



**LAND USE COMMITTEE MEETING  
MINUTES**

**JANUARY 7, 2019**

**7:00 pm**

**Sea Pines Golf Resort – Small Conference**

**Room**

**COMMITTEE MEMBERS**

**LOCAC Members:**

Margaret Mayfield – Chairperson  
Lynette Tornatzky – District One  
Yael Korin – District One  
Larry Bender – District Three  
Tim Carstairs – District Four

**Public Members:**

Julie Tacker  
Linde Owen  
Paul Hershfield  
Trish Bartel  
Sue Morgenthaler

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**1. GREETINGS AND INTRODUCTIONS**

Meeting called to order at 7:02pm

**2. ROLL CALL**

Excused: Lynette Tomatzky

**3. CHAIRPERSON'S ANNOUNCEMENTS**

Chair announced upcoming Planning Department hearings:

January 18, 2019: Kroll Minor use permit for a single-family residence;

February 1, 2019: Lotysch Minor use permit for single family residence.

**4. MEMBER'S ANNOUNCEMENTS**

- a. Larry Bender announced that the North Coast (Cambria) advisory council has scheduled a meeting to discuss their vacation rental ordinance on January 16th in the Veterans Hall at 5:30pm. The Chair suggested that the information be posted on the LOCAC website.
- b. It was announced that Tim Carstairs has resigned from LUC and will take the newly open position of Chair for the Tree and Landscape committee.
- c. The new tax on vacation rentals was mentioned as part of the proposed new affordable housing ordinance for the County. Information can be found on the County website, and public comment on the ordinance is currently being accepted.
- d. Linde Owen asked why some Los Osos MUP applications do not come to LOCAC prior to being approved by County Planning, stating that homes are being built in Los Osos that have not come before the LUC. The Chair will ask Kerry Brown to explain the criteria for which permits do or do not come to LOCAC for review.

5. AGENDA ITEMS, INCLUDING PUBLIC COMMENT:

- A. DRC2018-00206 NEEDHAM:** Proposed Minor Use Permit for a 1,832 SF single family residence with attached 525 SF garage at 2515 Bay Vista Lane in Los Osos.

**Discussion:**

Mr. Needham was preset to discuss his project. He gave a general description of the proposed SF residence. He stated that he is adding a 1,000-gallon rain water collection tank under the home. He was hoping to install a greywater system but the cost was too prohibitive given the County permitting requirements. He hopes that the collection tank will decrease the number of water credits he needs to start the construction project. He is also adding solar to the home. He lives across the street from the proposed residence and it will be an income property for him- it will be a long-term rental property not a vacation rental property. He believes tenants take better care of a property if it is their home rather than just a weekend vacation place.

Committee members questions:

1. Larry Bender asked if the home is on septic? Yes.
2. Sue Morgenthaler asked if it is in a prohibition exception area? Yes, the County decided not to run sewer lines to his cul-de-sac.
3. Linde Owen asked why the plans submitted show a higher SF then what is being requested at this time? The construction costs got to be too high and so the size was scaled down. He will ask Crizer to update the permit application information.
4. Linde Owens stated the aerial views show the land has been cleared. Mr. Needham explained that the land has been that way for the past 35 years. All necessary tests have been completed per County requirements.

A motion to recommend approval and place on the Consent Agenda of the next LOCAC meeting was made by Paul Hershfield and seconded by Julie Tacker. All in favor 8, Opposed 0.

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

1. Linde Owen suggested that the information on the MUP application should be updated to match information on the plans prior to coming to the LUC.
2. A member of the public commented that the County link to the MUP for the agenda item was not posted on the LUC website page. Chair stated she included the link in the same email she sent out with the agenda, so it must have been an oversight.

7. ADJOURN

Meeting adjourned at 7:33pm.