



Los Osos Community Advisory Council

October 22, 2020

7PM Zoom

The meeting was **called to order**, the **roll call** was taken. Present were Larry Bender as Acting Chairperson and Host, Trish Bartel as Co-host, Lynette Tornatzky, Christine Womack, Yael Korin, Jan Harper, and Sue Morgenthaler. Absent were Tim Carstairs, Jim Stanfill, and Sandra Sarrouf.

Sheriff Sergeant Dave Menghrajani gave a report on service calls in Los Osos between September 22 and October 22, 2020. There were 71 compared with 73 this time last year. These calls ran from traffic stops, burglaries, mail thefts, phone scams, suspicious circumstances to the Unsheltered encampments on Palisades and COVID compliances.

Kerry Brown from the Planning and Building Department announced that on October 8th, the Planning Commission discussed and passed on to the Board of Supervisors, the Los Osos Community Plan. The Commission sent their approval, along with some language edits submitted by the community, to the Board of Supervisors. The date is December 15, 2020 for the Supervisors to begin review of the

- Los Osos Community Plan
- Los Osos Habitat Conservation Plan, Memorandum of Understanding with the California Department of Fish and Wildlife (to allow restoration and enhanced management of the Morro Dunes Ecological Reserve
- Reserve Resource Summary Report (Part of the Resource Management System) for District 2
- Growth Management Ordinance for Los Osos
- Vacation Rental Ordinance for Los Osos

There was concern with all of these major issues being heard on the same day, but Kerry stated they are all related to Los Osos water and the community, so it is beneficial to all that they be heard together, as one.

Steve Vinson asked Kerry a question concerning drive throughs and the LOCP. Kerry stated the county's input from the Los Osos Community clearly indicated they did not want drive throughs in the community plan. The County took a survey of the residents, and again, they indicated the

inclusion of no drive throughs should be in the plan. Even after this statement, Steve again stated he felt Los Osos citizens should be able to vet these on a case by case basis.

Supervisor Bruce Gibson announced Los Osos has a new station commander. He is Stewart McDonald, a Los Osos resident.

At concern for all is the midtown encampment on Palisades, relocating those in the brush behind the library and restoring the site. Many services, including food, new shelter to the Prado site, medical options, COVID testing, etc. were offered by the county, specially trained law enforcement, and many outreach organizations. Cleanup has started, even the unsheltered have helped out. This is still a work in progress.

Supervisor Gibson reiterated his interest in working with the Unhoused Forum committee and will do what he can to coordinate with the county staff to get information out to the community.

Comments from the public addressed the fear of dislocation, and the fact that some are being asked to dislocate against their will. COVID is a concern to the unhoused, as are personal belongings. The Prado site was questioned as an appropriate place to be relocated. Someone suggested the county make property available to them, a place where they can safely reside outdoors. Does this relocation comply with the Boise Decision? There should be more social services. Those living in their cars need a place to go as well.

In answer to these concerns, Supervisor Gibson assured us that the County's efforts are compliant with the Boise Decision. All the Palisades residents were offered the option for shelter at 40 Prado. They worked with CAPSLO, there were beds for all, but of course they cannot be forced to go there. Each resident has a different story, some have mental health issues, some are addicted, some are experiencing temporary misfortune, some have adopted this lifestyle by choice.

At some point the County must go with the free will of the individuals. For those who choose Prado, they are working with them on a path to permanent housing, medical help, etc. They can stay at Prado as long as necessary.

This is not a permanent solution, there needs to be more work to provide sanctioned camping places and safe parking. There needs to be an increased commitment of public dollars, and the solution will require more effort by both the county and each community involved.

He turned to voting, any questions on procedure? If so, please refer to the website of Tommy Gong, County Clerk-Recorder or contact Supervisor Gibson's office. There are secure ballot drop boxes throughout the county, ballots can be mailed, and voting centers will open on October 31st.

CSD report was given by Christine Womack. Ron Munds, the new general manager, has been with them for a year now, has done a great job. The many projects being worked on include 10th Street pump maintenance, 8th Street upper aquifer well project, 3rd Street testing to get back online, and an asphalt pathway and split rail fence connecting 7th or 8th Street to Ferrell.

Los Osos Chamber of Commerce report was given by Lynette Tornatzky. The online Business Expo will continue to the end of the year. Please check the Chamber out at lobpchamber.org.

The 42nd annual Oktoberfest and the Car Show was cancelled due to COVID but will be back in 2021. Individuals can join the Chamber along with the businesses. Please visit our website, become a member and support us!

Minutes of the last meeting were approved on a motion by Yael Korin and a 2nd by Jan Harper.

Treasurer's report: Mechanics Bank has stopped charging us a monthly fee. Our balance is \$747.88 with a one outstanding check. We have not asked either the Community Center or Sea Pines for a refund of the advance payments we made for meeting rooms. This was done to show support for the 2 entities.

Land Use Committee has 2 items on the Consent Agenda, and the Back Bay Inn project will be discussed on the Regular Agenda.

Traffic and Circulation has the Los Osos Circulation Study to be heard on the Regular Agenda.

Trees and Landscape: working on the El Moro Landscape project. The plan has been submitted to Parks and Recreation, but meanwhile they have the go ahead to start with bits and pieces of the trail. They have started taking care of 21 Oak trees. Yael wanted to thank her committee for all their hard work, specially naming Lisa and Cindy.

Outreach: We are grateful to Sandra for getting information out to the public via her newsletter, and we thanked Lynette for keeping the website update.

Unhoused Residents Forum: The mission statement has been posted online: *The Unhoused Resident Forum Subcommittee will coordinate with County agencies, non-profits, and community organizations working on this issue, to host an educational and informative forum for the community. The purpose of the forum is to share information about 'homelessness', update the community on what measures are currently being taken and to consider further steps.*

The committee consists of 7 members- Yael Korin, Sandra Sarrouf, and Jim Stanfill from LOCAC, and 4 public members Rev. Carolyn Hall, Linde Owen, Lannie Erikson, and Becky McFarland.

Consent Agenda was unanimously approved with recommendations of approval going to the county for DRC2020-00148 TURNER, deck replacement and expansion and DRC2020-00147 Gade, Vacation Rental permit.

The Regular Agenda

Los Osos Circulation Study was presented by Michael Britton from Public Works. County is required to do annual updates for the Board of Supervisors regarding the Road Fee Ordinance. The report contains a Los Osos project list, and rules of engagement on how road fees are created. We are up in Road Improvement Fund income by 2.4% this year due to building taking place and the paying of road fees.

Linde Owen brought up the concern over the temporary construction yard on Fairchild and Santa Ynez. She asked if they will be paying road fees for their 3-year temporary use of the site. Michael Britton clarified that road fees are assessed only when there is a structure built, although in this case there may be other traffic mitigations they need to comply with.

Jeff Krepps asked the potential of a new comprehensive study not totally focused on vehicle traffic but inclusive of pedestrians and bicycles. The county is not equipped to do such a study.

Jan Harper moved LOCAC accept and approve this report. Larry Bender made the 2nd and it passed unanimously.

Back Bay Inn request for community input on a possible amendment to a 1995 Coastal Commission permit to change the shape and location of an already approved phase 2 expansion. Comments are needed for the Coastal Commission to consider this new request.

Architect Tim Ronda responded to previous comments from the community saying the BBI revised the shape of the 9 unit addition at this proposed new location, stepping it back room by room as it stretches north along 1st Street. A side concern the Inn addressed was to lower a fence to 3' around the trash bins on Santa Maria at 1st Street.

Responses by the BBI to previous comments:

Location of the existing building from the property line is 6', they feel there is no view impact, parking is consistent with requirements, 24' box trees were planted to replace the smaller ones recently planted, they will comply with all lighting requirements, they have a strong setback from the property line, and they are compliant with all their restrictions on 1st Street.

The public was asked to take note of the list of comments already made during the Land Use meetings on August 31 and October 5 and bring up points not already in evidence.

- Parking is very important. Future hotel visitors cannot use 1st Street to park their cars. The owner must make it clear to patrons they may not park on 1st Street.

- Perhaps the county could designate no parking on the public access between 10pm and 6am.
- You say the BBI has complied with all 1st Street encroachment conditions. What about the planting and irrigation at the end south end of the street? This planting restricts public access that has historically been a public boat launch.
- When asked about the county asking for compliance, Kerry Brown stated Public Works wanted a plan for erosion control. She will talk to Public Works about this.
- Again, it was asked that the trash area be moved, the shed removed. Unclear, but possibly the shed has been removed.
- There are still basic issues that could potentially impact the neighborhood- lighting, noise, and parking use by businesses.
- 1st Street is public land and coastal access. Title 23 states business must be responsible for the parking of all guests and employees on their grounds. No one really knows what the entire count is regarding all the rooms at the Inn, business and employees. Kerry Brown was asked to look into this.
- The view impacted is not just considered from the north but should be considered from the south as well. By adding a large and highly visible structure to an existing building creates a dominating structure on 1st Street that will overshadow public use. Local and Coastal Plans call for small scale coastal that enhances community character. That would mean a freestanding separate structure set into the property. What has already been approved is preferable.

A motion was made to LOCAC, proposing we provide Tim Ronda with the list of comments they have asked for. LUC and LOCAC held 3 meetings to gather these comments. Larry Bender will write the letter. Motioned, 2nd, and unanimously approved.

Date for the next LOCAC meeting was discussed. It was decided to cancel the November LOCAC meeting and combine, as per directions in the Policies and Procedures manual (Section II Meetings/A Definitions/1 Regular), with the December meeting. That meeting will be held December 10th.

Public Comments not on the Agenda: Jeff Krepps feels the biggest gap out of scope in the LOCP regards an evaluation of traffic safety from the point of view of pedestrians and bicyclists. If we are looking at growth and buildout, we should have an evaluation of the impact of more cars on bikers and pedestrians. This will help the county to understand so that mitigation can take place before growth. It was noted that Parks and Recreation does not look at roadways in urban areas.

Meeting Adjourned.

