



## LAND USE COMMITTEE MEETING MINUTES

October 1, 2018

6:30 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

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### 1. GREETINGS AND INTRODUCTIONS

- A. Meeting called to order at 6:30pm by the Chair.
- B. Sue Morganthaler was introduced as a new public member. Sue was approved by LOCAC chairman Larry Bender

### 2. ROLL CALL

- A. All present at the meeting, no absences

### 3. CHAIRPERSON'S ANNOUNCEMENTS

- A. The Chair announced that she, Lynette Tornatzky and David Harris met with the Kerry Brown with County Planning to discuss the County process for the LOCAC Vacation Rental Guidelines, now that they have received them. Kerry explained she met with upper management to review the guidelines and that there were a couple issues they are evaluating, and some revisions may be needed, but that overall, they had no major issues with the guidelines.

One of the issues being evaluated mentioned by Kerry Brown was that County Counsel wasn't sure about the enforceability of the '1 VR per Owner' requirement, even though the Chair forwarded her an example of another jurisdiction that has that requirement (Palm Springs). Another suggested change is to omit the '9 lots' distance requirement option, as it is too vague and open to interpretation, and to use the 500' radius requirement instead. Chair suggested that a second larger radius requirement might be established for specific neighborhoods with large lots, where a 500' radius would not reach many properties, such as Cabrillo Heights.

### 4. MEMBER'S ANNOUNCEMENTS

- A. Land Use Committee members discussed County Planning's evaluation of the McDonald vacation rental MUP for a 3-unit vacation rental on a property in a MFR zone. LOCAC had voted to recommend denial of the VR permit request, since it does not meet LOCAC's new VR guidelines. Planning's staff report will be recommending that one Vacation Rental be allowed at the triplex vs. the three VR's requested by the applicant. Kerry Brown stated at the meeting referenced above, that they need to base their recommendations on the existing ordinance as well as LOCAC input, and LOCAC's guidelines are not yet approved by the County.
- B. Lynette Tomatzky stated that Los Osos Vacation Rental permits are more expensive to acquire than other coastal cities due to the required minor use permit process, rather than the much smaller over the counter fee required for other coastal towns, and she thinks that is one reason why there are far fewer VR's in Los Osos.

5. AGENDA ITEMS, INCLUDING PUBLIC COMMENT:

A. **DRC2018-00113 Beekman Project** – Minor Use Permit for Single Family Residence with attached garage

Architects Bill Isaman and Kate Walstat discussed the design plans of the residence on 3 acre lot surrounded by wetlands and the Bay.

- i. Residence is 1,800 square feet 2bed/2bath with an attached garage. Maximum height is 14 feet.
- ii. Applying for the permit to build in the Prohibition Zone. Can't build until the moratorium is lifted.
- iii. Architects and Owners are working with Planning departments and all required agencies to complete biological reports, wetland requirements, coastal access and easement requirements etc.
- iv. Discussion with LUC included public easement, and if the Beekmans have added their name to the list of owners who have waited up to 30 plus years to build in Los Osos. The owners have not added their name to the list at this time.
- v. Chair thanked the architects for working with the local and state agencies and developing a design that was sensitive to its surroundings.
- vi. Motion by Paul Hershfield and seconded by Tim Carstairs to support the Minor Use Permit and recommend the MUP go to LOCAC on the Consent Agenda. The vote in favor was unanimous.

B. **DRC2018-00117 Golden State Water Company** replacement of a 44,000 gallon water tank at 250 Madera Street in Los Osos

Megan Kowalski and Tony Lindstrom were present to represent Golden State and discuss the project:

- i. Replacement of an existing water tank with a new water tank that will be one foot taller. Replacement is due to corrosion. The new tank will be situated on a new pad and it will take approximately 8 weeks to complete.
- ii. LUC discussion included Larry Bender asking if the neighbors have been informed. The LUC asked that the neighbors be informed as soon as possible.
- iii. The reason for the need of the MUP is because the original water tank site was never permitted.
- iv. Linde Owen motioned and Larry Bender seconded to recommend support and place this item on the LOCAC Consent Agenda. The vote in favor was unanimous.

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

- A. No additional member or community comments

7. ADJOURN

- A. Adjournment at 7:04 pm