

Land Use Committee Meeting Minutes
October 5, 2020
Zoom Virtual

Committee Members

LOCAC Members

Larry Bender – Chairperson
Lynette Tornatzky – District One
Yael Korin – District One
Sue Morgenthaler – District Four
Trish Bartel – District Four

Public Members

Robin McPeak
Paul Hershfield
Julie Tacker
Linde Owen

1. Greetings and Introductions

- a. Meeting called to order by chairperson Larry Bender at 7:01pm
- b. Introduction to Zoom procedures for the committee and public

2. Roll Call

- a. All present

3. Chairperson Announcements

- a. LOCAC is creating a Homeless Educational and Informational subcommittee

4. Members Announcements

- a. None.

5. Approve Minutes from July and August Meetings

- a. Minutes from the August 31, 2020 with one change by Lynette Tornakzy to section 7J. All approved with the change.

6. Agenda Items including Public Comment

- a. **DRC2020-00148 Turner:** Proposed Minor Use Permit/Coastal Development Permit for a deck replacement and expansion at 1725 Pine in Los Osos
 - i. Louisa Smith the architect presented blue prints of the new deck and how it will sit on the property. Both Ms. Smith and the owner Jennifer Turner answered questions regarding impact the neighbors
 - ii. **No Public comments**

- iii. Motion by Lynette Tornatzky to recommend this item be placed on the consent agenda, second by Trish Bartel, Unanimous decision
- b. **DRC2020-00147 Gade:** Proposed Minor Use Permit to allow for a Vacation Rental use in the Single-family Residential zone. 301 Lilac Drive, Los Osos
 - i. Stephen Gade stated that both he and his wife are in education and they would like to use their home as a vacation rental three or four times each summer and once each winter. They have a friend who will monitor the property and will handle any issue with renters. Their friend lives in SLO. Mr. Gade has talked to all his neighbors and will share phone numbers with them.
 - ii. Member comments:
 - 1. Larry Bender asked how long it would take for their friend to arrive and handle renter issues. Mr. Gade stated about 20 minutes
 - 2. Sue Morgenthaler informed that the sheriff will not be arriving for renter noise issues.
 - 3. Linde Owen asked if this meets the vacation rental guidelines, answer is yes
 - iii. Public comments: none
 - iv. Motion by Julie Tacker to recommend this item be placed on the consent agenda at the next LOCAC meeting. Second by Lynette, All in favor
- c. **Back Bay Inn.** Tim Ronda of SDG Architects was on the call representing Bill Lee. Mr. Ronda showed the project blueprints on the shared Zoom screen. The Planning Department and the Coastal Commission approved this project in 2000 for a 9 room expansion in a separate location then is currently shown. Mr. Lee wants to move the 9 room addition from the back of the Inn to the side of the Inn facing First Street. The Coastal Commission is asking for Committee and Community comment. Mr. Ronda stated that they will be building regardless of public concerns. Mr. Ronda showed the Blueprints from our last meeting and showed a revised blueprint that has increased the setback in front of the addition and average of 4'8" in the front units and about 20 feet setback in the back units.
 - i. **Building Footprint section** of discussion by Mr. Ronda discussed the additional property setbacks, the fence mentioned last month is not part of this project, and that Mr. Lee is willing to add trees.
 - ii. **Trees** – Mr. Ronda stated that there are 3 Cypress on the property line where the new addition will be located.
 - iii. **Parking** – Mr. Ronda stated there are 37 parking spots on site presently which meets the guidelines for an additional 9 rooms. 5 of the parking spaces are shared with the coffee shop and 1 with

the public. Mr. Ronda brought up that 30 years ago, LOCAC did not want the restaurant to lose their lawn for parking. Mr. Ronda also stated that Baywood has a 1997 plan for diagonal parking in the center of 2nd Street.

- iv. **Water Use** – Mr. Ronda said there is no water issues per the CSD
- v. **Lighting** – Mr., Ronda stated they would meet lighting standards to become dark sky compliant. The hotel rooms will have window coverings and that a lighting plan has not been developed yet.
- vi. **Member comments**
 - 1. Yael Korin – parking in front of the café/restaurant doesn't provide enough for the complex
 - 2. Sue Morgenthaler - how do they propose to keep hotel guests from parking on First Street, answer by Mr. Ronda is that First Street is a public street, the guests can park there. The hotel can't regulate the parking; it will become a management issue.
 - 3. Paul Hershfield - Will there be additional trees in front of the new addition? The original permit for the remodel included a clause to maintain the original line of Cypress trees
 - 4. Linde Owen - Could you add a wall in front of the new rooms to prevent people from parking on First Street. Answer by Mr. Ronda is that they will be doing privacy landscaping and the patios will be lower than the road.
 - 5. Larry Bender – Sea Level is rising and by 2050 it is supposed to rise 3 feet. If that does happen, your lower floors will be flooded. Mr. Ronda stated that the lower floors need to match the current floors.
 - 6. Paul Hershfield - All of Mr. Lees businesses are required to have parking spaces but only the Hotel does. Mr. Ronda said that LOCAC denied 17 restaurant parking spaces.
 - 7. Larry Bender stated that the 17 restaurant parking spaces were 30 years ago. Mr. Ronda shouldn't bring it up.
 - 8. Julie Tacker - The approach taken by Mr. Ronda and Mr. Lee is not addressing the issues of the fence on the property and parking. These issues have all been caused by Mr. Lee.
 - a. If parking is adequate for the hotel, don't allow restaurant guests to park there. If you don't let hotel guests park there then they will have to park in the neighborhood.
 - b. The owner has extended seats in all the restaurants without water offsets.

- c. Find a way for additional parking, add parking onto the property, or get Mr. Lee to acquire a special permit to paint diagonal lines on Second Street. Get the cars on the property
- d. The Fence is question is on the property. It is obstructing the views. Use a fence that doesn't obstruct the views
- e. Commercial buildings must have their own parking
- f. The buildings on Second Street are filled with hotel type units and they are not being counted in global hotel and commercial needs

Tim Ronda asked the group to decide if they want the old plan or the new plan because one will be built.

vii. Public comments:

- 1. Dave Bowles - Per the agreement in the original remodel in 1999, trees must screen the BBI from the neighborhood.
- 2. Lisa Denker -
 - a. Concern that the Cypress plants that are part of the First Street encroachment have not been planted. The 3 Cypress Trees that have been planted are too close to the fence.
 - b. Prior to this discussion on the 9 room expansion, Mr. Lee has created 6 hotel type cottages for guests.
 - c. Where is the parking for employees of the various businesses (hotel, restaurants, motel, cottages, and businesses), guests, workers and visitors?
 - d. Baywood is designated LCD which means small scale. This Hotel will not be small scale. This is a large project.

viii. Member Conclusion statements

- 1. Larry Bender - LUC will put together a summary of questions and concerns prior to the LOCAC meeting.
- 2. Mr. Ronda stated that if this project hits a block wall, then the owner may have to go back to original plan and then build an additional 2 story building on the land behind the Inn. (lot A-3-SLO-94-051)
- 3. Yael Korin - Designate A-3-SLO-94-051 into a parking lot for the hotels and businesses owned by Mr. Lee
- 4. Julie Tacker - If we don't go with your plan then A-3-SLO-94-051 will turn into a two story building? You will need a new permit for that.

7. Member and Public Comment not on the Agenda

- a. Linde Owen - There is a homeless issue that needs to be fast tracked.
Yael Korin stated that the homeless subcommittee is starting soon.
 - b. Julie Tacker reminded the group that the Community Plan will be discussed on October 8, 2020.
- 8. Adjourned**
- a. Adjournment at 8:43 pm