



April 8, 2014 Board of Supervisors hearing Item #19
Kerry Brown to: cr_board_clerk Clerk Recorder

04/04/2014 10:26 AM

Hi,

Attached find additional correspondence received regarding the above referenced project.



McDonalds Appeal Additional Correspondence.pdf

Thank you

Sincerely,

Kerry Brown
Department of Planning and Building
County of San Luis Obispo

kbrown@co.slo.ca.us



No McDonald's in Los Osos

Larry Bender to: bgibson
Cc: fmecham, darnold, cray, ahill, kbrown

04/04/2014 09:44 AM

From: Larry Bender <pagebender@msn.com>
To: bgibson@co.slo.ca.us
Cc: fmecham@co.slo.ca.us, darnold@co.slo.ca.us, cray@co.slo.ca.us, ahill@co.slo.ca.us, kbrown@co.slo.ca.us

Dear Supervisor Gibson,

I am writing to share my concerns regarding the proposal to change the old Bank of America building into a 24 hour drive thru McDonald's. I was very disappointed in the initial process through LOCAC and frustrated with their initial approval of the proposal. Now at least LOCAC has reconsidered and is upholding the recommendations of the Planning Commission. This is a compromise, but it is not enough.

This project was flawed from the beginning, and continues to have many potential problems. As a licensed water distribution operator, I especially have concerns about the water and wastewater issues.

It is disturbing that they are not even using the actual records of the bank's water use to determine how much more water the restaurant will use. They are using irrigation records from an empty building. These figures affect how much mitigation they will have to do. It would be very unfair to the homeowners of Los Osos if this applicant was allowed to make less mitigation due to inaccurate numbers.

One of the most glaring problems is the formula the applicant is using to project how much water they will use. They have chosen to do a water projection based on the number of seats and water use at the Morro Bay restaurant. Then they are saying that Los Osos would use less water than Morro Bay because there would be less seats. This doesn't work. It rolls all the water use from the drive thru, which is a high percentage of their business, and the regular kitchen, bathroom and maintenance water use into a per seat figure. The fixed water uses don't change just because there are a few less seats. In fact the drive thru water use might even go up.

Every drink, whether it is soda, juice or coffee is mostly water. These items are frequently purchased at the drive thru. Much of the food preparation uses water. The floors and bathrooms are on a cleaning schedule no matter how many tables there are. Outside dining areas have to be kept clean on a regular basis and even low water landscaping uses some water. The applicants have told us they will allow general public access to their newly added restrooms, so there may be people using the restrooms who are just at the shopping center, driving, walking or biking by. McDonald's employees are thankfully required to wash their hands every 30 minutes. This is surely a significantly increased use over the employee only bank restrooms. The applicant is manipulating water figures to their advantage.

There are industry standard formulas to project how much water a business will use. It is my opinion that a McDonald's in Los Osos will use as much if not more than the one in Morro Bay.

Our Los Osos Community Plan is not yet finalized, but the emphasis has been on a pedestrian/bike friendly environment. This badly planned project is coming at the wrong time. Please say NO to MacDonal'd's in Los Osos.

Sincerely,

Larry Bender

[Redacted Signature]



LOCAC

Los Osos Community Advisory Council

April 3, 2014

Bruce Gibson
District 2 Supervisor

Re: Proposed McDonald's Project for Los Osos

Dear Mr. Gibson:

On March 31, 2014, the Los Osos Community Advisory Council voted 4-2-0 to recommend that the McDonald's project go forward with the conditions recommended by the Planning Commission. These conditions include that the project not have a drive-through.

We remain puzzled and deeply concerned about the water use numbers attached to the project. The water use information was provided by the Golden State Water Company at the behest of owners of the shopping center where the proposed McDonald's would be located. We cannot even imagine how the small amount of landscaping that exists at the former bank site can use the amount of water that has been reported. We strongly urge you and your colleagues to investigate this situation very carefully. As you all know, Los Osos is in a level three water crisis and has been for some time.

Sincerely,

Vicki Milledge, LOCAC Chairperson

cc: Cherie McKee; Supervisors Frank Meechum, Adam Hill, Caren Ray, Debby Arnold; LOCAC members

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Chairperson



Dear Supervisor Hill

Larry Bender to: ahill

Cc: bgibson, fmecham, darnold, cray, kbrown

04/03/2014 11:32 AM

From: Larry Bender <pagebender@msn.com>
To: ahill@co.slo.ca.us
Cc: bgibson@co.slo.ca.us, fmecham@co.slo.ca.us, darnold@co.slo.ca.us, cray@co.slo.ca.us, kbrown@co.slo.ca.us

On Tuesday around 5:15 when I was driving from Los Osos to Avila Beach I was so fortunate to see the most amazing rainbow. It was huge and fat. Each wide band was intense with deep color. It started in Los Osos and I followed it all the way to San Luis Obispo as it arched across the sky...first the "pot of gold" was in Los Osos, and then gracing the black cows grazing on green grass, and then smack,dab in the middle of San Luis Obispo arching over the gateway at Foothill! I could still see hints of it as I reached 101 and then drove into the oh so welcome rain.

It seemed so apropos to me that this should be so for the happiest town in America, SLO County now designated in the top ten for overall well-being in the Gallup-Healthways Well-Being Index Report. The criteria for this report are six subindexes . They are life evaluation, emotional health, work environment, physical health, healthy behaviors, and access to basic necessities.

I was curious to look back at the articles from our happiest town designation which started with being listed in Dan Buetner's National Geographic book Thrive and was followed up by Oprah Winfrey's affirmation that it was true. Buetner states that communities are able to adopt policies that "actively cultivate and improve residents' well-being..." by creating easy access "...to walk to the store, bike to a friend's house, get access to fresh produce.". He specifically referenced San Luis Obispo's move in the early '80's to ban any new drive throughs,highlighting no fast food drive throughs, and our bold move to be the first community to outlaw smoking in public places. Now we can add the ban on plastic bags to our healthy thinking list. Every follow-up article I read emphasized the no fast food drive throughs and smoking bans. OK, on the one hand just journalists and a TV personality creating a category...on the other hand, quite remarkable really. San Luis Obispo was the only U.S. town in Buetner's international list of places.

I want to acknowledge that sometimes these designations seem artificial and at risk of leaving out the portions of our community that don't always show up in glossy magazines. Having worked for County Mental Health and for 22 years as a School Psycholgist, I am very familiar with the needs of our less fortunate citizens. A community with a healthy, happy core allows for the support of our individuals and families in need. Green spaces, pedestrian friendly neighborhoods, access to local farm markets, and healthy choices are accessible to all. The rainbow was free!!

Los Osos is part of San Luis Obispo County, an important link to San Luis Obispo, its big sister city. We are surrounded by green spaces...nestled inbetween the Morro Bay National Estuary, Montana Del Oro State Park, the Elfin Forest, Sweet Springs, the Ancient Oaks Preserve, and miles of rich agricultural land. We are a unique, eclectic community that actually has most necessities right here and easy access to others in Morro Bay and SLO. Our restaurants are mostly small locally owned businesses.

Los Osos is just now having the opportunity to define its own community plan.

Cambria, Cayucos, Avila Beach, Shell Beach, and Pismo Beach have all been successful in protecting their coastal business areas from having any multinational corporate fast food restaurants, or drive throughs.

Please allow Los Osos to focus on healthy, happy living. Corporate fast food restaurants and drive throughs are not consistent with this goal. Deny the McDonald's project and give Los Osos the time to thoughtfully plan a healthy, thriving community.

Sincerely,

Marcia M. Page





Proposed McDonald's for Los Osos

Peggy Pavek to: bgibson, fmecham, ahill, cray@co.slo.ca.us,
darnold@co.slo.ca.us, kbrown@co.slo.ca.us

04/03/2014 09:17 AM

From: Peggy Pavek <peggy@pavek@yahoo.com>
To: bgibson <bgibson@co.slo.ca.us>, fmecham <fmecham@co.slo.ca.us>, ahill <ahill@co.slo.ca.us>, "cray@co.slo.ca.us" <cray@co.slo.ca.us>, "darnold@co.slo.ca.us" <darnold@co.slo.ca.us>, "kbrown@co.slo.ca.us" <kbrown@co.slo.ca.us>
Please respond to Peggy Pavek <peggy@pavek@yahoo.com>

Board Members & Ms. Brown:

I am a 27 year resident of Los Osos and I am opposed to ANY business that will exceed the water usage of the prior business at that location, Bank of America. As you know, we are currently in a level 3 water severity here in Los Osos, therefore I do not think exceptions should be made for McDonald's in allowing them MORE water usage than that of 4 single family homes!

This McDonald's is also proposing a 24 hour "drive thru". A drive thru will lead to air pollution due to exhaust fumes from idling vehicles. Also, because it WILL be open 24/7, there will be many lights, thus leading to "light pollution". We are NOT a large city, we do NOT need this! Many of us moved here because of the superior air quality & small town atmosphere...we enjoy seeing the night time sky! Sadly, that will be taken away from us due to "light pollution" from neon lights & high visibility signs.

The "drive thru" is poorly designed & will contribute not only to added congestion, but will contribute to an increase in accidents, both vehicular & pedestrian. I have a friend who was hit by a car at a McDonald's in Denver with a similar configuration.

I have traveled extensively & it has been my experience wherever there is a food establishment with a "drive thru", there always seems to be excessive trash & debris left behind. That is NOT what we want for our Community! With trash & debris comes vermin such as rats, mice & cockroaches. We do NOT want these additional health hazards.

In addition, it has been brought to my attention that Mr. Handley, the franchisee for this McDonald's, is posting a "display" at his various McDonald's locations, urging his patrons to sign his petition "allowing" his franchise to proceed in Los Osos! Many of these "patrons" are from as far away as Los Angeles & Bakersfield! It seems to me that the wants, needs & desires of the residents of Los Osos should be given priority over "outsiders" at Keith Handley's various establishments.

In conclusion, I have stated a number of concerns & objections for NOT permitting this "project" to proceed, but one of the biggest reasons to decline the "permit" is due to our severe lack of water. Please do NOT grant them a permit.

Sincerely,
Peggy A. Pavek



No Fast Food Drive Thru in Los Osos

Larry Bender to: bgibson
Cc: fmecham, darnold, cray, ahill, kbrown

04/03/2014 08:31 AM

From: Larry Bender <pagebender@msn.com>
To: bgibson@co.slo.ca.us
Cc: fmecham@co.slo.ca.us, darnold@co.slo.ca.us, cray@co.slo.ca.us, ahill@co.slo.ca.us, kbrown@co.slo.ca.us

Dear Supervisor Gibson,

I grew up in Los Osos. After living here for more than 25 years I know for certain it is my home town and always will be. It's not like I've never been anywhere else. I lived in beautiful Santa Cruz. I have traveled to most of California, Oregon, Washington, Colorado, and New Mexico. I backpacked for weeks in New Zealand and have been to Australia and Mexico. But every time I come home, I know I'm in the right place.

We don't have some things. We don't have curbs everywhere, or streetlights everywhere. Not every single street is paved, and they don't all connect. We don't have a lot of traffic and noise. We don't have houses that all look alike. We don't have much crime. I like all of that about my home town.

We do have a lot of things. We have lots of friendly people who smile and say hello to each other. We can walk or ride our bikes almost everywhere, all over town. We have lots of trees and plants and flowers, and we have lots of areas where nature is being preserved...like the Elfin Forest, Sweet Springs Preserve, the Ancient Oaks, the Morro Bay National Estuary, and of course Montana de Oro. A look at winecoastcountry.com under Los Osos/ Baywood gives a pretty clear picture of where we live. It's not just for tourists, it's where we really live everyday.

Tourists do come here. When we ask them why they come, they tell us it's to visit our unique small town, surrounded by the beauty of nature. They like what we have.

We have everything we really need for daily living as far as grocery stores, hardware stores, a bakery, a drug store, pharmacies, nurseries, gas stations, banks, veterinarians, doctors, therapists and dentists, a gym, yoga and massage, interesting classes...I'm leaving things out, but you get the idea. Any services we don't have are just a few minutes away in Morro Bay or San Luis Obispo.

We also have a lot of really great places to eat and drink. Almost all of these places are locally owned small businesses. When you walk in, you are often addressed by name, most of the time you know someone who is working there. Sometimes somebody has known you since you were three years old, and that's pretty special too!

Here is something we don't have. We don't have any mega giant corporate fast food drive thru restaurants. We don't need any. If somebody wants to visit one, it's just a few minutes away in Morro Bay. If we did have one, it would cause a lot of traffic, parking, trash, and light pollution problems. It would create unfair competition for our locally owned businesses. It wouldn't fit right in our town.

Here is another thing we do have. We have lot's of good neighbors. Good neighbors are concerned about each other and make compromises. Personally I

don' t want corporate fast food in our town at all, with or without a drive thru. But the Planning Commission offered a reasonable compromise to McDonald's and they turned it down. I don't think they want to be a good neighbor. Please deny the change permit. Allow Los Osos the time to complete the Community Plan and pursue thoughtful change and growth for our community.

Sincerely,

Sabrina Bender



McOsos

Quillan Trombley

to: bgibson@co.slo.ca.us,
kbrown@co.slo.ca.us,
darnold@co.slo.ca.us,

04/02/2014 06:08 PM

From: Quillan Trombley <Quillan.Trombley@spacex.com>
To: "bgibson@co.slo.ca.us" <bgibson@co.slo.ca.us>, "kbrown@co.slo.ca.us" <kbrown@co.slo.ca.us>, "darnold@co.slo.ca.us" <darnold@co.slo.ca.us>, "fmecham@co.slo.ca.us" <fmecham@co.slo.ca.us>, "ahill@co.slo.ca.us" <ahill@co.slo.ca.us>

Hello –

My name is Quillan Trombley. I was born in SLO, graduated Cal Poly 07 BSME and just bought a house in LO with my Fiancé.

I am writing to request that you do not support a mcdonalds opening in LO. The main reason being mcdonalds is, simply put, disgusting. From its food sourcing, to its processing, to its delivery. We know this. This isn't news. So why would you support this? We know it's unhealthy and is literally killing people. Would you seriously ever let your children eat these food derivatives?

In addition to slowly killing people from the inside out, it's an eyesore. It brings down the rest of the town. It's a step in the wrong direction. Again, it's disgusting. No one will want to come visit, see or live in LO because there is a mcdonalds on main street. Being on the main road through town, it would definitely bring down the value of the rest of the city as it's one of the main buildings you would see.

LO is a smaller quiet town that already has a thriving burger joint – Sylvester's. Did you know they serve Hearst Ranch grass feed beef burgers? Mcdonalds wouldn't know what those words mean. Mcdonalds cows don't eat grass they eat soy and corn products. Mcdonalds cows don't come from ranches, they come from **factory farms**. Mcdonalds would surely take away from Sylvester's business, thus supporting corporate greed and weakening a local business. LO is known for Sylvester's, let's keep it that way.

Again, I can't stress how disgusting mcdonalds is on so many levels. It would be a huge step in the wrong direction for everyone if mcdonalds were to expand, especially in LO.

Please don't let corporate greed and disgusting food products into LO. Please, do the right thing.

Thanks

Quillan Trombley

Integration Launch Engineer

 quillan.trombley@spacex.com



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Please Support Los Osos McDonald's Drive-Through

Leslie Sands to: Debbie Arnold, Bruce Gibson, Frank Mecham,
Adam Hill, Caren Ray

03/31/2014 08:57 AM

Cc: Kerry Brown, ccompa, Cheri McKee, vshelby, hmiller, eruth, jcaffee

From: Leslie Sands <baybloodhounds@rocketmail.com>
To: Debbie Arnold <darnold@co.slo.ca.us>, Bruce Gibson <bgibson@co.slo.ca.us>, Frank Mecham <fmecham@co.slo.ca.us>, Adam Hill <ahill@co.slo.ca.us>, Caren Ray <cray@co.slo.ca.us>
Cc: Kerry Brown <kbrown@co.slo.ca.us>, ccompa@co.slo.ca.us, Cheri McKee <cmckee@co.slo.ca.us>, vshelby@co.slo.ca.us, hmiller@co.slo.ca.us, eruth@co.slo.ca.us, jcaffee@co.slo.ca.us

Dear Supervisors Mecham, Gibson, Hill, Ray, and Arnold:

It's time. Time to authorize McDonald's to open their restaurant, WITH DRIVE-THROUGH, in the Los Osos business district. The locally-owned franchise will add opportunity to especially the youth of Los Osos for much-needed part-time employment while providing convenience and variety to a stagnant Los Osos community.

McDonald's has completed their "homework" and came prepared to the February 6, 2014, San Luis Obispo County Planning Commission meeting fully vetted. It was disappointingly obvious at least two of the Commissioners, Ken Topping and Jim Irving, brought to the meeting their own agenda and effectively helped bring about a vote to deny McDonald's their essential drive-through.

Residents throughout the community of Los Osos believe new competition is good for business. A snapshot of how a drive-through will benefit our community includes young moms ferrying a carload of hungry soccer players, young and old with disabilities, and local employees on a timed break who need a quick pick-me-up.

No ordinances prohibit the drive-through. Rabobank in Los Osos utilizes a drive-through; and, over eight years ago, Bank of America utilized drive-throughs during its occupancy of the currently vacant proposed McDonald's site.

On April 8, 2014, please help out our community by supporting the McDonald's franchise drive-through.

Thank you.

Jon and Leslie Sands





McDonalds Los Osos comment
Linde Owen to: Kerry Brown

03/31/2014 12:11 AM

From: Linde Owen <lindeowen@sbcglobal.net>
To: Kerry Brown <kbrown@co.slo.ca.us>

Dear Kerry,

I will only make two points:

1) wrong location. The traffic congestion, exit safety, and parking will diminish our 'quality of life' and safety. No Known improvement to our local economy or health. Doesn't match the current vision statement.

2) there is no offset for the likely 5-7 daily increase in water use, no matter what way they twist it.



Fwd: Los Osos/ Baywood Park

Pat to: vickilocacchair, kbrown

03/28/2014 04:36 PM

From: Pat <avantkern1@aol.com>
To: vickilocacchair@earthlink.net, kbrown@co.slo.ca.us

-----Original Message-----

From: Pat <avantkern1@aol.com>
To: bgibson <bgibson@co.slo.ca.us>; fmecham <fmecham@co.slo.ca.us>; darnold <darnold@co.slo.ca.us>; cray <cray@co.slo.ca.us>; ahill <ahill@co.slo.ca.us>
Sent: Fri, Mar 28, 2014 3:53 pm
Subject: Los Osos/ Baywood Park

To: Board of Supervisors

RE: April 1, 2014 Agenda Item 1, to re-appoint William Lee to the Los Osos/Morro Bay (unincorporated) Business Improvement District (CBID), Local Advisory Board. District 2

Dear Supervisors,

I understand you will be reappointing Mr. Lee, the owner of the Back Bay Inn, to the CBID on Tuesday.

In light of the upcoming McDonald's project coming before you on April 8, 2014, please consider how special Los Osos/ Baywood Park is.

The CBID website describes it better than I could;

This lovely, peaceful bayside community is the gateway to Montana de Oro State Park, one of the most spectacular oceanside parks in the country. The word "osos" means bear in Spanish and though you won't find them roaming the streets anymore, Los Osos was named for the now-extinct California grizzly by the Spanish explorer Portola in the late 1500s.

Once described as "useless sagebrush scrub lands" when sold to Walter Redfield in 1919, Los Osos/Baywood Park was touted as being the next great vacation spot to big city folk looking to get away from it all. Very much off the beaten tourist path, Los Osos sits on the southern tidal estuary of Morro Bay, with a glassy bay, and an "eden" of feathered wildlife. With its mild climate and a friendly population of about 15,000, Los Osos today more than lives up to its earlier publicity.

Despite a number of very good restaurants, including the best Thai on the Central Coast, you won't find much nightlife here after about 9 pm, even on weekends. What you will find is excellent kayaking conditions, great golfing, and endless tidepools to explore. Families will find lots of outdoor activities they can enjoy together.

Visit one of the lushest plant nurseries around, ride horses along the beach, take a walk through the magical Elfin Forest, and sit for a bit in the serenity of Sweet Springs Preserve. You'll soon understand why the gentle creator of Gumby and Poky, the much-revered Arthur Clokey, spent his final years here.

Once considered a separate township, the bayside "neighborhood" of Baywood Park is now a part of Los Osos. Its name is its best description: a picturesque park right on what locals refer to as the "back bay," and ringed with wooded stands of eucalyptus. The region of Baywood Park was first laid out and surveyed out in 1889, originally thought to become part of a narrow gauge rail line along the coast. So smitten were its early inhabitants that one of the first names proposed was The Townsite of Sunshine Beach. A two-part natural pond system now known as Sweet Springs Nature Preserve is located at the south end of the back bay area, and is

perhaps Baywood Park's prettiest and most popular attraction. Just a stone's throw from Montana de Oro State Park, Morro Bay State Park, and the Morro Bay Bird Sanctuary, Baywood Park is an ideal sanctuary for humans, too, offering an ideal base camp for excursions along the Central Coast.

<http://winecoastcountry.com/slo/los-osos-baywood-park-visitor-guide/>

Thank you to Mr. Lee for his willingness to serve; and to your Board for recognizing that Los Osos/Baywood Park is a unique and wonderful place.

Sincerely,

Patricia Avant-Kern





Fw: From Susie at the Pet Shop

Bruce Gibson to: Adam Hill, Frank Mecham, Bruce Gibson,
Debbie Arnold, Caren Ray

04/04/2014 08:57 AM

Sent by: **Cherie McKee**

Cc: Jennifer Caffee, Hannah Miller, Vicki Shelby, Elizabeth
Ruth, Catrina Christensen, Annette Ramirez

fyi

----- Forwarded by Cherie McKee/BOS/COSLO on 04/04/2014 08:57 AM -----

From: Susie Robertson <susiecuez@aol.com>
To: bgibson@co.slo.ca.us
Date: 04/03/2014 10:45 PM
Subject: From Susie at the Pet Shop....

Hi Bruce ~

I have not seen you or spoke to you in quite a while. I hope this email finds you well. Loving the sewer advancement. Looks like it is going well. The workers were great to work with. I hope things continue to progress.

I want to put in my two cents regarding McDonald's coming to Los Osos. I say absolutely "no" on the drive-thru at the current desired location. The traffic issue is huge. If a "no left turn" sign is imposed at that shopping center in order to allow this restaurant to come in with a drive-thru, it will cause so many issues. I could not imagine turning this town upside down just to allow this business to come to that location. This will negatively impact me both personally and professionally. It will also adversely impact our little community as a whole. Los Osos does not need a **drive-thru fast food restaurant**. Bruce, we really, seriously do not need one. McDonald's or otherwise.

Susie Robertson, Proprietor
Squeaks, Chirps & Bubbles Pet & Feed Store .:.*" *:*:.
Home of... LaundroPet Self-Serve Dog Wash

www.SqueaksChirpsAndBubblesPetAndFeedStore.com
www.LaundroPet.com



Fw: MacDonalds

Bruce Gibson to: Adam Hill, Frank Mecham, Bruce Gibson,
Debbie Arnold, Caren Ray

04/04/2014 09:01 AM

Sent by: **Cherie McKee**

Cc: Jennifer Caffee, Hannah Miller, Vicki Shelby, Elizabeth
Ruth, Catrina Christensen, Annette Ramirez

fyi

----- Forwarded by Cherie McKee/BOS/COSLO on 04/04/2014 09:00 AM -----

From: Edith Mascolo <wizardgal17@gmail.com>
To: bgibson@co.slo.ca.us
Date: 04/03/2014 07:16 PM
Subject: MacDonalds

NO MacDonald's in Los Osos!!!!

Thank you.

P.S. Good luck in your debate tomorrow (Friday)

Edith Mascolo
Los Osos



Fw: Mc Donalds - YES

Bruce Gibson to: Adam Hill, Frank Mecham, Bruce Gibson,
Debbie Arnold, Caren Ray

04/04/2014 09:01 AM

Sent by: **Cherie McKee**

Cc: Jennifer Caffee, Hannah Miller, Vicki Shelby, Elizabeth
Ruth, Catrina Christensen, Annette Ramirez

fyi

----- Forwarded by Cherie McKee/BOS/COSLO on 04/04/2014 09:01 AM -----

From: Lee Oliver <dlo.designs@sbcglobal.net>
To: Debbie Oliver <dlo.designs@sbcglobal.net>
Date: 04/03/2014 09:32 PM
Subject: Mc Donalds - YES

Dear Supervisor:

I am writing to ask for you to vote FOR the McDonald's in Los Osos. We would like to support our local community. Los Osos needs more business, more eateries - quick and convenient. The drive thru is existing at the building. And as folks drive out to the beaches and parks, this location would be a great stop. A convenient meeting place in our town.

Please vote Yes!

Thank you! Deborah Oliver
Resident in Los Osos for 9 years.