

DRAFT

**Land Use Committee Meeting Minutes
October 11, 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. Trish Bartel, excused
- b. Paul Hershfield absent

3. Chairperson Announcements

- a. Special meeting to catch up on projects that were lost in the system

4. Member Announcements

- a. Not needed for special meeting

5. Public or Member Announcements

- a. Not needed for special meeting

6. Approve Minutes

- a. Not needed for special meeting

7. Agenda Items including Public Comment

- a. **DRC2021-00014:** New Single Family residence, Bill Hurley of Dos Osos Timberworks and Paul and Melanie Kasson, owners
 - i. Bill Hurley gave the overview of his project. Single Family Home on Cottontail lane. Property has view lines to the Bay and the Rock. SWCA has provided site observation and proper view sheds
 - ii. Member Comments
 1. Lynette Tornatzky noticed that you have to remove 3 trees, how many trees do you need to replace the 3. He believes its 6 trees to every tree removed. Will also remove some manzanita
 2. Julie Tacker noticed that the access is off Bayview Heights drive, he said no it comes off Cottontail drive.

3. Linde Owen concerned about water use, questions about a 3 bedroom house using 140 gallons a day plus septic tank. Mr. Hurley stated there are two things being addressed both the qualifications to meet for MUP and then move on with specific septic design issues.
4. Sue Morgenthaler asked about water mitigation issue and concern about all water conservation in Los Osos. Mr. Hurley says he has to abide with the Title 19 requirements.
5. Julie Tacker with regards to Title 19. Whatever is legal at the time of build is what the standard is.
6. Linde Owen says at some point we need to have a condition of approval for future of Title 19 requirements.
7. Sue Morgenthaler stated that LOCAC passed a letter last month that said it is LOCAC's responsibility to review any project that is utilizing basin water at this time. If there are no conditions to be made, we will deny recommendation of projects with new water usage. The project could be reviewed when we get new offset numbers, but she will vote against this today due to water issues.

iii. Public Comments

1. Patrick McGibney knows there is nothing going on at the County for Title 19 at this time. The County hasn't hired a consultant yet. Water is an issue for the whole community and no one knows if we have enough water for the current residences. Mr. McGibney is asking LUC/LOCAC to stop approving any project that needs water.
 2. Paul Kasson the owner stated that it's just he and his wife staying there and that there is already water service going to the property.
- iv. Motion by Julie Tacker to approve this MUP project and place on LOCAC agenda. Of course it will have to abide by all rules and regulations. Motion seconded by Lynette Tornatzky, 4 no, 2 yes and 1 abstain. This will go to our general LOCAC meeting as regular agenda item.
- v. Bill Hurley stated that he and the owners complied with every regulation for the MUP so he is concerned. He has lived here for 48 years and has done over 40 structures in the Coastal Zone. This project is being done by the book. The rules are the rules and we have to follow them. He even served on LOCAC for 5 years. LO does have water issues, but there are solutions to the water issues.

- b. **C-DRC2021-:** Request for a Minor Use Permit/CDP to build a 10 stall horse barn (3,185SF), 65x135 horse riding arena, a 1200 SF ADU with new water and septic system on the property. James Muscarella owner
 - i. Robert Tomacheski is representing the owners and shared his screen to show the project. On original submittal the owners had requested an ADU but now they will be building a guest house with a workshop. They are off Clark Valley Road. Main project is a horse barn. MUP is only for the Horse Barn. Chris, one of the contractors said that they are definitely in a different aquifer than Los Osos. They are outside the fringe area. The creek does run through their valley but they aren't draining off of the creek.
 - ii. Member Comments
 - 1. Robin McPeak asked what is the square footage for the guest house. It will be 1,200 SF plus workshop. No kitchen just a sink and microwave in the guest house. Two bathrooms between the guest house and the barn. Robin agrees that this property is outside of the Los Osos water basin.
 - 2. Lynette understands that this property is outside the basin and not even in the basin fringe zone.
 - 3. Julie Tacker agrees that this project is not in our basin so comments can only be on the barn and house and not on water. Whatever the laws are at time of approval is how the place will be built.
 - 4. Sue Morgenthaler said it would be interesting if you could ask the County how the basins and aquifers work together
 - iii. Public Comments
 - 1. Patrick McGibney isn't going to comment much, just change the ADU to Guest house. This land and is in dire need of water and the aquifer is fed by the Los Osos creek.
 - iv. Motion by Julie Tacker to approve this project and place on LOCAC agenda. Seconded by Lynette Tornatzky, approval -6, abstain 1

- c. **C-DRC2021-00013:** Minor Use Permit for addition of 410 SF of living area to existing single family residence in Los Osos. Mary and Floyd Hogue owners, Timothy Belcher design
 - i. Timothy Belcher stated the project is moving an existing kitchen, sunroom and laundry room. Enclosing some of the porch into the function of the house and adding an extension of 56 feet for a reading room and moving a bathroom to the back bedroom. Not adding any water fixtures just moving them around. All windows and roof will be replaced.

- ii. Member Comments
 - 1. Linde Owens says it looks like a lovely project
- iii. Public Comments
 - 1. Pat McGibney stated that the plans show you are just moving one bathroom and enlarging one bathroom
- iv. Committee Discussion
 - 1. No further discussion
- v. Motion by Linde Owen to place on the consent agenda of LOCAC, and seconded by Lynette Tornatzky, all in favor

8. Adjourned

- a. Adjournment at approximately 8:55pm.