—Avila Beach has a beach, Cayucos, Cambria, they have beaches. They have quaint downtowns with cutesy shops and</p>

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	<p>antiques, and cool restaurants. Well, the other thing that they have, is an over the counter permit for \$39. What we have, is a Minor Use Permit for \$2400. So I'm wondering if that plays into why we have so few after all these years and why they have so many. I would also like to not vote on this thing until we get some assurance from the County, or someplace, that we could have these rules along with a Minor Use Permit for \$2400. Because we might be gambling away the 900 feet and quantity that we would be allowed for people getting over the counter permits. And I'm not sure 1% is really going to fly with some of the permitting agencies. That's a pretty small percentage compared to what you can see on the chart. So I would also just like to say that it isn't always just terrible people renting Vacation Rentals, it's families that have small children that can't stay in a hotel because families at night have to put the kids to bed and they can't be hanging out in a hotel room and expect the kids to sleep. They want a house to rent, and some people can only afford a weekend, maybe a tree-day weekend, that's all they can afford, they come in from the Valley and that's what they can get. So I don't want us to think that we're so special, because in my life of renting places, I've had some terrible neighbors and I could not get rid of them, they weren't gone after a weekend. They stayed for months and months and years. So that's what I'd like to say.</p> <p><u>Member Korin</u> - I don't know the answer to your question Lynette as to why we have so few. I would like to keep it few. In my short time on Land Use Committee, if we had a MUP almost monthly for Vacation Rental, and there was nothing, not \$2400 or whatever money to stop us from allowing it. So they did not go to a counter and pay \$2400, they came to us and we approved, why, because we don't have any guidelines. There was no reason for us not to approve, obviously they had money. And they will get their money back through Vacation Rental. So there is no problem for them to pay \$2400 obviously. And every single Vacation Rental that came to us, we approved. There was no way for us not to approve it. The question is really rhetoric, and you know that because you served with me, and you approved it just like me, every single time that they came, we never said to somebody, sorry, you did not follow, unless they did not fill out something appropriately, which you caught them and they corrected.</p> <p><u>Member Tornatzky</u> - not true.</p> <p><u>Member Korin</u> - the ability to keep our neighborhood, and I don't want to repeat what people said is for me overwhelmingly important. And for em also is overwhelmingly important is affordability for renters, long term renters to live right here on the coast. So some people care about visitors coming here. I care about people that permanently live here. We are not permanently taking away Vacation Rental, we allow very low numbers, and hopefully they will be able to use our bed and breakfast and our hotels. I think that we worked very hard for this regulations, I read what other cities are going through, and I really urge us to approve them. Thank you.</p>

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	<p><u>Member Tornatzky</u> - I would just like to make a correction, that we did not approve them, we were neutral, and we included all of the comments from everybody that came to the microphone said. So, it was the community's wishes that got transmitted to the County, we remained neutral.</p> <p><u>Member Korin</u> - correction well taken.</p> <p><u>Chairperson Bender</u> - we're done with the public, I'm sorry, it's like getting 9:00 already, so.</p> <p>A motion was made and seconded to accept the guidelines the way they are.</p> <p><u>Chairperson Bender</u> - requests a correction. There is still the question of nine houses or 500 feet.</p> <p><u>Vice Chairperson Mayfield</u> - I do understand that there's a lack of clarity in that particular density guideline. My own recommendation is, I did do some diagrams if people are interested in various neighborhoods in Los Osos as to what the nine lots would be vs. the 500 foot radius. And what I would like to consider revising the density requirement to be nine lots between vacation rental properties including the other side of the street and behind or the 500 feet, whichever is greatest. Because in some neighborhoods, nine lots will be less than the 500 foot distance. In other neighborhoods, 500 feet, like Cabrillo, it might be six properties on either side. I don't know if we want to have any discussion on that, we want to accept that revision or it's just something we want to clarify with County Planning when we get around to actually making it real, according to their requirements.</p> <p><u>Member Korin</u> - I don't have a problem with that.</p> <p><u>Chairperson Bender</u> - just as long as it's clear, I don't want any confusion. Kerry, would that be acceptable, the revision?</p> <p><u>Planner Brown</u> - sure.</p> <p><u>Member Harper</u> - the second has to accept it.</p> <p><u>Chairperson Bender</u> - does the second accept - I just want it clear - I don't want someone to say it's five houses, no, it's not 500 feet or something, I want it clear. One or the other.</p> <p>Member Hunter - whichever is greater, I'll accept that.</p> <p>LOCAC voted in favor of the amended guidelines - 7, opposed - 1. (8-1-0). Three members were absent. No abstentions.</p> <p><u>Chairperson Bender</u> - thank you. So that's it on Vacation Rentals,</p>

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<p><u>LOCAC MEMBER COMMENTS, RECOMMENDATIONS, AND BUSINESS ITEMS</u></p> <p><u>ADJOURN</u></p>	<p>thanks everybody for their input. It has been a hard fought battle. It even came up tonight. It hasn't been easy.</p> <p>(Discussion to let the room clear so we can finish the meeting.)</p> <p>There were no member comments, recommendations, business items.</p> <p>The next meeting is announced. Best wishes for a Happy July 4.</p> <p>Meeting adjourned 8:48 p.m..</p> <p>Next meeting: July 26, 2018.</p> <p>Respectfullv submitted.</p> <p><i>Lynette Tornatzky</i></p> <p>Lynette Tornatzky LOCAC Secretary</p>