



LOS OSOS COMMUNITY ADVISORY COUNCIL

January 28, 2021
Zoom Meeting 7PM

MINUTES

The meeting was **Called to Order** at 7:01. **Roll Call** was taken. Present- Trish Bartel, acting Chairperson, Sue Morgenthaler, Lynette Tornatzky, Sandra Sarrouf, Yael Korin, Jan Harper, Larry Bender, Jim Stanfill. Christine Womack entered shortly after roll call; Tim Carstairs absent.

Chairperson Announcements included an introduction of the Standards and Code of Conduct with the request that everyone, including the public, visit the LOCAC website and read this document. It outlines the intent of how we are choosing to move forward with our meetings and requires everyone be respectful, from Council members and Committee members to the public.

Also outlined were zoom features and procedures for Council and Public Comment.

Highway Patrol Captain Greg Klingenberg reported on vehicle accidents in Los Osos. In response to a question, we learned CHP jurisdiction includes all unincorporated roads not within city limits (we are not defined as a city) with the exception of private and state park roads, although certain circumstances will supersede this.

Kerry Brown gave the County Staff Report. On December 15th, the Board of Supervisors approved the Los Osos Community Plan, the Los Osos Habitat Conservation Plan, a Memorandum of Understanding with the California Department of Fish and Wildlife, Growth Management Plan, both EIRs and the Los Osos Vacation Rental Ordinance Amendment.

The County Planning and Building Dept will be submitting these documents to the California Coastal Commission. The Coastal Commission will start by reviewing the documents for consistency with the Coastal Act and receiving and reviewing initial feedback. At that point we will get an idea as to when this will all be heard.

In response to questions, it has not yet been determined as to whether ADUs (accessory dwelling units) will be permitted in Los Osos. The Coastal Commission has real concerns about

our water supply and environmentally sensitive habitat areas. State law allows ADUs yet the Commissioners are still considering their decision as to whether or not they will be allowed here.

ADUs are secondary dwellings, they can stand alone and be lived in or rented out. A Granny unit or guest house has no kitchen facilities, therefore cannot stand alone nor be rented out.

Supervisor Bruce Gibson started with a recognition and thank you for all those who planned and participated in the Educational Forum on Unhoused Residents January 28th titled Homelessness: Compassion and Action. His intent is to make sure the Board of Supervisors follows through with continuing this push for information and action.

On January 5, the Board approved the installation of solar panels on the ponds at the wastewater treatment plant.

COVID has been the focus of much of their attention. Vaccine distribution is a high priority as they attempt to work more effectively with the state as to how much vaccine they will get, when it will come, how can they increase supply, etc. They are also advocating for support of tenants and landlords. There is a COVID related debt of \$24 Million unpaid rent, both landlords and tenants affected. The Board has approved a stronger advocacy for eviction protections.

Yes, the state has opened up vaccinations to those 65 and older, plus other special categories, but SLO County does not have enough supply to follow through with this at the moment.

Supervisor Gibson was thanked by a public participant for addressing the homeless camp behind the library and for responding to the hazard of a dead eucalyptus tree on Broderson.

A member of the Unsheltered Residents Committee asked if the street where the homeless are congregating could be regularly swept and a trash receptacle donated. Supervisor Gibson stated that a trial roll-out trash collection program in a homeless area had been successful and he would work to get it shared in more areas.

CSD report was given by Christine Womack, who is now CSD President. Troy Gatchell is a new Director, and Matthew Fourcroy is the new Vice President. One of things they will be addressing is the new California Voter's Rights Act where they may need to break up into districts to properly represent the specific needs of the residents. If their customers are evenly distributed throughout the community, this may not be necessary.

Also, the water tanks on 16th Street needs to be replaced.

Chamber of Commerce was reported on by Lynette Tornatzky. The Chamber held its first "virtual" Installation dinner. This was to announce their honorees for the year. Citizen of the Year is Jim Quesenberry, Volunteer of the Year is Christina Grimm of CG Bookkeeping, and Business of the Year is Quick Tech, Chad Crawford. After editing, this celebration will be posted

on the Chamber's Facebook page- Los Osos/Baywood Park Chamber or <https://www.facebook.com/lobpchamber>

The Chamber is looking for advertising for the new directory. Linde Owen asked if they would consider bringing back the terrific inner map they used to have.

It was asked how the Christmas lighting display and contest went. It was a huge success; they plan to do it again. The winning display was a home on Bowie Drive.

Public Comment for Items not on the Agenda

- Patrick McGibney spoke from the Los Osos Sustainability Group, an organization concerned about protecting a sustainable water supply. The proposed house to be built on El Sereno Lane on the Consent Agenda was given a will serve letter 4 years ago. BMC reports the condition of our sea water intrusion is back to 2016 levels, intimating that perhaps this will serve letter would not have been issued today.
- Paul Hershfield wanted to recognize the amazing job the Unhoused Residents Committee did in organizing and presenting the forum last night. A special thanks to Yael Korin for bringing this to LOCAC and to being the catalyst to make this happen. They are looking towards a more active role in the community.
- Linde Owen acknowledged the increase of nitrates being recorded in the area of the golf course. Those numbers should be going down. She suggested Cabrillo Estates consider a cost benefit analysis for hooking into the sewer.

On February 2nd the Supervisors will be discussing the use of the Bean lot at Fairchild as a temporary construction yard. She is concerned a precedent is being set. As there are no real places for construction storage yards in Los Osos, with this decision, could every empty lot be eyed as a potential storage lot for construction vehicles?

Minutes from the December 18, 2020 meeting were approved.

Treasurer's report was **given by Christine Womack**. We received our annual check from the County for \$1200, bringing our total to \$1773. Zoom Room is our only cost at present, there is budget for Outreach and an election.

Committee reports started with Larry Bender of the Land Use Committee. Water is a concern to everyone in Los Osos. It is up to us to make sure to communicate this to the County whenever it is appropriate. It's up to the Building and Planning Department and the Supervisors to control that. Next month LOCAC will be reviewing the South Bay Blvd Bridge replacement project. Representatives from the County will present the project to us and take comments.

Jan Harper of the Traffic and Circulation Committee suggested that if we have issues with any problems on our streets such as floods, vegetation growth, things obstructing safety etc, please call 805-781-5252 to report.

Trees and Landscaping, Yael Korin Chairperson, is struggling to initiate the El Moro Bike Trail. Parks and Recreation are out of staffing and budget for now. Although the initial project was approved, they are not providing any help.

Yael asked Kerry Brown if there were a way around this inaction. Yael specifically asked if going through the HCP would be a path. Kerry told us the HCP is perhaps a year or two away from approval, mentioning also that projects must be done to gain mitigation credits. She asked Yael if they had contacted Fish and Wildlife?

Sandra Sarrouf of the Outreach Committee is sending out a newsletter twice a month. She credited the Homeless Forum as Yael's vision. Sandra also encouraged the public to speak up on any suggestions, causes that need to be addressed.

The Unhoused Residents Forum was very successful, the committee wonderful. Yael Korin and the committee wish to become a standing committee. Trish Bartel, acting Chairperson, suggested we discuss this as the last item of business tonight after Business Items on the agenda. So agreed.

2 Consent Agenda Items were approved- DRC2020-00150 Davis, a deck extension, and **DRC2020-00201 Goodwin**, construction of a single-family residence.

Again the comment was made that the county decides who builds homes, thus using water. We will continue to comment and submit concerns.

On the **Regular Agenda was the Application for conditional use permit/Development Plan by Morro Shores Mobile Home Park** to add 10 new prefabricated manufactured homes at the park, 633 Ramona Ave.

Morro Shores was represented by Debbie Rudd, Michael Milan, and Nyri Katcho Achadjian. Morro Shores is proposing to add 10 more homes and additional amenity areas in the green common area including an improvement to the bocce ball court, relocation of the dog park, a drainage basin, putting green, 2 shade structures and a seating area. They will be providing more extra parking than is required.

The LUC had concerns about the request for water credits based on irrigation history. Ms. Rudd told us this irrigation history was researched and the county determined their actual irrigation change would not qualify them for offset credits. The landscaping plan has been revised to reduce water usage. The proposed usage of 3788 gallons of water per day was dropped in the new proposal to 527 gallons a day.

Morro Shores has agreed they will no longer plant trees that could potentially block views and to make hard copies of their plans available to its residents in the club house. These two concerns had been aired by residents of the park at one of the last 2 LUC meetings. Morro Shores also said they would use their county utility retrofit requirements within the park.

The county has determined the water use offsets for this expansion will be 1:1 not 2:1 as requested by the LUC and all those present for these discussions. The project is not subject to Title 19 retrofit regulations. The unfairness of this was reflected in comments that we all draw from the same water source yet everyone has different rules. To the County, construction on vacant lots is different than expansions of already existing structures.

Although the County is recommending 1:1 water offsets, the Coastal Commission will be the determiners. Still, those of us speaking tonight have all requested the offset be water positive, not water neutral.

Lynette Tornazky feels this is a worthwhile project, providing more lower cost housing. Later it was pointed out that with the slip rent being \$1500 a month, plus a mortgage payment, it is no longer low cost.

Patrick McGibney pointed out that no studies prove that offsets work because even with offsets we still have sea water intrusion. Someone else had a different opinion stating she believes the purveyors are pumping out less water.

It was clarified that this is not new construction, therefore solar panels are not required, and the developers are not removing any of the large eucalyptus trees from Broderson.

It was also suggested Morro Shores do right by the community and do a 2:1 offset.

Residents of the Park spoke out commenting that this construction will take out most of the green space left in Morro Shores. They are concerned there will be no replacement for the parking spots removed, creating street parking problems. No one has spoken of a fire safety plan, of which the residents are concerned. Also, there was a question, if these homes are being built over a leach field, what mitigations are necessary?

It was pointed out that when sewer retrofits were required, only toilets and fixtures were traded out, not washers. Also, the homes will not be set over old leach fields, they will be placed over old septic tanks that were filled with slurry, so they do not pose a problem. A Fire plan will be required as a condition of approval. Cal Fire is weighing in, looking at both access and egress.

The concern for the corner of Ramona and 4th, and the corner at 4th and Pismo are 2 abnormal intersections that would be dangerously impacted by increased traffic.

The motion voted on and approved by all except for one abstention, Yael Korin, is:

LOCAC recommends for approval the Morro Shores Mobile Home Park expansion project of 10 new manufactured homes with the condition that a 2:1 water offset be required, and it is suggested that Morro Shores use its own residences to provide this 2:1 water offset.

A list of comments received follows these minutes on pages 7 and 8. They were taken from public input at the LUC and LOCAC meetings of December and January.

Business Items: The Council members were asked by Sue Morgenthaler, Secretary, to **send in** (to the Secretary and Chairperson) **any items they may wish to have placed on the LOCAC agenda at least 1 week** before a meeting. They will no longer be polled before each agenda is created; we will rely on them to let us know.

Sandra Sarrouf announced small edits to the language on the signature pages and clarifications within the Policies and Procedures Manual and the Bylaws that need to be approved. The change to the signature page of the Standards and Code of Conduct resulted in “LOCAC members will support the actions and decisions of the Council even when they do not personally support the action or decision taken.” Several changes were made to appropriate places within the documents merely to confirm what has already been established, that a signature on the Standards and Code of Conduct and the Conditions of Service “is required in order to serve on LOCAC or LOCAC committee.”

The motion made and seconded to accept these changes was unanimously approved.

Sandra also announced that she and Lynette are **creating a central storage page** in a restricted area on the LOCAC website where all of our digital documents can be saved in one place.

Everyone agreed to holding elections in May. This sets into motion a timeline created in the new Policies and Procedures IV Elections.

Christine Womack volunteered to Chair the committee, Trish Bartel, Jan Harper, and Sue Morgenthaler volunteered to be on the committee. There is still room for public participants if any would like to serve.

The committee will meet the first week in February to make applications available to candidates, setting the due date for their return the second week in March.

The request from the Unhoused Residents Committee to become a standing committee met with unanimous and heartfelt approval.

Again, a unanimous thanks to Trish for doing such a great job chairing the meeting!

Adjourn

Discussion of Morro Shores expansion project January 28, 2021

LOCAC has recommended approval for the Morro Shores Mobile Home Park expansion project of 10 new prefabricated manufactured homes with the condition that a 2:1 water offset be required, and it is suggested that Morro Shores use their own residences to provide this 2:1 water offset.

Below is the list of comments received from the December and January Land Use Committee meetings and tonight's LOCAC meeting.

Morro Shores Mobile Home Park Comments

Biggest concerns-

- water offsets should be 2:1. This offset could be accomplished by retrofitting current residents and homeowners in the park and no mitigation of this should come from credits due to irrigation reduction
- There were many questions as to why this project is not subject to Title 19 with 2:1 retrofit numbers. Property owners in Los Osos have been waiting for decades to build a home and are still unable, yet 10 new homes can be added at this park.
- We all draw from the same water, whether we have septic tanks or are hooked up to the sewer. All building should be water positive.
- irrigation history by which they are asking for water credits is questionable, the irrigation of a grass lawn they are referencing was stopped long ago and should not be counted for credits.
- Concern for increased traffic which would dangerously impact the corner of 4th and Ramona, an already problematic corner with only 1 stop sign where a blind corner exists. This should be dealt with as more traffic will have an impact. The corner at 4th and Pismo is also very precarious.

From Morro Shores residents

- They are asking that no new trees block view
- Community garden
- Solar options
- Electric car charging station
- Houses are taking up a larger % of the lot, character will change
- There is concern that this project takes away most of the green space left at Morro Shores.
- Concerns that 4 or 5 parking spots are being removed where the new homes will be and not replaced elsewhere. These were always full of visitors. Concerned that this will create street parking problems.
- There should be a fire safety plan.

- If the new units are on a leach field, there should be mitigation.

From Committee and Council:

- Would you consider more affordable units?
- Concern for the amount of added water usage
- A low-cost housing project is worthwhile, but this is not a low-cost housing option as the slip space alone can cost \$1500 a month.
- County should not be defining this project as expansion, it is new construction, thus Title 19 should apply for water offset.
- Is it too late to downscale this project? Perhaps the fragility of our aquifer should warrant this.

From Debbie Rudd-in response to comments:

- Replacing putting green with artificial turf
- Replacing landscaping plans with drought tolerant plants
- # of planned trees will be scaled back, especially those that block views.
- Will not be receiving water credits from the county for offsetting use from no longer watering leach fields that had stopped years ago
- Landscaping plans have been scaled back to reduce water usage from 3788 gallons a day to 527 gallons a day.