



LOCAC Meeting September 24, 2020

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

The meeting started with a report from Kerry Brown of the County Planning and Building Department.

**Kerry Brown** reported on the progress of the Community Plan with the Planning Commission. On August 13<sup>th</sup>, the Planning Commission asked for more information regarding ESHA areas, clarification to the circulation plan, and a few other updates. After potentially finishing with the Planning Commission on October 8<sup>th</sup>, the LOCP and the HCP will go to the Board of Supervisors on December 15<sup>th</sup>.

The Beane construction yard was approved at a Planning Dept hearing. It was approved for 3 years, it will limit the size of trucks, and the approval puts controls on the drainage. There were technical issues that prevented all of the prerecorded messages to be shared at the hearing. Those issues were not intentional and have since been fixed by the IT department. Since the hearing, an appeal to the Board of Supervisors has been submitted.

**Supervisor Bruce Gibson** reported that COVID continues to absorb a lot of time and resources. San Luis Obispo County has moved from Tier One down to Tier Two because case rates have lowered. Vigilance is still necessary to keep businesses open.

There is much discussion as to how to help the homeless, it's a county wide issue. Supervisor Gibson and many agencies and organizations are working hard to see what can be done to ease the difficulties of the homeless and the concerns that come with that- fire threat and the dangers to public health and safety to name a couple. Engaging the community and educating them is of prime importance.

There are many legal complexities. An unsheltered person cannot be relocated if there are no alternatives for him/her. A problem area is Los Osos midtown. The lead here is Public Works because the land is county owned. They are working to connect people with services and to clean and restore the site as it is deed restricted with habitat commitments.

When a question was asked regarding a protocol for those who want to go into the encampment on their own to interact with its residents, we were cautioned against doing so. It is a pretty big gamble, no one knows what they might walk into. If someone is having a bad day, things could go bad very quickly.

A question was asked regarding the success or failure of a pilot program providing latrines to the area. There was little to no participation in the program so it was closed down. It was found that before COVID, the unsheltered had been using the facilities at gyms to care for themselves, so a safe parking program was started, monitored 7pm to 7am. On average 7-10 cars per evening used the space and there were no problems reported. Showers and toilet facilities were brought onto the site but county funding was stretched too thin and the Los Osos part of the program was cut. Only the San Luis Obispo site remains.

It needs to be remembered that while all efforts that are made to help these people, many are not interested or open to being helped.

**Vicki Milledge spoke for the CSD.** They've many projects in the works. The Fire Hazardous Abatement Program was a complete success this year with no citations issued.

There is a concern about the water resource section of the Community Plan and the ESHA discussions. The Basin Management Committee is talking with the county regarding a presentation of this issue to the Board of Supervisors.

Work continues on both the path from 7<sup>th</sup> St to Farrell and the new sea well in the central portion of the basin. If anyone would like to contact them for more information, please email [rmuns@losososcsd.org](mailto:rmuns@losososcsd.org)

**Lynette Tornatsky from the Chamber of Commerce** suggested we go to [lobpchamber.org](http://lobpchamber.org) and check out the newly launched Business Expo 2020 spotlighting different local businesses.

**The Minutes from August were approved.**

**Committee Reports:** There was no LUC report because that would take place during the Keener/Lopez discussion on the agenda. Traffic and Circulation will have their regular meeting in October when they are hoping the circulation study will be made available. They hope to share this with LOCAC in October. Trees and Landscape is working on the Morro path restoration project from 12<sup>th</sup> St to South Bay Blvd. The Bylaws committee is working to thoroughly update and rewrite the Bylaws and Policies and Procedures Manual. When work is completed, the public will get a chance to make comments before LOCAC approval.

## **AGENDA**

**1. DRC DRC2020-000102 KEENER/LOPEZ** Proposed Minor Use Permit for the construction of a single-family home with detached studio; primary dwelling/home is 29 feet maximum height

and 8197 SF; detached studio is 23 feet maximum height and 1950 SF. Project Location is 2420 Paradise Lane in Los Osos.

All questions were answered by the owners. The property is being used for the family with no other uses considered. There was a request to monitor their well for water use, data could be used to help Los Osos understand usage and plan for the future. They had already reached out to Public Works, but there is no requirement for this. Public Works has no staffing nor funds to study the data so does not want it. The owners are very willing to supply this data in the future if the county situation changes and a study is desired.

***Larry Bender made a motion to recommend approval of this project. It was seconded and was approved by a unanimous vote.***

## **2. Baywood Inn's request for a letter to the Coastal Commission to share LOCAC's concerns regarding their project.**

A project that was approved by the county in 2003 is being amended and the Coastal Commission is requesting input from LOCAC.

This part of the project is asking to remove the front parking lot and replace it with landscape and gas fire pits, an area for both guests and the public to enjoy. 2 more lots exist on the property, both have been enlarged to accommodate the loss of parking in front. 1 will house a solar array, a 30 KW system with 4 EV charging stations. They are taking 5 old septic tanks, cleaning them, and transforming them into a water catchment system. Also being added is a pickle ball court.

In response to a question from the Land Use Committee, Bob Semonsen, representing the Baywood Inn, told the Council that there will be an industrial look to the solar array but they will paint or work with landscape to hide it. To mitigate noise from the pickle ball court, they plan to use an acoustic screen made specifically for pickle ball courts.

Concerns brought up by the community centered around trees, the fire pits, and the solar array:

Many healthy mature trees were removed from behind the Inn, 3 mature Monterey Cypress trees were removed for the recent addition and not replaced. It was suggested the hotel continue a planting of trees down the sidewalk on 2<sup>nd</sup> street.

A resident called attention to how the reduction in trees the past few years has changed the area with a reduction in wind patterns, bird life, and visual quality. Less trees degrade an environment. Mr. Semonsen said the owner of the Inn is very receptive to working with the

community and felt he would be more than willing to work with the community on regarding the trees.

Concerns were expressed regarding the solar panel structure off 3<sup>rd</sup> Street. The solar array could result in glare because of their positioning, causing problems for traffic. It was also requested that a landscape plan for screening be submitted.

With the plan for 5 fire pits, this small block of Baywood would house a total of 7 firepits which seems excessive for one block of a small coastal community. There were concerns regarding the presence of so many in one place, and of course the resulting carbon emissions.

The community comments also indicated concerns for the neighbors regarding the pickle ball court. Mr. Semonsen assured them there would be a special enclosure made specifically for these courts to mitigate the noise. The community also requested a landscaping plan for this area.

***Larry Bender will compose a letter to the Coastal Commission expressing these concerns, adding that they owner may be willing to work with the LOCAC Tree and Landscape Committee to discuss the tree concerns.***

3. It has been requested that LOCAC **create a committee to hold a forum for a discussion of the homeless that live in Los Osos.** This forum will be spearheaded by a new LOCAC committee in coordination with County Agencies, non-profits, and community organizations working on this issue.

This forum is meant to educate the community on homelessness. Discussions will range from how to get them on the path to permanent housing, to homelessness as a county wide problem, to how the county can share what it is doing, and to help us to understand what we can do. Community support comes with understanding.

All meetings will be open to the public. The committee will consist of 2 or 3 LOCAC members with perhaps 5 or so public members. Anyone who would like to be on the committee is asked to refer to the LOCAC website [locac.info](http://locac.info). Sandra, Tim, and Yael have been tasked to post info for requesting a spot on this committee and how to contact us to let their interest be known.

Meanwhile, if anyone has suggestions, please email Supervisor Gibson. His role is to make sure we have the resources to get the information that the community needs. We are not formulating a plan, we are educating.

There was a desire on the part of some of the community that this committee be inclusive of many different viewpoints and ways to address this issue. It was even suggested an unsheltered person be asked to participate.

***A motion was made to plan a homeless forum in conjunction with the county. LOCAC asks that a committee be made up of persons with diverse backgrounds and multiple perspectives. This motion was seconded and passed unanimously.***

Being there were no comments for items not on the agenda and it was quite late, the meeting was adjourned.