



LOCAC Meeting July 23, 2020

Zoom! 7PM

Present are Tim Carstairs, Christine Womack, Lynette Tornatzky, Yael Korin, Larry Bender, Jan Harper, Sandra Sarrouf, Sue Morgenthaler. Absent are Trish Bartel-excused absence, and Jim Stanfill.

COMMUNITY and LOCAL REPORTS:

Commander Nelson from the Sheriff's office reported there were 502 calls for service in Los Osos last month. In June of 2019 they were brought out on 544 calls. These 2020 calls included 48 disturbances, 3 assault or battery, 4 burglary, 7 theft, 9 vandalisms, and 5 phone scams. The most popular phone scam is a caller reporting that your Social Security number has been suspended and confirmation is needed to reactivate it.

Kerry Brown from the County Planning Department updated us on the actions taken by the Planning Commission on July 9th.

The Planning Commission is sending their recommendation of a Los Osos Vacation Rental Ordinance to the Board of Supervisors. Their findings include recommendations that:

- A minimum 500' buffer is required between vacation rentals and visitor accommodating uses.
- Vacation Rentals are to be allowed only in single family houses.
- A limit on the maximum number of vacation rentals to be allowed is 1% of existing single-family houses.
- A Minor Use Permit will be required.
- A Sunset Clause will void a vacation rental license upon sale of the house.
- Any entity regardless of type can maintain a financial interest in only 1 vacation rental.

The Planning Commission heard public comment on the Los Osos Community Plan and have continued discussion to their August 13th meeting. They have directed the County Staff to send them new information that would include:

- A map of the greenbelt
- An exhibit to show how regulations work together to control growth in Los Osos. This would include the Growth Management Ordinance, the LOCP, the Resource Managements System, Title 19 retrofit, Basin Management programs, and the special condition 6.
- Information on the water supply and impacts on accessory dwelling units and affordable housing development.
- An exemption in the growth management ordinance or conversion of 2nd story commercial space to residential units
- An analysis of the impacts of designating parcels as environmentally sensitive habitat areas.

The Board of Supervisor's hearing to discuss the Vacation Rental Ordinance is temporarily scheduled for October 6, but it will travel with the LOCP, so they will wait for the LOCP to get through the Planning Commission first.

Paul questioned if the Commissioners actually recommended the sunset clause to be the sale of a property because he recalled Commissioner Multari suggesting a 5-year expiration date. Kerry will question as to exactly what they voted on.

Kerry was asked and will try to get a copy of the official findings from the Planning Commission.

Supervisor Gibson spoke on:

- The Board of Supervisors will hear both the LOCP and the Los Osos Vacation Rental Ordinance after the Planning Commission sends the documents to them. After the Board makes its recommendations, they will then go to the Coastal Commission, hopefully by the end of the year.
- The Board will also be acting on the Habitat Conservation Plan as well.
- COVID 19 has been forefront on their schedules. Cases have risen dramatically although severity has not increased proportionally, so the numbers in hospitals are still manageable. Care centers are a hot spot, but extra resources are being used for testing and contact tracing. The jail has 4 cases, but they have procedures for isolating prisoners, so these are in place for COVID as well.

We are now on the State Watch List, so openings have been rolled back. Bars are closed, but businesses like restaurants and salons are allowed to operate outdoors. They are

hopeful this will change the trajectory, but it all depends on the public doing its part with what needs to be done.

With schools not reopening, childcare is an issue, people trying to get back to work. The Board is working on mitigation for unpaid rents, not only relief for tenants but for landlords as well.

- The state will be revisiting their budget soon now that the July 15th income tax deadline has passed. SLO County found ways to close most of their largest budget gaps in June, but once they see the new figures from the state, more changes may need to be made.
- The Board is trying to have corrected a highly inaccurate story published in the Estero Bay News which has caused concern in Monarch Grove. It announced a full-on rate hike being considered via the Proposition 218 process. The action was in fact a simple enrollment of their sewer assessments on the tax rolls. Purely administrative.

Chuck Cesena from the CSD:

- The CSD Board has 3 seats up for election in November and is now accepting applications. They are also looking for a new Utilities Department Manager.
- A snail survey is underway for a parkway on Ferrell Ave.
- CSD is constructing a new building at 8th and El Moro, one to safely store equipment out of the weather.
- CSD is contracting to have minor well issue repairs, but the big news is a new well. CSD will be drilling a new upper aquifer well. Funding from a \$250,000 grant should be available the first of the year. Although there is less salt intrusion here than in the lower aquifer, nitrates could be problematic but they're levels are low enough to be mitigated.
- CSD is looking for new well locations. Their target spot near the middle school turned up dry. Other locations had been found and discussed with the community, but they now have 2 new ones to explore, one at 18th & Ramona and one at Bay Ridge off South Bay Blvd, just south of Los Osos Valley Road. This is a lot they already own which consists of decommissioned leach fields. They are waiting on an environmental report, hoping to make their decision in October.

Lynette Tornatzky gave the Chamber of Commerce Report:

- The Chamber is still working on Oktoberfest, trying to find a way to be safe. They as nonprofits, like everyone else, are having a tough time. They make most of their money with events.

- The LO/BP Restaurant Passport will be expiring the end of July, but the new passport, the LO/BP Retail Passport will feature discounts to local retail establishments.
- The Chamber has posted their new directory online.

LOCAL BUSINESS

Minutes from the June meeting were approved.

Treasurer's report was given. We have \$763.04 with one small payment still outstanding. Larry Bender asked about the LOCAC election following the CSD process, but this would not be economically feasible.

Larry Bender from the LUC announced they sent a referral package to the Consent agenda to be approved.

Yael Korin from Trees and Landscaping Committee:

- The Trees and Landscape Committee is discussing many projects. The committee is working on a project at the entry to the Community Center, a project with the highly used El Moro Trail, and a new project on 1st street. They would also like to restore the tree line on the west side of 1st Street across from the work being done at the Back Bay Inn.
- They hope to introduce the community to trees and shrubs that are good for our area. They'd like to go into the different neighborhoods with samples for people to see. Yes, they know water is an issue, that is always taken into account and conservation information would be passed on to the community as well.
- Yael asked Supervisor Gibson how to get started, asking the county about encroachment permits, approved materials, etc. for the 1st street project. The Supervisor suggested the committee talk to Public Works. The process would then be to first have a concept, community support, and then see where it goes from there. The Board is always willing to consider these types of projects when community support is involved. There are other groups in Los Osos wanting to do similar projects, he suggested we try to coordinate together for a more unified effort.

Outreach Committee: The Outreach Committee is looking for help with their newsletter.

CONSENT AGENDA

LOCAC unanimously recommended approval of a new house to be built on Alamo Drive. DRC 2020-00078 Mueller Griffin.

With nothing on the **REGULAR AGENDA** and no **PUBLIC COMMENT**, Supervisor Gibson quoted Vin Scully when he said have “a pleasant Thursday evening, wherever you may be.”

Chair Tim Carstairs thanked us all for coming, and we **ADJOURNED**.