From: Cody Scheel
Sent: Tuesday, July 05, 2016 11:02 AM
To: Ramona Hedges
Subject: Fw: Cabrillo Estates Vacation Rental Request

Hi Ramona,

Can you please post and forward to the commissioners?

Thanks,

Cody Scheel
County Planner - Current Planning

County of San Luis Obispo
Department of Planning & Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408
(805) 781-5157
cscheel@co.slo.ca.us

From: rjgross@gmail.com <rjgross@gmail.com> on behalf of Ron <ron@rongross.com>
Sent: Tuesday, July 5, 2016 10:51 AM
To: Cody Scheel
Subject: Cabrillo Estates Vacation Rental Request

CODY SCHEEL, 805.781.5157, CScheel@co.slo.ca.us
COASTAL Team / Development Review

Greetings elected/appointed official,

It has come to my attention that you are in favor of allowing a permit to turn the quiet neighborhood of Cabrillo Estates into a hotbed of noise, activity, and traffic by making it available for vacation rental business.

This is not only wrong, it is quite absurd. Why would you support turning a nice R1 community into this???

If we were a bungalow community stretched along a busy shoreline boulevard, well, I might agree, but what you are supporting is simply an abomination of a community that is dead against such a ridiculous idea.

Thank you for seeing the light come July 14, and the support of many residents who will be in attendance.

If you still hold to your opinion, it may be time to let the peoples voice find another place for you in this county. Not to mention that we will appeal any decision in favor of said permit.

-Ron Gross
Cabrillo Estates Home Owner/Resident

From: Cody Scheel
Sent: Tuesday, July 05, 2016 9:07 AM
To: Ramona Hedges
Subject: Fw: Grummer Vacation Rental Minor Use Permit

Hi Ramona,

Can you please post and forward to the commissioners?

Thanks,

Cody Scheel
County Planner - Current Planning

County of San Luis Obispo
Department of Planning & Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408
(805) 781-5157
cscheel@co.slo.ca.us

From: D&K Kellett <ddaywed@gmail.com>
Sent: Monday, July 4, 2016 2:43 PM
To: Cody Scheel
Cc: Bruce Gibson; Kerry Brown; POR1CL@charter.net; narpubs@realtors.org; velie_calcoastnews.com
Subject: Grummer Vacation Rental Minor Use Permit

Dear Mr. Scheel,

Hope you enjoyed a nice 4th of July Holiday. This email is in regards to the proposed Minor Use Permit by
the Grummer's to use their Cabrillo Estate property as a vacation rental. When you have a moment we were
wondering about your thoughts on a couple of concerns we have as residents in Cabrillo and vacant land
owners in Los Osos who were told we must wait another 4-5 years before building.

The news has been buzzing with communities taking issue with AirBnB style vacation rentals. When someone has purchased
in a single-family or multifamily zone, they have accepted the rules of that zoning. They do not have the right to turn their
home into a motel (transient zoning), a restaurant, or a factory to the detriment of everyone else in that zone. Between noise,

neighborhood over-parking, traffic and potential "party houses," we believe these are valid reasons to consider in not approving the Grummer's application. Interestingly enough the Cabrillo Estate resident's objections didn't seem to be addressed in the staff report, why is that? Are local residents, who will be living with vacation renters and presently paying tax dollars & vote, not entitled to have their concerns addressed?

And secondly, due to County water concerns, vacation renters may not have the community overall in mind and potentially waste water. Owners will need to pay for overuse, however, we, as residents, bare the brunt of water shortages financially and the further delay in the ability to build on our vacant lots in Los Osos. What are your thoughts of the Planning Department not considering the entire community's water and neighborhood rights for the sake of one property owner?

Thank you for your time in this matter. We would appreciate your response addressing the issues above on the Grummer's Vacation Rental Application.

Very truly yours,

Ken & Darlene Kellett
2505 Rodman Drive
Los Osos CA 93402
805-528-0147

Los Osos Community Advisory Council

July 6, 2016

Re: Los Osos Community Advisory Council Chairmen Comments on *DRC2015-00085 GRUMMER MUP*, proposed Vacation Rental for an existing SFR (5,285 SF) located at 2765 Crockett Circle, Los Osos APN: 074-454-013.

To: Mr. Cody Scheel, Current Planner, Planning & Building Department
San Luis Obispo County Planning Commissions

The DRC2015-00085 GRUMMER MUP was originally scheduled for consideration by the Los Osos Land Use Committee (LUC), a committee of the Los Osos Community Advisory Council (LOCAC), on Thursday March 10, 2016. At that time I was the Chairperson for the LUC and Vice Chairperson for LOCAC. The contact name for this item was Mr. Nick Juren and I forwarded the meeting notification to him at the email address provided on the application form. No one was in attendance to represent the request by the Grummer's, however, the LUC members recommended that the item be placed on the next LUC agenda with the applicant making a presentation. I did hear from Mr. Juren that he did not attend the March 10th LUC meeting as he no longer was associated with the Grummer's and would not be at any future meetings. I directly contacted Mr. Bruce Gummer at his residence in Oklahoma City **on April 11, 2016** informing him that the MUP would be considered at the April 14, 2016 LUC meeting and that someone should be in attendance whom would respond to questions from LUC members and members of the public. **During our conversation Mr. Grummer told me that he and his wife had decided to withdraw their request for a MUP vacation rental and then sent me an email verifying their intention to withdraw the application.**

On **April 12, 2016** I talked with Cody Scheel, Planner assigned to this item (DRC2015-00085) informing him that I received an email from Mr. Grummer stating his decision to withdraw their request for the MUP. I forwarded a copy of the Grummer email to Cody on **April 13, 2016**.

On **April 20, 2016** I received an email from Cody stating that Mr. Grummer changed his mind and wants to move forward with the MUP vacation rental and this item has been placed on the May 6, 2016 Planning Commission agenda. Cody also stated in the email that he was receiving significant opposition to the MUP from neighbors in Cabrillo Estates (where the residence is located in Los Osos). **It appears to me that the Grummer's have bypassed the normal process of local review, which is one very important reason Community Advisory Council's have been established, because they knew about the opposition from neighbors.**

On April 21, 2016 I informed persons in the community whom by this time had expressed serious concerns about the MUP request, that I had placed this item on the April 28, 2016 Los Osos Community Advisory Council meeting agenda. **LOCAC met on April 28th and considered The Grummer MUP and recommended NOT approving this MUP citing the**

following neighbor concerns: No sidewalks, parking on the street, garbage cans in the street, decline in surrounding property values, and no property manager to call.

If the commissioner's are not receptive to input from the neighbor's as I believe they should be, then at least require the applicant MUST follow the established procedure for local review, consideration and recommendation. It is clear that the community does not support this vacation rental MUP.

I strongly urge the Planning Commission to **deny the MUP vacation rental request** or at the very least require this MUP vacation rental be returned to the Los Osos Community Advisory Council for review and consideration. Additionally, Los Osos has an existing motel, Sea Pines, which has available room rental capacity and is properly zoned for this activity as well as staffed adequately.

Thank you for your attention and consideration. I will make available copies of all emails and other documents referenced in this letter upon your request.

Sincerely,

Jeffrey H. Weir/s

Chairperson
Los Osos Community Advisory Council

Cc: Bruce Gibson, Supervisor
LOCAC members
LUC members

LOCAC P.O. Box 7170 Los Osos, CA 93412-7170 E-Mail: jeffweir@hotmail.com

From: Cody Scheel
Sent: Wednesday, July 06, 2016 7:55 AM
To: Ramona Hedges
Subject: Fw: Rental Application on Crockett Circle

Hi Ramona,

Can you please post and forward to the commissioners?

Thanks,

Cody Scheel
County Planner - Current Planning

County of San Luis Obispo
Department of Planning & Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408
(805) 781-5157
cscheel@co.slo.ca.us

From: Stephen F McCormick <stephen.mccormick@colorado.edu>
Sent: Tuesday, July 5, 2016 2:19 PM
To: Cody Scheel
Cc: Lynda McCormick
Subject: Rental Application on Crockett Circle

Dear Cody,

We are emailing you to provide our opinion on Bruce & Linda Grummer's request for a Minor Use Permit to allow a vacation rental at 2765 Crockett Circle. We live in the neighborhood at 257 San Jacinto Drive and are very worried about the impact that a nearby vacation rental will have on us. No doubt you have heard from many of our neighbors about our concerns regarding noise, parking, and other disruptions that occur with people who are vacationing and are not committed to residential protocol. We are also worried about the impact that this activity will have on our limited water supply.

We would have preferred to air our concerns at the Planning Department meeting on July 14th where this request will be considered, but we will be out of the state then, which is the main reason we are writing to you today.

Please consider the well-being of the residents of our neighborhood and deny this petition.

Thanks for your consideration,
Steve & Lynda McCormick

From: Cody Scheel
Sent: Wednesday, July 06, 2016 7:55 AM
To: Ramona Hedges
Subject: Fw: Rental Application on Crockett Circle

Hi Ramona,

Can you please post and forward to the commissioners?

Thanks,

Cody Scheel
County Planner - Current Planning

County of San Luis Obispo
Department of Planning & Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408
(805) 781-5157
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To: Cody Scheel
Cc: Lynda McCormick
Subject: Rental Application on Crockett Circle

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We would have preferred to air our concerns at the Planning Department meeting on July 14th where this request will be considered, but we will be out of the state then, which is the main reason we are writing to you today.

Please consider the well-being of the residents of our neighborhood and deny this petition.

Thanks for your consideration,
Steve & Lynda McCormick

April 28, 2016 LOCAC Minutes

Agenda Items

Call to Order 7:00 p.m.

Roll call: excused Jan

1. DRC2015-00110 Watterworth – Proposed MUP to construct new single family home (370 Mitchell Drive) and demolish existing residence (378 Mitchell Drive) APN: 074-454-013

Motion to recommend approval to move project forward: Motion passed 8-0-0

2. DRC2015-00085 Grummer, MUP- Request MUP for a proposed vacation rental for an existing single family residence. Site location 2765 Crockett Circle, Los Oss. APN: 074-454-013 (Cabrillo Estates)

Applicant not in attendance.

Motion to write letter to recommend not approving MUP which would include the following concerns of neighbors: No sidewalks, garbage cans in street, parking on street, surrounding property values decline, no property manager to call: Motion passed 7-1-0

Consent Agenda

1. SUB2015-00067 COAL15-0004 Proposed lot line adjustment of 4 parcels. Los Osos Valley Road, Pecho Valley Rd, Rodman Dr. Alamo Dr. APNs:074-021-036,-042,-043; 074-482-051

Item pulled to be discussed at the May Land Use Committee meeting.

2. Draft letter to Wad Horton of Public Works re walkway on Palisades from Library to Los Osos Valley Road west side.

Motion to approve consent agenda: Motion passed 8-0-0

Business Items

Election Slate:

District 1: Carolyn Atkinson, Lynette Tornatzky

District 2: Christine Womak

District 4: Vicki Milledge

Motion to adjourn: Motion passed 8-0-0

May 10, 2016 Minutes
LOCAC Traffic and Circulation

- Call to order
Attendees - B.Boyd; D.Bowlus; D.Hunter; C.Szarek; M.Foley; J.Harper/LOCAC
THANKS to all for your attendance and participation.

- County Updates - None. No County Representative.

- Safe Routes to School - discussion on future role group wants to play. Chris explained situation.
Group wants to continue to look at the area - working with the County to understand what options are available - ideas from group:

- remove barrier on Doris, this will allow another option for Cuesta by the Sea traffic to school site.
- work to install barrier on Skyline and on Rosina at Fearn - this will push traffic to Pine and Pecho and stop traffic in neighborhood.
- idea for installation of paved dips to slow traffic
- Other options ideas welcome - We will work to explore them with the County.

Result we are looking to achieve; safer traffic area for students trekking to school. Area congested daily with school traffic from 8-8:30am.

NEXT meeting, Tuesday June 14, 5:30 will meet at Doris and Rosina, to walk the area (thanks Dave for the suggestion).

- waiting for traffic report from 4th and Pismo - it was reported that traffic, heading north on 4th, continues to cross the double line.

Suggestion made for people to check out Nextdoor.com - a bulletin board type site, with information related to your neighborhood/address in Los Osos.

J.Harper

Next meeting - Tuesday June 14, 5:30pm , meeting at Doris and Rosina.
May LOCAC Mtg - Thursday May 26, 7pm, SBCC

--
Jan Harper
LOCAC District 2

LOCAC

Los Osos Community Advisory Council

May 26, 2016
7:00 pm - South Bay Community Center

COUNCIL MEMBERS 2015-2016

District One
Nathaniel Blair

District Two
Jan Harper

District Three
Larry Bender
Julia Oberhoff

District Four
Tom Cantwell
Alissa Feldman
Treasurer

Appointees
Carolyn Atkinson
Secretary
Vicki Milledge
Chairperson
Jeff Weir
Vice Chairperson

Call to Order
Roll Call
Chairperson's Announcements
County and Local Agency Reports

- Sheriff's Report, followed by questions from LOCAC and public
- Highway Patrol Report, followed by questions from LOCAC and public
- County Staff Reports, followed by questions from LOCAC and public
- Supervisor Gibson, followed by questions from LOCAC and public
- CSD Report, followed by questions from LOCAC and public
- Los Osos Chamber of Commerce report, followed by questions from LOCAC and public

AGENDA ITEMS, INCLUDING PUBLIC COMMENT

1. **Gary Dove, President, Los Osos Rotary Club:** Presentation re progress on the Rotary -sponsored stage

2. **DRC2015-00120 GOLDEN STATE WATER, MUP** – Requested Minor Use Permit for a proposed development plan amendment to include the installation of a prefabricated ion exchange system, one salt tank, two waste tanks on a concrete pad at 450 Rosina Drive, Los Osos. APN: 074-052-024.

3. **DRC2015-00119 CLEMENT, MUP** – Requested Minor Use Permit for the addition of a living area (686 sq.ft.) and a garage, and a remodel. Project location is 1261 Pasadena Drive, Baywood Park. APN: 038-732-003.

4. **DRC2015-00121 MEHRING, MUP** – Requested Minor Use Permit/Coastal Development Plan for a 4,065 sq.ft. single family residence. Site location is 2756 Houston Drive, Los Osos. APN: 074-453-022 and.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

LOCAC COMMITTEE REPORTS: See all written reports

CONSENT AGENDA, INCLUDING PUBLIC COMMENT

- Acceptance of Treasurer's report and all other written reports

LOCAC MEMBER COMMENTS, RECOMMENDATIONS, and BUSINESS ITEMS

- Election of Officers for 2015-2017

ADJOURN

Next Meeting June 23, 2016

LOCAC P.O. Box 7170 Los Osos, CA 93412-7170 E-Mail: vickilocacchair@earthlink.net

LAND USE COMMITTEE AGENDA

MAY 12, 2016

6:30 pm

South Bay Community Center – Small Conference Room

COMMITTEE MEMBERS:

LOCAC Members:
Jeff Weir – Chairperson
Carolyn Atkinson – Appointee
Julia Oberhoff – District Three
Nathaniel Blair – District One
Larry Bender – District One

Public Members:
Julie Tacker
Ron Baers
Open
Linde Owen - Excused
Lynette Tornatzky

- **Members in Attendance/Excused**

Greetings and Introductions

Roll Call at **6:30 PM**

Chairperson had **no** Announcements

Member's had **no** Announcements

CONSENT AGENDA ITEMS:

1. Adoption of March 10, 2016 meeting minutes. **Adopted by consensus.**

AGENDA ITEMS, INCLUDING PUBLIC COMMENT:

A. Action items:

1. **SUB2015-00067 COAL 15-0004 CHARLES PRATT CONSTRUCTION COMPANY,** Requested COAL for proposed lot line adjustment of four (4) parcels. Site locations are located on Alamo Drive and Rodman Drive, Los Osos. APNs: 074-021-036 and -038 & -043; 074-482-051.

   Members recommend applicant make a presentation to LOCAC as part of the regular agenda on May 26, 2016 and are in favor of a recommendation supporting this application.

2. **DRC2015-00119 CLEMENT, MUP** – Requested Minor Use Permit for the addition of a living area (686 sq.ft.) and a garage, and a remodel. Project location is 1261 Pasadena Drive, Baywood Park. APN: 038-732-003.

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   Members recommend applicant make a presentation to LOCAC as part of the regular agenda on May 26, 2016 and are in favor of a recommendation supporting this application.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA – **None received.**

ADJOURNMENT at 7:40 PM.

From: Cody Scheel
Sent: Thursday, July 07, 2016 12:07 PM
To: Ramona Hedges
Subject: Fw: LOCAC agenda & supporting documents attached
Attachments: 4-28-16 locac min.pdf; ATT00001.htm; 5-10-16 T&C minutes.pdf; ATT00002.htm; 5-26-16 LOCAC agenda.pdf; ATT00003.htm; LOCAC Land Use Minutes 05122016.pdf; ATT00004.htm

Hi Ramona,

Can you please post and forward to the commissioners?

Thanks,

Cody Scheel
County Planner - Current Planning

County of San Luis Obispo
Department of Planning & Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408
(805) 781-5157
cscheel@co.slo.ca.us

From: Marie Smith <mailmarie@charter.net>
Sent: Wednesday, July 6, 2016 6:54 PM
To: Jeffrey Weir
Cc: Cody Scheel
Subject: Fwd: LOCAC agenda & supporting documents attached

apparently this item went through LOCAC, then why wasn't their letter on the county staff's report? Or maybe the letter was never sent?

Begin forwarded message:

On May 23, 2016, at 3:10 PM, Vicki Milledge <vickilocacchair@earthlink.net> wrote:

If you have questions, please call or email me.

Vicki

Vicki Milledge
LOCAC Chairperson
vickilocacchair@earthlink.net
805-704-8783

From: Cody Scheel
Sent: Thursday, July 07, 2016 11:54 AM
To: Ramona Hedges
Cc: Alfonso Cedillo
Subject: Fw: Minor Use Permit for 2765 Crockett Circle, Los Osos, CA (DRC2015-00085

Hi Ramona,

Can you please post and forward to the commissioners?

Thanks,

Cody Scheel
County Planner - Current Planning

County of San Luis Obispo
Department of Planning & Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408
(805) 781-5157
cscheel@co.slo.ca.us

From: Alfonso Cedillo <cedillo1a@gmail.com>
Sent: Thursday, July 7, 2016 11:43 AM
To: Cody Scheel
Subject: Fwd: Minor Use Permit for 2765 Crockett Circle, Los Osos, CA (DRC2015-00085

Mr. Cody Scheel:

Since the hearing on the Grummer's request has been rescheduled to July 14, 2016, I am resending this email to ensure that you and the planning commission are still aware of our opposition to the Grummer's request .

Thank you,

Alfonso M. Cedillo
S
---------- Forwarded message ----------
From: **Alfonso Cedillo** <cedillo1a@gmail.com>
Date: Thu, Apr 28, 2016 at 1:09 PM
Subject: Minor Use Permit for 2765 Crockett Circle, Los Osos, CA (DRC2015-00085
To: cscheel@co.slo.ca.us

To: Cody Scheel

Re: County File Number: DRC2015-00085
Assessor Parcel Number: 074-454-013
(2765 Crockett Circle, Los Osos, CA 93402)

This is to inform you that we are opposed to the Grummer's request for a Minor Use Permit to allow an existing single family residence to be used as a residential vacation rental. Our home on Crockett Circle will be directly impacted if this request is permitted as we live only a couple of properties away from the site in question.

This area (Cabrillo Estates) is meant to be a residential neighborhood and that is why we moved and built our home here in 2014. Given that there is no beach access from Cabrillo Estates, a residential vacation rental makes little sense and will only result in greater noise and traffic in the area. Permitting this use will only encourage other owners to convert such single family residences to vacation rentals. We are also concerned about the potential noise and party atmosphere that will result from turning this large single family residence to a vacation rental.

Accordingly please register our opposition to the request and we respectfully request that it be denied.

Alfonso M. Cedillo,
APR 074-454-017

From: Internet Webmaster <webmaster@co.slo.ca.us>
Sent: Tuesday, July 05, 2016 10:55 AM
To: County of SLO Planning Commission
Subject: Planning Commission Contact Form (response #435)

Planning Commission Contact Form (response #435)

Survey Information

Site:	County of SLO
Page Title:	Planning Commission Contact Form
URL:	http://www.slocounty.ca.gov/planning/staff/PCForm.htm
Submission Time/Date:	7/5/2016 10:54:25 AM

Survey Response

Name	Ron Gross
Contact Information (Phone Number, Email, etc.)	ron@rongross.com
Question or Comment	Greetings elected/appointed officials, It has come to my attention that some of you are in favor of allowing a permit to turn the quiet neighborhood of Cabrillo Estates into a hotbed of noise, activity, and traffic by making it available for vacation rental business. This is not only wrong, it is quite absurd. Why would you support turning a nice R1 community into this??? If we were a bungalow community stretched along a busy shoreline boulevard, well, I might agree, but what you are supporting is simply an abomination of a community that is dead against such a ridiculous idea. Thank you for seeing the light come July 14, and the support of many residents who will be in attendance. If you still hold to your opinion, it may be time to let the peoples voice find another place for several of you. Not to mention that we will appeal any decision in favor of said permit. -Ron Gross Cabrillo Estates Home Owner/Resident