

DRAFT

**Land Use Committee Meeting Minutes
November 1, 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 7:02 pm
- b. Larry Bender gave an introduction to Zoom procedures for the committee and public

2. Call to Order, Roll Call

- a. Present: Larry Bender, Lynette Tornatzky, Yael Korin, Sue Morgenthaler, Paul Hershfield, Julie Tacker, Trish Bartel, Robin McPeak
- b. Absent: Linde Owen

3. Chairperson Announcements

- a. Announced the Witches paddle that occurred on October 29th.

4. Member Announcements

- a. No announcements

5. Public Announcements

- a. Patrick McGibney stated that his group will be appealing the two projects on the agenda tonight. Mr. McGibney requested that LUC support the letter that LOCAC sent to the County on the water issues and deny the following projects. Mr. McGibney doesn't feel any projects that use water should even be heard.
- b. Julie Tacker asked Patrick McGibney which two projects he would be appealing and he stated C-DRC2021-00024 and C-DRC2021-00017.

6. Approve Minutes

- a. Sue Morgenthaler made a Motion to approve the minutes from 10/4 and 10/11, Trish Bartel seconded. All approved

7. Agenda Items including Public Comment

- a. **DRC2021-00078** - to construct an approximately 278 SF storage shed on an approximately .48-acre parcel in Los Osos. Mr. and Mrs. Mclaughlin describe the project as a 278 SF shed that they built beside their house. The shed has no electrical or plumbing and is coverage be trees.
 - i. Member Comments
 - 1. Julie Tacker asked if the shed would be screened by landscaping? The answer was yes.
 - 2. Larry Bender stated that he drove by and the trees screen the shed from the street.
 - 3. Sue Morgenthaler asked if they had discussed the shed with their neighbors, the answer was yes and the neighbors are fine with placement.
 - 4. Paul Hershfield asked why the project had to come to LUC, answer from Larry Bender was the size. Any shed over 140 SF needs a permit.
 - ii. Public Comments - none
 - iii. Motion - Lynette Tornatzky made a motion to send this project to the consent agenda of LOCAC for the November 18th meeting. Julie Tacker seconded, unanimous approval
- b. **C-DRC2021-00024** - construction of a new single family 3,300 SF residence with attached 590 SF guest house with a 1,380 SF garage located at 200 Madera Street in Los Osos. (Neither the owner or contractor came to the meeting)
 - i. Member Comments
 - 1. Julie Tacker recused herself from this discussion since she is working on this project.
 - 2. Larry Bender stated that we will place this project on the December agenda
 - ii. Public Comments - none
 - iii. Motion - none
- c. **C-DRC2021-00017** - Proposed vacation rental of a 668 SF home at 1498 11th Street in Los Osos. (Project delayed till December meeting of LUC).
 - i. Member Comments - none
 - ii. Public Comments - none
 - iii. Motion - none
- d. **C-DRC2021-00031** - the construction and operation of a municipal well to serve the LOCSD service area and implement Program C of the Los Osos Basin. The proposed pipeline alignment would include South Bay Blvd from the well site parcel north, turn west adjacent to the southern

terminus of Mountain View Drive and continuing north on Mountain View drive to Nipomo Avenue. Ron Munds from CSD described the project in detail. This project has been part of their plan since 2015 and approved to move forward since August 2021.

i. Members Comments

1. Sue Morgenthaler asked if there would be any aspect of the project that would be disruptive. Ron Munds stated that there was a concern about noise. The well will be 700 feet deep so there shouldn't be noise. A backup generator is also on the plans at the site. They will be adding landscaping to the site also.

ii. Public Comments

1. Dave Boulos asked if they will have to bore under LOVR, Ron Munds stated that there are too many utilities in the intersection and they will have to trench the area.
2. Lynette Tornatzky made a motion to approve and add to the regular agenda of the next LOCAC meeting. Sue Morgenthaler seconded. Unanimous approval

8. Adjourned

- a. Adjournment at 7:25 pm