



LOCAC • Los Osos Community Advisory Council

Meeting Minutes for September 28, 2017

South Bay Community Center

Agenda Item	Discussion/Action/Information						
<p>Call to order/roll call @ 7:00 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</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 - P</i></p> </td> <td style="vertical-align: top; width: 33%;"> <p>District Two Jan Harper - P Christine Womack, <i>Treasurer -A</i></p> </td> <td style="vertical-align: top; width: 33%;"> <p>District Three Julia Oberhoff, <i>Chairperson - P</i> Larry Bender <i>Vice Chairperson - P</i></p> </td> </tr> <tr> <td style="vertical-align: top;"> <p>District Four David Harris - P VACANCY</p> </td> <td style="vertical-align: top;"> <p>Appointed David Hunter - P Margaret Mayfield - P Jim Stanfill - P</p> </td> <td></td> </tr> </table> <p>Thank you to the South Bay Community Center for hosting our monthly meetings. Christine Womack is excused tonight.</p> <p>Commander Jim Vogt gave the report which included: Phone scams spiked up. A mini-storage unit was emptied and some of the stolen items were found on Ebay and Craig’s List. 100 lbs. of apples were stolen off a tree on private property. There have been several encounters with people having mental health issues. A new, softer approach is being used on homeless people using their Community Action Team and it has helped some. Misdemeanors including trespassing and illegal lodging. From rural areas, the homeless move to downtown areas.</p> <p>LOCAC and audience comments: Private property is being used as an off-road vehicle area. The County ordinance against this isn’t working. There seem to be a lot more homeless people with alcohol and drug addiction. We do appreciate the work of the team.</p> <p>Commander Vogt said he would pay attention to this, they will use a step-by-step approach, which has worked in South County. He gave a number to call if you observe off-road and homeless issues, (805) 781-4550, the regular sheriff’s number. Call if you see campfires or smoking as the Sheriff’s Department was worried about fires breaking out. The homeless are being given an opportunity to relocate. The problems are sometimes mental health issues, alcohol and drug addiction. Sometimes the enquiry on the homeless result in jail, warrants, probation searches. Some will go to Prado, to give that a try. But the hard-core people are not going anywhere. We try to abate the problem in the best way possible.</p> <p>Audience comment observed that the property owner should take</p>	<p>District One Yael Korin - P Lynette Tornatzky, <i>Secretary - P</i></p>	<p>District Two Jan Harper - P Christine Womack, <i>Treasurer -A</i></p>	<p>District Three Julia Oberhoff, <i>Chairperson - P</i> Larry Bender <i>Vice Chairperson - P</i></p>	<p>District Four David Harris - P VACANCY</p>	<p>Appointed David Hunter - P Margaret Mayfield - P Jim Stanfill - P</p>	
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<ul style="list-style-type: none"> • Highway Patrol Report • County Staff Report • Supervisor Gibson’s Report 	<p>responsibility to put up fences.</p> <p>There was no highway patrol report.</p> <p>County Senior Planner Kerry Brown was unable to attend the meeting.</p> <p>Supervisor Gibson reported that the County was underway with its analysis for alternatives for the library: a new library or expansions to the old one. A consultant has been procured to look at locations. On the Community Plan, the County is pushing on the Habitat Conservation Plan, and that the Basin Management Committee continues to work on the water plan. Our real work is with County staff, meeting with the California Coastal Commission staff, in bringing them up to speed on the Community Plan details. Jack Ainsworth, the new Executive Director is open to discussion with local jurisdictions so we don’t wind up with a long letter of unaddressed issues at a Planning Commission hearing, Board of Supervisor’s hearing, or a Coastal Commission hearing. Of County-wide importance, Tuesday, October 3rd, the Board of Supervisors starts consideration of the cannabis land use ordinances on where it can be grown, sold, and processed. We got a recommendation from the Planning Commission. It may need some adjustment. This is a huge social change. The Board needs to think about enforcement, how tightly we want to regulate it - tax it, so it doesn’t get pushed back into the black market. This must be done by January 1, as that is when the State starts issuing licenses. We won’t get this right the first time, so we will need to revisit it.</p> <p>LOCAC comments: What is the rate to revisit this?</p> <p>Supervisor Gibson: Probably annually. The matter of changing regulations takes time. Some may involve environmental review which takes time. Those things that go into the Coastal Zone need the concurrence of the Coastal Commission which adds several months. I think we need a comprehensive report every year, the BOS giving direction to staff on what to change. One of the principles of land use, of any authorization to cultivate or manufacture should come with a sunset date which can be renewed. Typically now, the authorization goes with the land in perpetuity.</p> <p>LOCAC question on the library. Supervisor Gibson said they were working with the Friends of the Library, that the new size will be two and one half times larger than the present library and that the Pine Street LOVR location is not off the table yet. Each site will come with constraints and costs will present in early 2018 with a preferred site. Work with friends to get renderings done to get donations and the County</p> <p>LOCAC question on more homelessness information.</p>

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<p>CONSENT AGENDA INCLUDING PUBLIC COMMENT:</p> <p>1. Proposed Minor Use Permit for the installation of a 630 square foot pre-manufactured carport at 2641 La Mirada Lane: DRC2017-00004 SANDERS</p> <p>2. Proposed Minor Use Permit for the construction of two (2) 480 square foot garages on Mitchell Drive: DRC2017-00019 WIESER</p> <p>REGULAR AGENDA ITEMS, INCLUDING PUBLIC COMMENT:</p> <p>1. Morro Coast Audubon Society (MCAS) Thank You Announcement</p> <p>2. Proposed Minor Use Permit for a single bay automatic car wash facility at 2199 10th Street: DRC2017-00006 KRIDI</p>	<p>Oktoberfest and it will be held October 29, with 13 beer vendors, three to four music groups, and an expanded kids area. The Bear Festival is starting up, the second annual, using the same model as the Scarecrow Festival in Cambria. The Chamber is surveying its members, asking how it is doing.</p> <p>LOCAC voted unanimously to approve both items on the consent agenda.</p> <p>Chairperson Oberhoff reads a statement from Morro Coast Audubon Society thanking the community for being willing to comply with the new park rules on dog walking. She also states that LOCAC does not advocate for these sorts of changes, but rather is an avenue to provide the community with information.</p> <p>The owner Tom Kridi and architect Wesley Azzouz are introduced by Margaret Mayfield, Land Use Committee Chairperson. They describe the project presented at the Land Use Committee. The property is 14,000 square feet and the building will be 850 square feet. The land was used for a leach field. They estimate 30 washes a day at 9 gallons per wash, 80% of the water will be filtered and reused again. Settlement from that tank will be pumped twice yearly. It is a drive through like in Morro Bay. It will use top of the line equipment. They have repurposed the 25,000 gallon decommissioned septic tank for rainwater catchment. The niches of the car wash design will be painted with local designs.</p> <p>LOCAC questions if this is considered a new construction?</p> <p>Supervisor Gibson see this as not new as it doesn't need a new connection to the sewer, and its water use will be analyzed as to offsetting water use, so LOCAC can vote as it wishes. It would be alright to mention that offsetting requirement in our response.</p> <p>Audience asks if this is considered an expansion as Valley Liquor already exists. We already have an existing car wash.</p> <p>Supervisor Gibson says LOCAC doesn't approve the project, but that</p>

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<p>3. PROPOSED MINOR USE PERMIT FOR A VACATION RENTAL AT 374 NORTH COURT STREET: DRC2017-00007 CADIGAN</p>	<p>you, LOCAC, can pass on the concerns.</p> <p>Tom Kridi says he will offset more water use by putting the ice machine water, which melts daily (at a \$5,000-\$6,000 cost) into landscaping uses.</p> <p>Audience/LOCAC comments/discussion is on the re-use of the Laundromat water (diaper washing is the problem to re-use now). The mural on the building is offensive to some; and what art will go in the niches. Discussion of artists and natural scenes. The line of idling cars is a possible problem. (Likely not, cars won't wait half an hour to go through the wash, they will leave.) Question as to building on a vacant lot; is this different? (Yes, it is a lot with an existing building and existing water service.)</p> <p>LOCAC decided to add the comments expressed about the project to our letter and voted unanimously to recommend approval of the project in that letter to the Planning Department.</p> <p>Margaret Mayfield, Land Use Committee Chairperson introduces the item. Agent Bob Crizer did not make the meeting. The property owner lives in North Carolina. The house was previously used as a vacation rental. Their rental agent did not notify them that the vacation rental permit had expired, so they are reapplying for the permit. The new LOCAC protocol is to put all vacation rentals on the regular agenda to give people more time to respond.</p> <p>Audience comments: Were the neighbors informed, it seems to be a major issue. Supervisor Gibson says this will go through the minor use process so all houses will be notified within 300 feet. A commenter says the neighbors are not notified. Supervisor Gibson should emphasize that this is early in the process. LOCAC only <i>recommends</i> to approve or disapprove.</p> <p>Chairperson Oberhoff states that we are in the process of making rules. She explains that we cannot do a moratorium, but that we gather the community's concerns and forward them to the Planning Department. Our decision is not binding. We don't state that we are supporting or denying projects. LOCAC member says he drives by every project, and that others do. We don't just sign an OK, we research. LOCAC member says enforcement is a problem.</p> <p>Audience comments: one argues that your words (LOCAC) do have sway and wants us to state approval or disapproval as the Planning Commission used this as evidence; clarify how long this house was not used as a vacation rental; the neighbors can call the vacation rental agent to complain on the numbers of cars. How can you support this when local people are against it? No one questions the water usage on the rentals. Wants us to not recommend this based on community feedback. Defer your support as neighbors have not heard of this.</p>

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<p>4. Reinstatement of the LOCAC Community Outreach Committee. Note, per LOCAC Policies and Procedures, this Committee shall be comprised of a minimum of 2 and no more than 5 LOCAC members.</p>	<p>A motion to defer this and consider this again later, dies with the reason that we have looked at this extensively. Land Use Committee Chairperson Mayfield feels that we should not recommending approval on any vacation rental permits as we are going through the process of determining what the guidelines will be, and for now that we pass on the comments we receive to the Planning Department and that we don't recommend either way. If we had guidelines we could support or not support the applications.</p> <p>There was a LOCAC discussion on what the motion should be. We could recommend negatively if we had actual guidelines. Maybe we need to discuss how we get the information out to the community before our meeting. We can ask the Planning Department to include our guidelines into our Community Plan update. Until we develop the guidelines we should take a neutral stance.</p> <p>A motion was made to convey the community's concerns to the Planning Department with LOCAC remaining neutral on this vacation rental. The vote was eight in favor, one against, and one member absent.</p> <p>Supervisor Gibson explains that in Los Osos for a vacation rental approval, there has to be a public hearing. The first level of public hearing for a vacation rental is usually is held in front of a department hearing officer, a member of the Planning Department who sits as a decision making individual. After the Planning Department gathers comments from this advisory council and analyzes the situation, they will make a recommendation. The hearing officer can chose to approve the project or deny the project. Any decision can be appealed to the Board of Supervisors. Almost all the decisions in the coastal zone made by the Board of Supervisors are appealable to the Coastal Commission. There is plenty of space for public input. Our track record for notifying neighbors is quite good. What happens is the hearing notice comes on a postcard and is not recognized as to what it is. The decision is not made until it has exhausted all the appeals process. There is a great, long process ahead. It's a formal notification of a public hearing.</p> <p>Chairperson Oberhoff states that with the sewer in and development happening; we are getting more attention and involvement, so it is time to start up our Community Outreach Committee again. Suggests that David Harris chair the committee. Larry Bender, Yael Korin, Lynette Tornatzky want to be on the committee. Members will then recommend members of the public to be on the committee and Chairperson Oberhoff will appoint them.</p> <p>There was an extraneous discussion on what the timeline was for vacation rentals; 60 days. There is an issue that we get short notice on vacation rentals. Suggest a rules recommendation be that the</p>

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<p><u>LOCAC COMMITTEE REPORTS:</u> <u>See all written reports</u></p> <p><u>LOCAC MEMBER COMMENTS, RECOMMENDATIONS AND BUSINESS ITEMS</u></p> <p><u>PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA</u></p> <p><u>ADJOURN</u></p>	<p>owner must be responsible to get signatures of people they contacted and their comments. Suggestion referrals to go on the website immediately.</p> <p>The motion to reinstate the Community Outreach committee was approved by all with David Harris as Chair, Larry Bender, Yael Korin. and Lynette Tornatzky as members.</p> <p>Chairperson Oberhoff asks for a vote on both the Land Use and Traffic and Circulation Committee minutes, and they were accepted unanimously.</p> <p>The August LOCAC minutes were accepted unanimously.</p> <p>Chairperson Oberhoff appointed Tim Carstairs to fill the vacancy on District 4.</p> <p>Chairperson Oberhoff appointed Trish Bartel and Paul Hearshfield to the Land Use Committee.</p> <p>There was no public comment.</p> <p>Next meeting: October 26, 2017.</p> <p>Meeting adjourned 8:41 p.m..</p> <p>Respectfully submitted.</p> <p><i>Lynette Tornatzky</i></p> <p>Lynette Tornatzky LOCAC Secretary</p>