

Land Use Committee Meeting Minutes
January 4, 2021
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 7:01 pm
- b. Introduction to Zoom procedures for the committee and public

2. Call to Order, Roll Call

- a. All present

3. Chairperson Announcements

- a. Happy New Year

4. Member Announcements

- a. Julie Tacker asked that the new septic system regulations need to be discussed and for the community to hear about the new laws. This discussion should also occur at LOCAC.
- b. Julie Tacker mentioned that CSD Board will be discussing the 2022 elections on January 7, 2021. There will now be 5 districts in Los Osos and each district will have a director from that district. It is important for LUC and LOCAC to understand the changes occurring.
- c. Yael Korin reminded the committee that the Homeless Forum will be on January 26, 2021 from 6pm to 8:30pm. Please RSVP to the Forum.

5. Public or Member Announcements

- a. No announcements

6. Approve Minutes

- a. All approved

7. Agenda Items including Public Comment

- a. **DRC2020-00150 Davis:** Proposed Minor Use Permit for the addition of 646 SF of permeable deck to an existing 387 SF upper deck. Purpose is to expand one deck and connect the two upper decks. Project is located at 280 Travis Drive in Los Osos within the Estero Planning Area.

- i. Steve and Vicki Cruz described the project of connecting the two upper decks.
 - ii. Member Comments
 1. Trish Bartel stated that she reviewed the project and the new decking will not impede the views from either neighbor.
 2. Sue Morgenthaler agreed that the neighbors will not lose any sight lines due to how this house is set back. Ms. Morgenthaler saw no problem with the project.
 - iii. Public Comments
 1. No comments
 - iv. Motion by Julie Tacker to approve this project and place on LOCAC consent agenda. Motion seconded by Paul Hershfield, unanimous approval
- b. **DRC2020-00178 Goodwin:** Proposed Minor Use Permit to allow for the construction of a single family residence on a currently vacant lot located at 1090 Al Sereno Lane in Los Osos.
- i. Les Goodwin described the project. The house will be built on 1.3 acres in Bayview Heights. Mr. Goodwin has been working with the County since 2003 when they found some empty snail shells. The County surveyed the land 5 times and never found a live snail. They are waiting on approval from the Coastal Commission. Had to wait till after the LO Community Plan was voted on by the Board of Supervisors. He has approval from all other studies that were completed such as botanical and archeology.
 - ii. Member Comments
 1. Paul Hershfield asked about the water issues. Mr. Goodwin stated that he completed the 2-1 ratio for water retrofit. He completed the water retrofit years ago by utilizing toilets and showers.
 2. Sue Morgenthaler asked to be educated on snails. Mr. Goodwin stated that they survey the land after rain or heavy fog and look for snails. They have only found empty shells.
 - iii. Public Comments
 1. Pat McGibney asked where he received his water credits from. Mr. Goodwin stated that they came from friends throughout the LO area. Mr. Goodwin paid for all the toilets and showers.
 - iv. Motion by Julie Tacker to approve this project and place on LOCAC consent agenda. Seconded by Lynette Tornatzky, unanimous approval

c. Application for Conditional Use Permit/Development plan by Morro Shores Mobile Home Park: to add an additional 10 new prefabricated manufactured homes at the park located at 633 Ramona

- i. Debbie Rudd (RRM Deign Group) along with Michael Milan (Management Company for Morro Shores) and Nyri Katcho Achadjian (property management) presented the plans for the addition of 10 new prefabricated homes to the Morro Shores property. All the homes will be single story on lot sizes of 41' wide and 56-66 feet in length. Four homes will be added to the west side and 6 homes to the east side of the property. In addition they will add a dog park, putting green and shade structures. They are mandated to build 3 additional parking spots and have plans for 5 parking spots, 2 of which will be handicapped. They will be adding affordable housing to the SLO County market.
- ii. Debbie Rudd stated the concern she heard from the committee at the December 2020 meeting was on water and irrigation. Ms. Rudd said that after doing research they have determined that the grass irrigation stopped in 2014 due to the State water moratorium. The Park decided not to start the irrigation due to the sewer project in 2016 and knowing they wanted to add the additional manufactured homes to the site. Morro Shores management has looked at water reduction options and water retrofitting options. The property manager did mail out to all residents an information letter in September 2020 asking for comments. The comments they received is not to have any new trees planted block their views. Ms. Rudd did say they are in the middle of the process with the County at this time. Ms. Rudd requested to be placed on the LOCAC agenda on January 28, 2021.
- iii. Member Comments
 1. Julie Tacked stated that she is not hearing any comments on water retrofitting like our previous project discussed (Goodwin). This project needs to guarantee a 2-1 water retrofit like every other new build must do in Los Osos.
 2. Linde Owen asked what they have done to work on water usage and did they consider affordable housing for a percentage of the 10 new builds? Ms. Rudd stated that they will use turf in the putting green and have changed the plants to drought resistance. Ms. Rudd said their goal is the keep all the homes around the same size as the current homes to keep the look of the Morro Shores the same. The homes will sell from \$300,000 - \$500,000, whatever the market warrants.

3. Lynette Tornatzky requested the dog park have grass since Sweet Springs closed their area to dogs.
- iv. Public Comments
 1. Pat McGibney said that it is really important for Morro Shores to get the water credits and that there is a real need for affordable housing in Los Osos. McGibney thought \$200,000 was the right starting point. Ms. Rudd responded that they will have a 2 bedroom option which will be 1,200 feet and a 3 bedroom option of 1,500 feet.
 2. Eve Gruntfest from Morro Shores said that the residents of the Park have many concerns which were brought up to Park management. Some of the comments from the residents are to add a community garden, electric charging station and to not change the character of the Park.
 - v. Committee Discussion
 1. Discussion from committee members regarding if this is part of the water moratorium area, is this project considered a new build or an addition, can they call these houses affordable. After discussion it was concluded that Morro Shores is within the water moratorium area, and this project is considered an addition. The monthly land rent of \$1,500 does not make this affordable housing, especially with the cost of the home added to the monthly land rent.
 2. Committee discussed that Morro Shores currently has 137 units that could be retrofitted to create the 2-1 ratio on site.
 - vi. Motion by Julie Tacker to send this project to LOCAC and be placed on the regular agenda with the stipulation that the 2-1 retrofit be required and ideally use Morro Shores to provide the 2-1 retrofit. Seconded by Yael Korin , unanimous approval
- d. **South Bay Bridge Replacement Project:** The County of San Luis Obispo proposes to replace the existing South Bay Bridge which crosses Los Osos Creek where it enters Morro Bay between the communities of Morro Bay and Los Osos. The County is still receiving comments on this project.
- i. Member Comments
 1. Linde Owens stated concern on the staging area. The staging area will be at the end of Santa Ysabel. This site may block the Church driveway and impede the homes at the end of the road. Ms. Owen said that Church and the neighbors have no idea this is happening. They need to be informed. Ms. Owens second comment is to keep the current bridge for pedestrians and bikes.

2. Lynette would like to see this project completed soon due to the risk of earthquakes. If we have an earthquake we could lose the bridge.
 3. Yael Korin asked if an environmental study had been completed where the new bridge will go, Dave Bowles said not at this time. Julie Tacker responded that this is a negative mitigation project not an EIR, so no environmental impact report is needed.
 4. Robin McPeak asked about the Fiber Optic Company that requested approval to bury lines down South Bay Blvd, is the county going to combine projects?
 5. Paul Hershfield said that there is not a bike path in both directions
 6. Larry Bender said his concern is that there is only two ways out of LO, either on South Bay Blvd or Los Osos Valley Road. This bridge is super important to the safety of Los Osos.
 7. Julie Tacker asked what will happen to the Bear? Mr. Bowles says the plans show it moved to the west side of the boulevard.
- ii. Public comments
 1. Dave Bowles shared the screen to show the plans. Mr. Bowles is very concerned about the left turn from Turri Road. Mr. Bowles has discussed this with Monica Stillman, environmental specialist with SLO County. Ms. Stillman said that Traffic division has not reviewed the plans yet.
- iii. Committee discussion
 1. Committee comments on bike lanes, pedestrian paths, and current trail – how can we improve and lessen the danger to bicyclists and pedestrians
 2. Community comments on Turri Road and the difficulty on turning left. The new plans will make it even harder to turn left.
 3. Information on this project needs to get out to the community. First step is LOCAC website.
 4. Next Steps:
 - a. Write a letter to Monica Stillman with concerns from LUC.
 - b. Invite County officials including Monica Stillman and Traffic to the next LOCAC meeting for discussion.

8. Adjourned

- a. Adjournment at 8:36 pm