



LAND USE COMMITTEE MEETING AGENDA

JULY 2, 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
Robert Mayfield
Paul Hershfield
Trish Bartel

1. GREETINGS AND INTRODUCTIONS

2. ROLL CALL

All members but Margaret Mayfield and Robert Mayfield were present.

3. CHAIRPERSON'S ANNOUNCEMENTS - none.

4. MEMBER'S ANNOUNCEMENTS - none.

5. AGENDA ITEMS, INCLUDING PUBLIC COMMENT:

- A. D010085D KROLL:** Reactivation of case previously on Info Hold for a proposed Minor Use Permit for a new (2374 sq ft) SFD, and (3552 sq ft) Barn at 302 Madera in Los Osos.

Mr. Kroll described the project. They purchased the land in 1994. It had a well but that was retired to instead use water from Cal Cities, now Golden State Water. They have been using water there since 1995. The plans for building were started in 1998. He gave a history of the land's use prior to the area's subdivision, and a history of their family's use of the land: boarding horses, growing avocados and citrus. He gave a history of the snail issues and how it prevented their building. This project has been before LOCAC before. They got an incidental take permit in 2015. They did Title 19 retrofits. 2.1 acres of their land has been set aside for environmental mitigation and planted with native plants.

DISCUSSION:

Q. Did they get water mitigation for retiring the orchards? A. No; they did try to get Carbon Credits for removing the avocado trees. Q. Was the land grazed? A. No, it was just dirt when they bought it. They took the horses off after a fire. Once the snails were discovered, no horses or mowing (the grass grew back after the horses were gone) was allowed.

The committee voted unanimously approval, and to place this item on the LOCAC Consent Agenda.

Item D was heard next, as there were no representatives on the other projects listed on the agenda.

D. DRC2018-00089: ENERLE Proposed minor use permit for a short-term vacation rental located at 365 Mitchell Dr. in Los Osos

The Enerles described some of their personal background and how they had been renting the cottage for 30 days or more for the past four years. They have found this hard to do, so applied for a Vacation Rental. They vet every guest through VRBO and only accept 5-Star guests.

DISCUSSION:

There was some confusion over whether they wanted a Vacation Rental or a Homestay. Communication with the Planner Young Choi indicated they had changed the MUP request to Homestay. The difference between the two was discussed. The permit either way cannot be accepted by the County until the cottage meets County permit standards. They opted for Homestay, as there are always on the property in the other house.

The committee voted unanimously approval, and to place this item on the LOCAC Consent Agenda.

Item C was discussed next. The applicant was not present.

C. DRC2018-00073 KELLOGG: Proposed Minor Use Permit for a Vacation Rental at 1669 7th Street in Los Osos.

There were conflicting opinions on what to do. The project met all the current requirements for a Vacation Rental. The committee members present were not sure they could use our new guidelines until we got confirmation from the County to do so. Shouldn't they make their case at the committee level before it goes to LOCAC?

A motion was made to table the item and bring it back to LUC next month. Three in favor, eight opposed; motion failed.

A motion was made to bring the item straight to LOCAC on July 26 and that the applicants be made aware their presence is needed. Five in favor, three opposed; motion carries.

LOCAC Chairperson Bender was asked to contact the Kelloggs and ask them to be present at the next LOCAC meeting.

B. LRP2013-00017 Mining Designation Amendments: Amendments to the General Plan and County Code to modify combining designations for lands with significant mineral resources and lands adjacent to existing mines and quarries.

No one knew what to do with this. It wasn't clear how to have an opinion on this. While defunct mines are listed in the material, many were missing from the report. LOCAC Chairperson Bender volunteered to contact the County to find a representative to explain this at the next LOCAC meeting. A member of the public suggested if a representative could not be found, do nothing.

All committee members agreed to pass this on for the next LOCAC meeting.

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

Committee Member Tacker brought up a project that had been seen by LOCAC years ago that was finally moving ahead now with County approvals and with an amendment: The Baywood Inn hotel expansion. The septic mound will be removed from 3rd Street due to the hotel being hooked up to the sewer, and eight regular parking spaces will be added along with ten EV spaces. It is unclear if the 10 EV spots can be used by cars not needing an electrical hook-up or not. This seemed like an unusually high number for EV hook-ups. Would a car parked need to be charging to be there and will it require money to charge? A bit of history on the project was relayed as well: Removing the restaurant to add rooms, and the necessity to build the mound due to high groundwater in this location. Parking is a problem in Baywood, will this hurt or help? It was concluded that any of us could comment on the project at the California Coastal Commission hearing.

7. ADJOURN at 7:26 p.m.