



## LAND USE COMMITTEE MEETING MINUTES

November 5, 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  
Sue Morgenthaler

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#### 1. GREETINGS AND INTRODUCTIONS

Meeting called to order by Chairperson at 6:30pm.

#### 2. ROLL CALL

Absent: Linde Owen

#### 3. CHAIRPERSON'S ANNOUNCEMENTS

A. The following projects were recently approved by the Planning Department:

Launchbaugh-RV carport – 11/02/18

Collins – New SFR- 10/05/18

Hersig- Addition to SFR – 10/05/18

B. The following project is on the Agenda for an upcoming Planning Dept Hearing:

McDonald - Vacation Rental – 11/16/18

#### 4. MEMBER'S ANNOUNCEMENTS

A. Larry Bender announced James and Sharon Kroll are in the process of donating a Perpetual Conservation Easement Grant to the County of San Luis Obispo. The property is located at 302 and 304 Madera Street in Los Osos. The SLO County Planning Department approved the donation and it is now going to the Board of Supervisors.

#### 5. AGENDA ITEMS, INCLUDING PUBLIC COMMENT:

**A. SUB2018-00065 COAL 18-0112 MOSKOWITZ:** Proposed Lot Line Adjustment at the corner of 1<sup>st</sup> Street and Pasadena in Los Osos.

##### **Discussion:**

The property owners were not present to discuss their project. All committee members present had reviewed the proposed project and had no concerns. Motion to recommend approval of the project and place on the Consent agenda of the next LOCAC meeting was made by Julie Tacker and seconded by Paul Hershfield. The motion passed unanimously.

**B. DRC2018-00179 SIMONSEN:** Proposed Minor Use Permit for a two-story 2985 SF Single Family Residence at 2579 San Dominico Ave in Los Osos.

**Discussion:**

- a. The Chair explained that the owners were unable to attend the meeting, but that they asked family member Dana Simonson (brother) to represent them at the meeting, primarily to report on the conversation, as he did not know the details about their project. The Chair explained that she discussed the project over the phone with the owner. They have completed all the biological, archeological, etc, reports required by the Planning department and have received their letter from Fish and Game. They have also completed the required water offsets. They stated that their property has strict guidelines on where on the site the structure can be built, and they have met all of them. There is a significant portion of the site that will remain untouched as native vegetation, and mitigation requirements for manzanita will be met. The property owners have family that have lived in the Los Osos Area since 1971 and they plan to retire at the home.
- b. LUC Public Member Trish Bartel asked if the neighbors on Rodman had been notified of the new home, and also had a question regarding the upper deck's 12 foot encroachment into the 20 foot setback. Dana Simonsen stated he did not know. Chair said that the Planning department's approval would require all setbacks be met, so there may be an allowable encroachment for decks- it could be checked on.
- c. Public Comment by Patty Tackett who stated that she is representing four neighbors who live on Rodman in Cabrillo Estates which is behind the Simonsen property. The neighbors wish to express their concerns to the LUC and LOCAC. Their concerns are that they believe they will have a "massive" height obstruction, loss of privacy, and light pollution if the home is built as the plans state. Patty Tackett stated that she does not know of any neighbors that the Simonsens have talked to regarding their project. The neighbors on Rodman would like to meet with the owners and see if they could negotiate a way to "share the view". Ms. Tackett brought photos that showed how their views were going to be reduced.
- d. Committee members Yael Korin and Sue Morgenthaler mentioned that the neighbors should try to contact the owners and to contact the Planning Department to let them know their concerns. Sue Morgenthaler gave Patty the phone number and contact information of the Planning Department.
- e. The Chair stated that the home meets the height restrictions and the proposed height is actually three feet lower than the allowable height. She also stated that if you live next to an undeveloped lot that may be built upon, there is always the danger of losing your view at some point in the future.
- f. Chair made a motion to recommend approval and to send to LOCAC as a Regular agenda item to allow for additional public input, and for the Owners to attend to address questions from the public. Larry Bender seconded the motion. Approved 5, Opposed 4. Those opposed understand the owners can build on the property, they would just like to see the owners communicate with their neighbors.

**C. DRC2018-00181 LOS OSOS CSD:** Proposed Minor Use Permit (Coastal Development Permit) for a 480-foot deep nested groundwater monitoring well in the county Right-Of-Way off Lupine Street between Donna Ave and Doris Ave in Los Osos.

**Discussion:**

- a. Rob Miller from Los Osos Water Basin Management Committee presented an overview of the project. The LO Water Basin Management Committee works with all the local water companies. There is currently a threat for seawater intrusion into the local groundwater in LO and Baywood. The Water Basin Management Committee is asking to drill a well to test for seawater and for a continual testing site. They tried to drill a well in the same area in 2003 and it collapsed. They didn't have money to drill a second well at the time. This well will monitor 2-3 aquifer zones. The

neighbors have been notified and there will only be a small box at the site, everything else will be below ground.

- b. Member Paul Hershfield asked Rob Miller how many aquifers we had and he stated there were five with a few connecting; Zones are A-E. Geographically the aquifer zones are together but each aquifer is at a different depth. There is currently active seawater present in Zone D.
- c. Timeline to complete the well will be two weeks to sample and bore out the materials.
- d. Motion to recommend approval and place on the Consent agenda of the next LOCAC meeting was made by Julie Tacker, seconded by Lynette Tornatzky; the motion passed unanimously.

**D. DRC2009-00051 BSR A GEN PTP (SEA PINES):** Proposed Conditional Use Permit to expand existing Sea Pines Golf Resort facility in Los Osos.

**Discussion:**

- a. Owners were present to discuss their project. Their previous 2010 permit for an expansion project expired. The current proposed project will be completed in 4 phases.
- b. Changes from the previous 2010 project includes removal of the proposed horse boarding facility, addition of 8 RV parking spaces with hook ups for water and sewer, and the addition of a single-family residence.
- c. Project scope includes: Expansion of the existing restaurant by enclosure of the existing outdoor dining area, a new 6,734 square foot lodge with 7 additional hotel rooms, a 478 SF porte-cochere addition at the existing lodge, a 580 SF addition to an existing maintenance building, a 400 sf office addition, a new 128 sf unisex bathroom/concession building at the #6 tee, conversion of 3 existing hotel rooms into a Spa, an additional 41 parking spots, 8 RV parking spaces and a single-family home on property.
- d. Sea Pines completed all necessary water retrofits in 2010 for the previous permit. Sea Pines Resort will be removing turf which will cut down on water consumption. Sea Pines Resort will also use a recycled water pipeline that goes into their ponds for irrigation uses.
- e. Single Family home lot is zoned SFR and will be 500 feet from the wetlands and will be the owners private residence. The home will be a 3,325 SF 4-bedroom 3-bathroom home with garage, decks and patio. The driveway will be off of Pecho Road. Some eucalyptus trees will need to be removed for the home to be built.
- f. Larry Bender made a motion to recommend approval and place on the Consent agenda of the next LOCAC meeting and Tim Carstairs seconded; the motion passed unanimously.

**E. DRC 2018-00180 DAYSPRING NON LLC:** Proposed Minor Use Permit for 2.94 acre (128,000 sq/ft) outdoor cannabis cultivations 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.

**Discussion:**

- a. Helios Dayspring and Lisa Bugrova from Kirk Consulting came to discuss the project. They are asking approval on this MUP site but have two additional sites west of the current property that they will be building cannabis farms on in the future. All 3 projects have similar scope. The cannabis farm will have 3 acres of outside cultivation and a 22,000 SF greenhouse/hoop houses for the growing of the cannabis. Daysprings removed 70 acres of vegetables at this location and will replace with 3 acres of cannabis. The water usage is lower than that of vegetable cultivation. They will use an air neutralization system to help mitigate the cannabis smell when they flower in the Hoop greenhouses. There will be a fence around the entire area that will be for security and to restrict viewing. The fencing will be located at the 300 foot required setback from the nearest road and residence. Lighting is not allowed in the hoop houses so there should be no light pollution concern.

- b. Paul Hershfield asked where on the land the cannabis will be grown. Plans for the project were distributed. 45 acres of avocados will remain on the site.
- c. Julie Tacker asked about the 2 additional permit requests that will be forthcoming. A total of 3 projects on 3 separate pieces of land all owned by Dayspring could have impacts on traffic on LOVR. Dayspring responded that each site will employ about 3 people per acre, or a total of 9 employees on each site. They have also done the traffic impact analysis, and the impact should be less than the previous agricultural operation on site. Lisa Bugrova also clarified that each site will have their own permit application. Julie Tacker also asked if they could provide a visual photo simulation of the built project as viewed from LOVR. Lisa Bugrova stated they could provide that.
- d. Questions regarding water came from the committee. The property has its own water well and will not be utilizing the Los Osos water basin. The project reps were also asked if the neighboring ranches have been informed about these projects. Neighboring ranches have not been informed yet.
- e. Daysprings owns a cannabis dispensary in Grover Beach and is planning on having 9 cannabis dispensaries in Santa Barbara County and 11 in San Luis Obispo County so he can have a vertical integration business plan. His company name is House of Holistics. He said their project here is very small compared to what is allowed in Santa Barbara County.
- f. Larry Bender made a motion to recommend approval of the project and place it on the Regular agenda of the next LOCAC meeting to allow for further public input. Tim Carstairs and Paul Hershfield seconded the motion. The motion passed unanimously.

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

Representative from the Los Osos tree planting program stated that his item is planned for discussion at the next LUC meeting.

7. ADJOURN

Meeting adjourned at 7:45pm.