

Los Osos Community Advisory Council

Los Osos Community Plan (LOCP) – Planning Area Standards and Land Use Environmental Resources Element

I. Planning Area Standards:

The concept of *sustainability* should appear in the Planning Area Standards. Our concept of sustainability includes:

- Adequate assurances of the sustainability of our Basin that are incorporated into the Basin Plan and that sufficient resources be allocated for implementation of the Basin Plan.
- An emphasis on Los Osos as a pedestrian and bike-friendly community
- The need to address the lack of parks and public spaces through a plan that includes all available public venues; schools, parks, and recreational use areas
- Consideration for expanding commercial/commercial service zoned parcels
- Maintaining the uniqueness of what makes Los Osos special – our quirkiness, character and charm
- Concerning the Morro Shores Mixed Use Site it is highly recommended that a multi-purpose linear pathway be incorporated into all proposed development plans for this unique area. Refer to the TCC recommendations for a connector path/trail between Palisades Avenue and Sweet Springs.

II. General Comments:

- There was overall support for the remaining categories comments from the May 18, 2015 Focused Meeting on Planning Area Standards and the April 20, 2015 Focused Meeting on Land Use and Environmental Resources.

LOS OSOS COMMUNITY PLAN

Focused Meeting: Land Use and Environmental Resources

April 20, 2015

1. General Comments

- a. Has the County considered Los Osos' age demographics 20 years out?
 - i. There may be a higher proportion of younger families in the future.
 - ii. A higher household population might mean increased residential water use.
 - iii. Changes in demographics could change demand on school facilities.
- b. The Los Osos Community Plan should have flexibility – we need to be able to respond to changes in the community (e.g. economic, demographic, environmental, etc.)
- c. The typical Los Osos resident chose to live here because they are outdoorsy (i.e. enjoy hiking, surfing, etc.) and there is quick access to open space. What assets would these people want or benefit from? A bike trail to Montana de Oro, for example, would probably get a lot of use.
- d. Another defining feature of Los Osos is the concentration of artists and artisans. They like it here, because it's beautiful, quiet, and inspires creativity.

2. Topic: Economy and Employment

- a. Head-of-household employment is important. Too many low paying jobs.
- b. Consider the possibility that mitigation costs can affect the viability of new development.
- c. The community needs a better jobs-housing balance. Too many people live in Los Osos but commute to SLO for work and shopping.
- d. There are lots of existing commercial vacancies. Has there been a market study to show that there is demand for new commercial development?
- e. Because people commute to SLO, Los Osos loses retail sales to SLO as well.
- f. We need head-of-household jobs. How could we make it attractive for businesses to locate here?
- g. There is a relationship between economic development and natural surroundings. How do we capitalize on (or otherwise derive economic benefit from) Los Osos' natural beauty?
- h. The County should be doing proactive, not reactive, planning for economic development.

3. Topic: Zoning and Land Uses

- a. Hotels and motels are allowed in the REC zone. Would these be allowed at the Cuesta Inlet?
- b. Recreation zoning does not necessarily mean parks. Commercial uses could happen in REC-zoned areas.
- c. Los Osos Community Plan should address vacation rentals.

- d. There is a need for affordable housing.
- e. Concentrate businesses in a centralized hub, so that there's one place you can walk to.
- f. The Morro Shores site should be developed as a mixed residential community, including the following:
 - i. Low income housing
 - ii. Senior housing
 - iii. Market rate housing
 - iv. Child care
 - v. Families
 - vi. Peoples' Self Help Housing
- g. A concept plan for the downtown area was done several years ago, which would slow down traffic. Everyone should take a look at that concept plan. That may be something we want to pursue.
- h. There's a good example (from Pandora Nash-Karner) of a mixed-use development in Newport Beach.
- i. Neighborhood commercial development should be small-scale and unobtrusive.
- j. Idea was raised about doing a Transit-Oriented Development (TOD) on the West of South Bay site. There could be a regional transit center where local and express buses connect to a local jitney service for Los Osos.
- k. Idea was raised about encouraging an artist's colony to be established in Los Osos. An example of a good project is the Submarine Factory artists' studios in Alexandria, Virginia.

4. Topic: Parks, Recreation, Open Space

- a. The community of Los Osos needs 110 acres of parkland. Where will this parkland be? Show locations on a map.
- b. Los Osos only has 6.2 acres of parks right now.
- c. Please provide concept plans for parks ("a palette of park possibilities"), including active/passive, pocket, linear, etc.
- d. Support for pocket parks and dog parks.
- e. Perhaps the Land Conservancy could purchase undeveloped lots for pocket parks.
- f. Funding is easier for large parks than for pocket parks.
- g. Does the Community Services District want to take on parks authority?
- h. Having multiple pocket dog parks would cut down on dog waste pollution.
- i. There is a proposal for a dog park at Pine and LOVR, but there's an issue with the water transfer.
- j. When the Morro Shores site develops, the County should get a linear park dedication along Los Osos Valley Road that would link up with the Community Park and "Midtown" site.
- k. Consider using the dirt streets in Baywood as linear parks.

5. Topic: Water

- a. Important consideration – relationship between commercial use and water demand. Community should avoid commercial uses with high water demand.
 - b. Concerns regarding the precipitation estimates used in the Basin Plan. In reality, annual precipitation may be closer to 7". What if the Basin Plan estimates are too optimistic?
6. **Topic: Biology, Environmentally Sensitive Habitat Area (ESHA)**
- a. ESHA designation should cover all snail habitat, including the West of South Bay site.
 - b. When will the community have an opportunity to comment on the HCP? Once it's in the federal register, it's too late to make changes, right?
7. **Topic: Environmental Impact Report Analysis**
- a. Include a visual resource inventory.
8. **Comments related to Traffic, Transportation, and Circulation**
- a. There are traffic concerns with the West of South Bay site.
 - b. Many people in the community favor separated pedestrian and bike trails. Some also suggest using this as an opportunity for Low Impact Development (LID) stormwater recapture and recharge.
 - c. Desire for curbs, gutters, and sidewalks – about ½ the people in town want them, and ½ the people don't. We should prioritize corridors where these improvements should occur.
 - d. What percentage of Los Osos residents commute out of town for work? 75%?
 - e. I love sidewalks!!! Right now, people choose not to walk due to safety concerns.
 - f. What about one-way streets? It would give more room for bike and pedestrian facilities without having to tear up peoples' front yards.
 - g. Traveling between Los Osos and San Luis Obispo by bus (non-express) takes about 2 hours. There has to be better transit.
 - h. We need more, safe bike lanes.
 - i. Bikeability and walkability are important quality-of-life issues.
 - j. There should be prioritization of new circulation infrastructure projects. Focus on achieving high-priority projects (like phasing a trail network). A small continuous project, like a loop trail, is favored over several piecemeal projects (like a patchwork sidewalks with many gaps).
9. **Comments related to Non-Transportation Infrastructure**
- a. Capture rainwater and encourage stormwater management.
 - b. Septic tanks should be used for rainwater recapture

LOS OSOS COMMUNITY PLAN

Focused Meeting: Planning Area Standards

May 18, 2015

1. General Comments

- a. The concept of *sustainability* should appear in the planning area standards. Particularly focusing on a pedestrian and bike-friendly community.
- b. There are concerns over the costs of needed infrastructure, such as sewer, sidewalks, and street lights.
- c. There are no centralized parks or public spaces. Public recreational areas are needed.
- d. Buildout is an exercise in futility.
- e. There is a lack of land for industrial or storage yard uses. Consider expanding industrial areas into underutilized RMF zoning.
- f. The community should take matters into their own hands. Use the community plan as an opportunity to specify what we want on vacant land. This is better than letting the developers decide.
- g. Are we willing to let Los Osos grow? Some seem to have a “no growth” attitude.
- h. The main focus of the plan should be (1) maintain what makes Los Osos special – quirkiness, character, and charm; and (2) reduce vehicle miles travelled.
- i. The night sky is the “thing I love the most about Los Osos.” Street lights in the downtown are okay, but please no street lights in residential areas.

2. Water Resources as it Relates to Growth – Basin Plan

- a. Development depends on water availability. Water is #1 and should drive the ability to develop.
- b. The standard discusses Basin Plan effectiveness. Make the language stronger and evaluate to ensure that there are no loopholes.
- c. The model in the Basin Plan is based on flawed assumptions – such as annual precipitation of 17 inches.
- d. The Basin Plan standard is confusing.
- e. How can you base the Community Plan on the Basin Plan when it is not yet approved, not a certainty, and based on a bad model? Which comes first? The Basin Plan or the Community Plan?
- f. The uncertainty around water management drives a lot of the fear.
- g. Provide additional assurance for Basin Plan effectiveness. More focus on Basin Plan “Program M.” Strengthen the “successful implementation” language in the Basin Plan standard.

3. Central Business District

- a. Section 7.5.A.1 prohibits new drive-through facilities. What about existing facilities? A survey was done and 1,800 people agreed that we don’t want drive-throughs.

4. West of South Bay – Mixed Use Site

- a. Property is adjacent to large acreage horse properties, but is proposed for high density 15-26 units/acre development.
- b. There should be less density to blend in with large-lot properties.
- c. There are concerns with the mixed-use concept, as commercial uses will generate traffic.
- d. The site has maritime chaparral. Cluster or concentrate development to avoid impacts.
- e. Some discussion regarding emergency access.

5. Morro Shores – Mixed Use Site

- a. Is vertical mixed (i.e. ground floor commercial with residential above) use allowed here?
Response: Yes.
- b. This site is ideal for senior and affordable housing.
- c. Some envision this as an area for a mixed-income, mixed-age community, along with services.

6. Midtown (formerly Tri-W) Site

- a. A significant amount of money has been spent in restoring the site, so there are some concerns about the prospect of development occurring here.
- b. The site serves as a drainage catchment basin and prevents urban runoff from contaminating the estuary. New uses should preserve this function.
- c. Some visualize the site as an extension of the community park.
- d. Some development along the edges may be okay, but efforts should be made to preserve habitat.
- e. This would be a good site for east-west and north-south circulation for bikes/pedestrians.
- f. The site should remain recreational.

7. Los Osos Ecosystem Environmentally Sensitive Habitat Area (ESHA)

- a. The County's concept is to designate areas outside of the Urban Services Line (USL) as ESHA. Does the Coastal Commission support this approach?
- b. If the Coastal Commission won't support this approach, the discussion on new development is fairly moot.

8. Wetland Setbacks

- a. The County should consider sea level rise when determining wetland setbacks. There may need to be a larger setback to account for changing wetlands.

9. Roadways and Circulation

- a. Consider safe mobility and "complete streets" when planning roadways.
- b. A connection between Baywood and the community park is needed.

- c. Class I bike paths are better than Class II bike lanes.

10. Specific Standards

- a. Figure 7-34: Subarea B requires 60% open space, but Subarea A has no open space requirement. Why is that?

Kerry Brown

From: Marie Smith <mailmarie@charter.net>
Sent: Sunday, June 7, 2015 8:42 PM
To: Kerry Brown
Cc: Vicki Milledge
Subject: Los Osos Community Plan

Hello Kerry(and LOCAC),

Some ideas:

For Chapter 5: Circulation Element

Under Table 5-2
ridership on buses is low

Comment: I believe that one problem may be the buses themselves (bad shocks) or how they ride over bumps i.e. Pine Street was too hard on my back (I haven't tried using the bus since the sewer street pipes were laid and the bumps redone)

For Chapter 6: Coastal Access:

1. UNDER 6.4.1 Baywood Park

In Tract 40 on the Baywood Peninsula at the end of Santa Ysabel Avenue, a small parking area and trail to the bay has been developed. [To the north is Bay Street. It is an undeveloped offer of dedication, but has existing use. This area should be developed with a bay overlook.](#)

and under 6.4.5 Opportunities for Future Public Access and Habitat Conservation

B. Tract 40

1. Bay Street: develop with a bay overlook

comment: I believe that Bay Street already has a coastal overlook

=====
=====

2. UNDER 6.4.1 Baywood Park

In Tract 40 on the Baywood Peninsula ... To the south, at the bend in Pasadena Drive south of Baywood Way, is a 10-foot wide easement to the edge of the bay located between two residential lots. Due to narrow streets, lack of parking, and potential conflicts with adjacent homes, consideration should be given to either developing that easement for neighborhood-scale access or retaining the easement to protect and enhance habitat.

and under 6.4.5 Opportunities for Future Public Access and Habitat Conservation

B. Tract 40

2. Pasadena Drive South of Baywood Way: consider development of neighborhood- scale access.

comment: I believe that the Brant Geese gritting site is at the shoreline at this corner and we should not be considering more public access in this area.

=====
=====

3. UNDER Figure 6 - 2: Improvement of Coastal Access

Check where the Mitchell Drive arrow is pointing!

=====
=====

Unrelated to the chapters above, but needs to be addressed in the Los Osos Community Plan?

The effects of Metal house/business roof tops should be looked at carefully. I have notice that light colored metal roofs with their reflection capabilities may be too bright for neighbors and for birds flying by (Los Osos is located on the Pacific Flyway! Also I wonder about the noise level for close neighbors during rain storms (if we ever get any rain!)

Also ***the effects of large moving objects*** such as windmills on birds.

=====
=====

Thank you again for your efforts for helping Los Osos,
Marie Smith

Kerry Brown

From: Marie Smith <mailmarie@charter.net>
Sent: Monday, August 5, 2013 2:32 AM
To: Vicki Milledge; Kerry Brown
Subject: Design Guidelines

Hi Vickie and Kerry!

Some thoughts come to mind for the community plan design guidelines:

People buy homes or invest in an area because they like the "flavor" of it.

1. Review building plans with the location in mind. Consider size, style. Encourage builders to construct buildings that keep "the atmosphere" of the neighborhood/location that they are building in.

One builder can forever destroy/change that ambience. The entrance to LO (LOVR and So. Bay) is an example of a drastic change caused by the size and design of the buildings constructed. I used to joke about how the sign for "Hollywood Video" "struck" me: entering Hollywood! (the size and design of signs is also important!) The small town laid back flavor of LO had forever changed by the design of those buildings at the entrance.

Others refer to one home in Cabrillo estates as "the office building".

2. Height restrictions should be honored: whatever height restrictions have been set should be enforced, not allowed to change in the future. I have seen examples two times in Los Osos where a height restriction "expired" and a home was built or modified before everyone knew about it. Changes into taller buildings make a huge difference. Taller buildings block view of the hills, sunlight, and stars in the sky. *It also affects the privacy of the people in nearby homes.

An example of this in a business area is in downtown SLO where it was a certain height and now it is being changed, changing the flavor of the downtown.

3. Discourage overhead lightening: People like to see the stars at night! (when it is not foggy!)

4. Encourage greenery: this is especially important now that LO is undergoing such tremendous changes due to the installation of the sewer. Many times I have observed a residence change ownership and the new owners "wipe out what was there to install what they would like to see". People do not seem to consider what is actually happening, that there may be an effect on nature. Recently between the process of people moving and the new owners I saw a whole established green yard "wiped" out (literally). It was in a location where I had heard frogs. This was just one species that that yard had supported all of which was removed down to the bare ground. This has also affected the visual beauty and peaceful ambience for the neighbors and people who use this street for their daily walks.

5. Use other than white concrete sidewalks. Recently when I was down south it really "struck" me how the white concrete driveways "stood out" running down to the white concrete sidewalks. It is so different when the sidewalks and driveways blend in with the surroundings. The walkway on Santa Ysabel is not only visually quieter but is also easier on the joints of the people who use them.

I hope that you both have a great day,
Marie

Kerry Brown

From: Marie Smith <mailmarie@charter.net>
Sent: Monday, July 8, 2013 5:49 PM
To: Vicki Milledge; Kerry Brown
Subject: Land Use

Hello,

Three ideas that have come up in discussion with others:

1. a dog park
2. a quiet park (maybe pocket parks) (without skatepark and playground noise)
3. an emergency center like Urgent Care

Kerry Brown

From: rapuanophilipj@gmail.com on behalf of mapjrap@charter.net
Sent: Sunday, June 21, 2015 1:38 PM
To: kbrown@co.slo.ca.us
Subject: Thank you for coming to Los Osos

Hi, Kerry...I appreciated your giving us the time to discuss the 20 acre tract (West of South Bay Blvd.) and its future.

You mentioned that the acreage would be considered for classification as an environmentally sensitive habitat area. When will that happen? If there are meetings/discussions on this I would appreciate knowing about it.

You asked for input before the end of July in re: use of that land.

Here are my thoughts:

1. The very first goal of the Los Osos Community Plan is Environment...the three sub-goals under this address protecting and enhancing the Morro Bay Estuary; promoting conservation of natural environment through preservation of the existing flora, fauna and sensitive habitats; to protect, maintain, enhance and expand the existing greenbelt.

2. The walk/bike path between the elementary school and the middle school goes right through this area. This is probably one of the last places our children can see and be a part of what Los Osos once was. This is an opportunity to expand a natural laboratory where students can observe the natural habitat, the native plants and grasses...all of which are becoming extinct as more of our area is paved over.

The proximity of this area to both schools would eliminate the need for transport...students and teachers could walk to the natural laboratory.

3. The growing demand for our ever shrinking water supply must be considered in any planned development. A natural laboratory would be self sufficient in this regard. Any rain we are lucky

enough to get would be able to sustain the plants and would percolate back down to the aquifer.

As a retired educator I see this as an opportunity to expand the environmental awareness of our children and a chance to preserve some of the history of this area for all the residents.

Thank you for your attention and interest.

Mary Anne Rapuano

mapjrap@charter.net

(805)439-0128

May 18, 2015

Kerry Brown
San Luis Obispo County Planning Department

Re: Los Osos Community Plan

Dear Ms. Brown:

Please accept the following comments on Chapter 7, Planning Area Standards, of the Los Osos Community Plan. I offer these as a professional biologist and botanist, and former San Luis Obispo and Santa Barbara County Planning Department employee, now retired. I reside within the community of Los Osos.

My two main concerns involve (1) allowing for and ensuring adequate and beneficial restoration at the South Bay Blvd. site; and (2) preservation of maritime chaparral in the vicinity of Cabrillo Estates.

1. Page 7-42. Item K. West of South Bay Boulevard RMF, REC, Figure 7-25. (Note typo in Title to Figure 7-25, Boulevard misspelled)

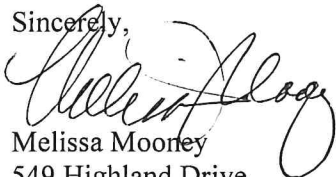
According to the Los Osos Drainage Plan, Figures III-4 and C3-2, the low-lying portions of this area are interdunal depressions underlain by the Paso Robles Depression, and, as such, are likely good candidates for wetland restoration. The low-lying areas of this site historically retained water and could be considered for wetland and/or graminoid restoration and/or recharge using local plant species such as the drought-tolerant dune sedge (*Carex pansa*) and black creeper sedge (*Carex praegracilis*). In my opinion, these areas should not be built on. Site-specific analysis of groundwater depth, elevation, and soil type should be completed to determine which areas of this site are suitable for this type of restoration (as I believe is required under the County permit). The Plan could consider including a standard to this effect for this area.

2. Page 7-53. Number 4. Southwestern Hillsides. Figure 7-34. Subarea A.

There should be a requirement for some portion of the Subarea A site at Cabrillo Estates (60 percent) to be permanently protected as open space for habitat, as with Subarea B. This area is dominated by maritime chaparral, oak woodland, and coastal sage scrub habitats. It is difficult to see how development can occur in this area without significant adverse impacts to Environmentally Sensitive Habitat. In addition, assuming I have located the area correctly, there are informal trails traversing this area (accessible via Broderson).

If you have any questions regarding these comments, please don't hesitate to call me at (805) 528-7614, or email me at mjmoon@charter.net

Sincerely,



Melissa Mooney
549 Highland Drive
Los Osos, CA 93402

Kerry Brown

From: Coastoilartist@aol.com
Sent: Tuesday, May 19, 2015 10:22 AM
To: kbrown@co.slo.ca.us
Subject: Los Osos Update
Attachments: Perimeter Walls.docx

Kerry:

I am recovering from shoulder surgery and sent comments via another person last night. Do not know if they were delivered.

Attached is a copy.

It is not clear to me why the "walled enclaves" LOCAC did not like, on that old project at Pine and LOVR, were not considered and excluded on future projects. Was this intentional, or does staff think putting up walls (regardless if required for sound attenuation) is a good thing?

San Jose did this for years until they finally figured out it was okay to ask developers to re-design project AND adopt design guidelines. And, many other jurisdictions do this as well.

Mimi Whitney

Kerry Brown

From: Coastoilartist@aol.com
Sent: Tuesday, May 26, 2015 11:48 AM
To: kbrown@co.slo.ca.us
Subject: Re: Los Osos Update

Kerry:

I thought this update was suppose to *reflect the community, not staff desires*. We had long discussions at LOCAC and were not in favor of the "walled enclave" proposal at the corner of Pine and LOVR.

I have many more years experience than you do and feel "staff" should pay attention. Years ago, I worked with Caltrans on designs for all their sound walls along major corridors like 280 and 101. Yes, you can imprint and build any kind of soundwall, and where you abut a freeway it surely makes sense to put up a sound wall (preferably a nicely designed one).

Years of experience has shown many jurisdictions that have walls are not very attractive. Irvine is a good example: lots of walled enclaves. The planning trend has clearly been to avoid them if feasible. A good planner/urban designer can come up with attractive options. Having front yards face small, private roads is one option. Further, the houses are set back even further from the noise generator this way and the "private areas" of the house design are typically in the back of the house, ie. the rear bedrooms and backyard space.

When you study sound impacts, generally you anticipate that sound travels up and out. One gets the biggest bang for the buck on those very high Caltrans sound walls. Noise attenuation in private backyards is not buffered much with 6ft. high sound walls around a residential neighborhood. Lush landscaping (not required by county standards) and fixed place dual gazed windows also help (not required by county standards unless perhaps in an airport approach zone, etc.)

As a former urban designer, I can say with assurance that Los Osos is NOT the place for sound walls. Further, think about this: at the rate development in Los Osos is NOT happening, we probably won't see any. However, if a small site like at Pine and LOVR comes up again, any sound wall will stand out like a sore thumb. And, there are houses all along LOVR in the upper area. People live in them. They sell. This is not like being located along 101 in our county where a sound wall is justified.

I truly wish that SLO County would get a little more progressive in their design elements. There is no reason in my mind that we could not be as design saavy as Santa Barbara, parts of San Diego County, areas around Santa Rosa, and now even San Jose in recent years, etc.

Therefore, I am urging "staff" to take a closer look at what design standards you are proposing for Los Osos. Perhaps your director can find some funds to spend on providing training in design standards.

Mimi

In a message dated 5/26/2015 11:11:55 A.M. Pacific Daylight Time, kbrown@co.slo.ca.us writes:

Mimi,

Thank you for your comments, I did receive the comments at the meeting.

Planning Staff doesn't necessarily think walls are bad, they just need to be designed carefully. Most people don't want their residences to face busy roads.

Thanks again,

Kerry Brown
Department of Planning and Building
County of San Luis Obispo
805-781-5713

kbrown@co.slo.ca.us

From: Coastoilartist@aol.com
To: kbrown@co.slo.ca.us
Date: 05/19/2015 10:22 AM
Subject: Los Osos Update

Kerry:

I am recovering from shoulder surgery and sent comments via another person last night. Do not know if they were delivered.

Attached is a copy.

It is not clear to me why the "walled enclaves" LOCAC did not like, on that old project at Pine and LOVR, were not considered and excluded on future projects. Was this intentional, or does staff think putting up walls (regardless if required for sound attenuation) is a good thing?

San Jose did this for years until they finally figured out it was okay to ask developers to re-design project AND adopt design guidelines. And, many other jurisdictions do this as well.

Mimi Whitney

[attachment "Perimeter Walls.docx" deleted by Kerry Brown/Planning/COSLO]

[Scanned @co.slo.ca.us]

3. **Perimeter Walls and Fences.** *Perimeter walls and fences higher than three feet along streets are discouraged, **except** where: 1) they are located along the **street sides of corner lots**, or 2) **an acoustical analysis demonstrates** that there is no feasible alternative to reduce noise levels to an acceptable level, or 3) the walls or fences are needed due to topography or to reduce the amount of grading. In preceding cases 2) and 3), walls and Fences should be attractive and not highly visible to the public, using the following guidelines, as illustrated in Figure 7-6.*

- (i) Where feasible, set back walls and fences from the street.*
- (ii) Where feasible, provide landscaped buffers or parkways between walls and the street.*
- (iii) Provide landscaping and/or earthen berms to partially screen the wall or fence from public view.*
- (iv) Provide articulation, texture, or other features to make the wall or fence more visually pleasing.*

Street sides of corner lots: *This is exactly the situation that occurred on Pine @ LOVR. This is exactly what we wanted to avoid creating: a walled enclave.*

An acoustical analysis demonstrates: *If you design a housing project with backyards up to LOVR (or any other major collector) you are going to generate an acoustical report that requires a solid wall to provide sound buffering for private open space (backyards).*

The way around this “enclave approach” is to design the residential project so that internal streets are adjacent to the collector, thus creating frontage roads. Then you have no need for “acoustical sound barrier walls.”

Mimi WhitneyHafft, Retired AICP

Kerry Brown

From: Pandora Nash-Karner <Pandora@PandoraAndCompany.com>
Sent: Tuesday, February 9, 2016 10:20 AM
To: Bruce Gibson
Cc: Cherie McKee; nfranco@co.slo.ca.us; Kerry Brown
Subject: Cuesta Inlet and the Estero Plan
Attachments: image.jpg; Untitled attachment 26404.htm; LosOsosPREParkWishList.pdf; Untitled attachment 26407.htm

Dear Bruce,

Thank you for your suggestion yesterday. I just spoke with Kerry Brown. I had sent her a copy of Table D2 - Los Osos (Estero Planning Area) Proposed parks yesterday (see attached) and she is familiar with it. As you suggested, I asked her to confirm the language in the draft Los Osos Community Plan Update matched (or supports) the language in the PRE so at some time in the future, when we have a willing seller, we can use this to better pursue grant money and other funding sources. She thought the language was compatible and will check with Nick Franco to confirm or adjust accordingly.

Thank you again for your suggestion and your support.

Pandora

TABLE D2 - LOS OSOS (Estero Planning Area)
PROPOSED County Parks, Recreation & Natural Areas

Name	Location	Description
Los Osos Parks*	<i>Specific Sites Unknown</i>	Obtain acreage for 2 to 4 Parks within or adjacent to the community of Los Osos. In general, park acreage should be 5 acres or greater. When only smaller park sites are available, work with a local entity(ies) to provide long-term maintenance. Attempt to locate proposed park near other public lands having joint use opportunities. <i>Not Mapped.</i>
Los Osos Aquatic & Recreation Center*	<i>Specific Site Unknown</i>	The Aquatic and Recreation Center should provide a balance of programs for all age groups. The facility should offer (1) fitness classes and lap swimming, (2) therapy and injury rehabilitation programs, and (3) active recreational, instructional and competitive programs. The facility should include (a) an indoor and outdoor pool, (b) a kitchen and concession area for daily and special events, (c) a multi-purpose room for classes, training, events and physical therapy, and (d) an outside deck for seating. <i>Not Mapped.</i>
Los Osos Boat Launch*	<i>Specific Site Unknown</i>	Obtain acreage for coastal access and a boat launch facility(ies) in the back bay. Provide access for small boats only. Before locating a facility, prepare an alternatives analysis reviewing viable sites. <i>Not Mapped.</i>
California Coastal Trail (CCT)*	<i>Along the coast</i>	The CCT is a statewide trail extending along the California coast. In San Luis Obispo County, the CCT is generally located between the mean high tide line and Highway 1. Periodic public access to the CCT should be provided from the first public road. The CCT will connect the various coastal communities. Preserve sensitive habitats, passive recreation and nature study. <i>Not Mapped.</i>
Los Osos to SLO Connector*	Near LOVR	Provide a trail along Los Osos Valley Road connecting Los Osos to the City of San Luis Obispo. <i>See Los Osos Map</i>
Los Osos Community Trails & Bike Paths*	Los Osos Area	Provide trails and bicycle paths within the Los Osos area consistent with the Los Osos PRE maps. <i>See Los Osos Map</i>
<i>Also See the Estero Planning Area Projects</i>		

Notes: * The project would be owned and/or managed by SLO County Parks or a similar entity.

** The project would be owned and/or managed by a homeowner's association, none-profit, or a similar entity.

Kerry Brown

From: Pandora Nash-Karner <Pandora@PandoraAndCompany.com>
Sent: Wednesday, June 10, 2015 7:30 AM
To: Kerry Brown; Dave Flynn
Cc: Mimi Kalland
Subject: Los Osos Valley Road proposed median strip
Attachments: pastedGraphic.pdf; Untitled attachment 26327.txt

Dear Kerry and Dave,

Thank you and the rest of the County staff for the excellent series of meetings for the Estero Area Plan update.

Let me start by stating I am all in favor of medians for many reasons: aesthetics, traffic calming, creating a sense of place, etc. But, I have two concerns about the new proposed median.

Monday night I brought up the problem of turning left into the Rexall Drug store parking lot. Yesterday I drove to Rexall and turned left into their parking lot and realized there is a second problem. You will need to create a way for people to get out of the parking lot and turn left back onto LOVRd. You really can't just go around the block at that point.

The second concern is landscape, irrigation and maintenance. Our existing medians are in terrible disarray not only because of the drought but because of the sewer construction. Since we planted, maintain them, and pay for the water, I can only encourage you to thoroughly plan how and who will be responsible for future median strips. Please plan for the "purple pipe" water to be used for irrigation and that only drought-tolerant plant materials be used. Once the sewer is operational, I am looking forward to our existing medians to be brought back to something we can all be proud of. For the future medians, Celebrate Los Osos could consider maintaining them if the water and initial planting and irrigation system is installed by the County.

Thank you,

Sincerely,

Pandora

Kerry Brown

From: Phil Gray <pgray@Midstate-cal.com>
Sent: Wednesday, May 6, 2015 7:09 PM
To: kbrown@co.slo.ca.us
Cc: David Gray; Carol Gray
Subject: Minor changes to the Los Osos Community Plan
Attachments: Gray Parcel at South Bay Blvd.pdf; Gray Parcel on Ramona Ave at Pine Ave.pdf

Hi, Kerry,

I appreciated your thoroughness in describing the features of the Los Osos Community Plan at the meeting on April 20th, and your patience in handling the many comments and questions at that meeting. The plan shows much foresight, and is something that I can readily support.

I would like to propose three changes to the plan, however.

1. South Bay Boulevard area. I own a significant part of the area, which is shown in appendix B, figure B – 3; I have outlined the parcel I own in red on the attached sketch. I am in favor of the density and the uses that are provided in the design standard, but have a problem with some of the details as they are drawn in the design concept. On the attachment, I have outlined in blue the areas that are proposed to be either Park or other green space and therefore not directly available for productive development. While I understand that these open spaces are needed in any community, I have a problem with the great majority of them being shown on my property. I realize that the sketch is only a design concept, but design concepts sometimes have a habit of becoming set in concrete and difficult to change in the future. So I would appreciate it if the concept plan were changed to distribute the open spaces more equitably between the different property owners. I would be very happy to work with you, or whoever is involved in this design concept, on these changes. Also, showing senior housing and a child care building is problematic. They often are economically unsound and tend not to get built.

2. Height limits measured from pad elevation in bay front areas. I also own a group of lots on Ramona Avenue that front on the bay. I enclose an assessors map with those lots outlined in red. These lots are relatively low lying, and, by the time we are able to build on them, it would not surprise me to have a requirement for a minimum height elevation of the floor of the house that is somewhat above ground level. In other words, it might be required to raise the house one or two feet above the existing ground level to allow for things such as a possible future increase in sea level. That by itself is not a problem except that the official definition of building height is measured from the height of the ground below the house. In this planning area, as described in Section M on page 7-10 of the Planning Area Standards, structure heights are limited to 14 feet. If the house had to be elevated, say, 2 feet above the ground, the actual buildable height of the house might come out as low as 11 or 12 feet, which is really not practical. So I would suggest an addition to the definition of building height such that the height is measured from the required elevation of the lowest part of the structure, if that required elevation is above the average ground level under the house.

3. Retain office commercial zoning on the south side of Los Osos Valley Road. The community plan proposes to change that zoning to retail commercial. I submit that the community has more than enough retail commercial zoning now. What is needed is more office space that will attract businesses that will pay Head of Household wages, as contrasted to the minimum wage that so often prevails in retail establishments. I know that offices can locate in retail zones, but “if you zone it, they will come”, and the area will fill up with lower - wage

retail businesses. Full disclosure: I own Los Osos Center at the corner of LOVR and Fairchild Avenue. I can testify to the surplus of retail (storefront) and commercial space in the area.

I would be happy to discuss any of these items at greater length. My office is in San Luis Obispo city, and I could meet you or other staff members at any convenient time.

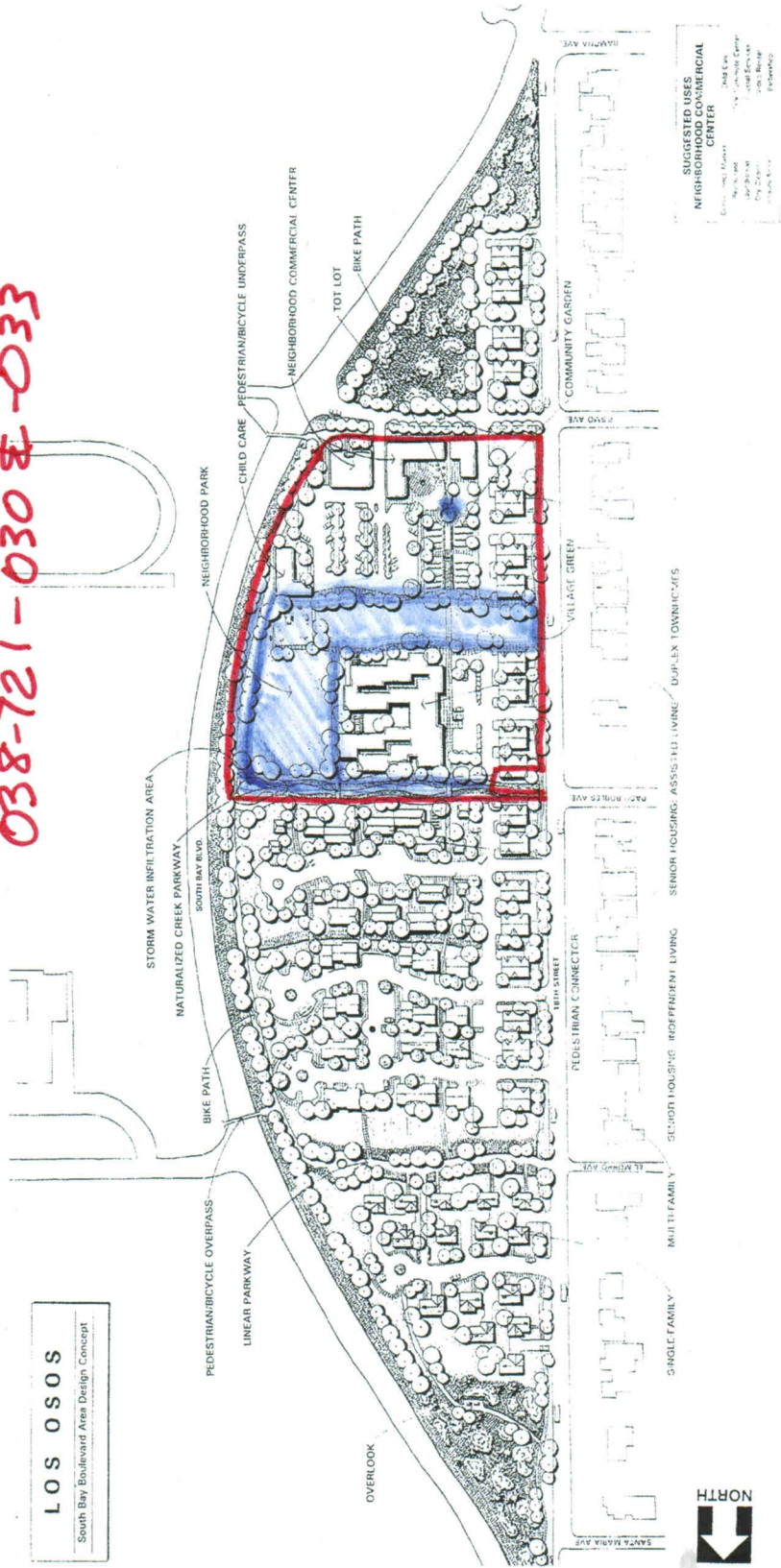
Thank you for your consideration.

Phil Gray
Gray Properties
1320 Archer St.
San Luis Obispo, CA 93401
(805) 543-1500; Fax 543-1590; Cell 459-9700

Sent from my Galaxy S4 smartphone

581 Syd

038-721-030 & -033



LOS OSOS
 South Bay Boulevard Area Design Concept

**SUGGESTED USES
 NEIGHBORHOOD COMMERCIAL
 CENTER**
 Community Market
 Neighborhood Center
 Neighborhood Office Building
 Neighborhood Restaurant

Figure B-3
South Bay Boulevard Area
Design Concept

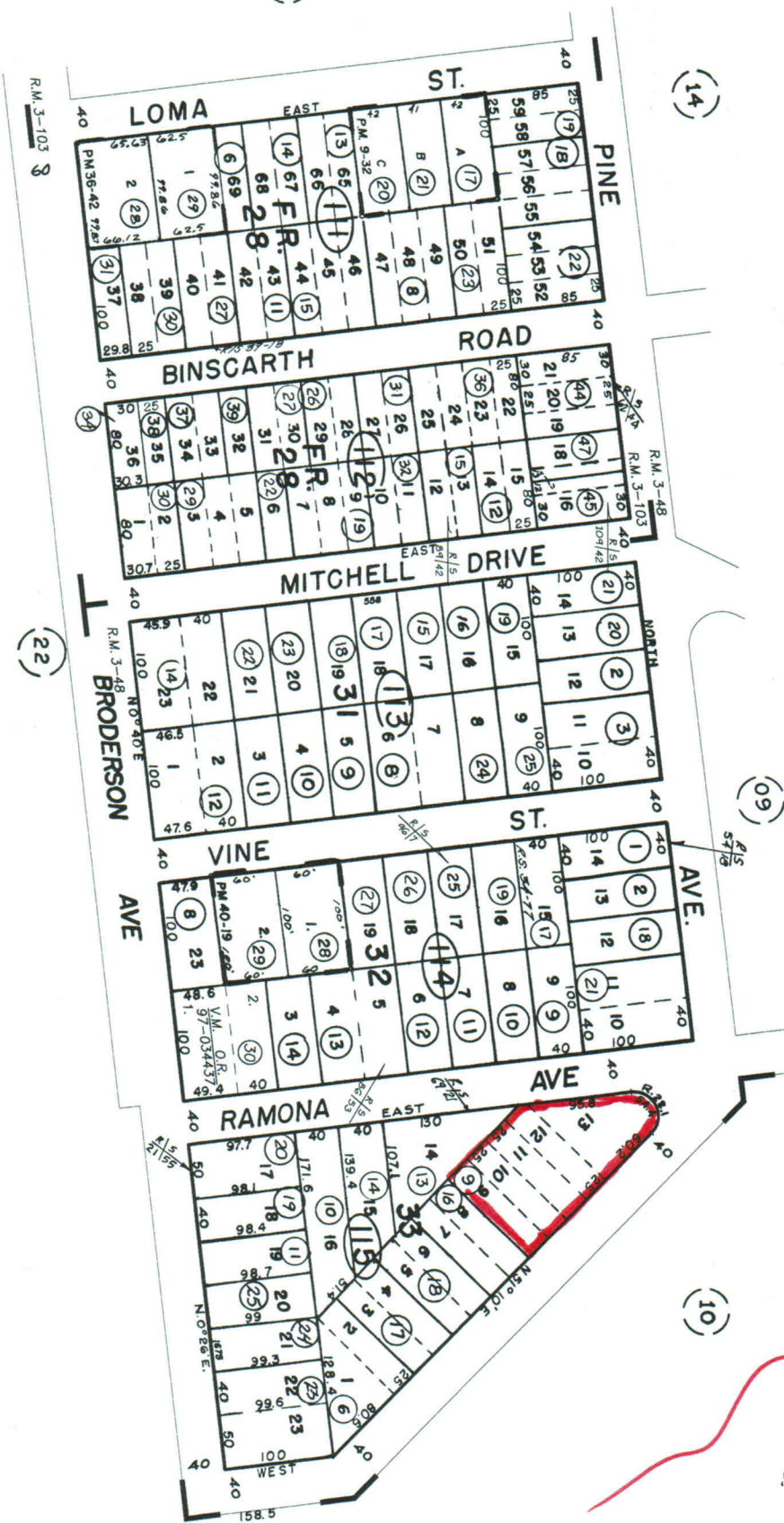
REV. NO.	DATE	REVISIONS
1	08-29-03	NA
2	08-06-04	NA
3	09-23-04	NA
4	03-20-15	NA

0 100' 200'

JAV THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

RESUB. OF BLKS. 24 & 28, CUESTA BY THE SEA, R.M. BK. 3, Pg. 103. CUESTA BY THE SEA, R.M. BK. 3, Pg. 48.

LOS OSOS COUNTY OF SAN LUIS OBISPO, CA. BOOK 074 PAGE 11



(14)

(16)

(22)

(09)

(10)

074-11

BAY

Kerry Brown

From: Phil Gray <pgray@Midstate-cal.com>
Sent: Monday, May 18, 2015 10:47 AM
To: kbrown@co.slo.ca.us
Cc: Carol Gray; David Gray
Subject: A few more changes to the Los Osos Community Plan

Hi, Kerry,

Thank you for your prompt reply to my email. There are a couple of other issues that has come to mind that I would like to mention.

1. No adverse impacts. In at least two sections of the planning area standards the phrase "shall result in no adverse impacts" is used. These appear on page 7 - 4 in section E, 2, b, on page 7 - 8, in Section I, 1, and perhaps elsewhere. Taken literally, this wording would prevent almost any development in the area of concern. A phrase such as "shall result in no significant unmitigated adverse impacts" would probably better reflect the intent of the plan.
2. Wetland vs. riparian. On page 7 - 15, section 7.4, a, 2, setbacks are called for from the upland extent of wetland vegetation. This section refers to the following table 7 - 1, and figure 7 - 7, both dealing with wetland setbacks. However in the text of both the table and figure, the term "wetland/riparian" is used. Since riparian vegetation can appear in almost any swale, almost anywhere in Los Osos, it is probably not the intent to impose a draconian setback of up to a hundred feet for riparian vegetation. Therefore the term should be changed to wetland.
3. Set back from wetlands. The table and figured mentioned above describe relatively large wetland setbacks, perhaps for valid ecological reasons. But they can affect many lots that typically have only a 100 foot depth. So it is entirely possible that, in some cases, the lot would be unbuildable, which is probably not intended in the plan. Therefore, it seems that some adjusting language could be used to provide that, for example, a wetland setback would not exceed one third of the lot depth, or something similar.
4. Potential conflict between owners. On page 7 - 42, section K, 2, the overall residential density for the area in question is limited to 7 dwelling units per acre. This appears to contemplate that all the property owners can get together and agree on development plans for their property and have all these come out at 7 units per acre. This is extremely unlikely to happen. To avoid conflicts, with one owner claiming more than his 'share', perhaps the units-per-acre limit should be applied to each ownership. It also occurs to me that an absolute limit of 7 units per acre is maybe of a lower density than is intended for this RMF/REC area; perhaps 10 or 12 units per acre would be more appropriate.

Thank you for considering the above. I look forward to meeting you at tonight's meeting, and discussing any or all of these items at a time more convenient to you.

Phil Gray
Gray Properties
1320 Archer St.
San Luis Obispo, CA 93401
(805) 543-1500; Fax 543-1590; Cell 459-9700

>-----Original Message-----

>From: kbrown@co.slo.ca.us [mailto:kbrown@co.slo.ca.us]
>Sent: Thursday, May 14, 2015 2:30 PM
>To: Phil Gray
>Subject: Re: Minor changes to the Los Osos Community Plan

>
>Hi Phil,
>
>Thanks for taking the time to read and comment on the plan. We
>appreciate your comments.
>
>The South Bay Boulevard Design Concept is not meant to be a requirement
>by any means, just a concept. I don't think that the Concept Plans
>will be revised, but perhaps we could add language noting that the design concepts
>are not requirements and future development may look differently. Your
>comment is noted.
>
>Regarding the bayfront heights, we will look at this issue in
>conjunction with the Sea Level Rise Study (which will be part of the
>Environmental Impact Report).
>
>The land use category change (south of Los Osos Valley Road) from
>Office and Professional to Commercial Retail was a request from the
>property owner, to allow more flexibility in uses. We have also heard
>that there is a lot of vacant office space in the community. Office
>and Professional is very limited, in terms of allowable uses, Thanks for your thoughts on this proposed change.
>
>We would like to meet with you to discuss your comments and concerns.
>Let me know when you are available and we can set up a meeting. Thanks.

>
>Best,
>
>Kerry Brown
>Department of Planning and Building
>County of San Luis Obispo
>805-781-5713
>kbrown@co.slo.ca.us

>
>
>
>
>
>
>From: Phil Gray <pgray@Midstate-cal.com>
>To: "kbrown@co.slo.ca.us" <kbrown@co.slo.ca.us>
>Cc: David Gray <dgray@Midstate-cal.com>, Carol Gray
> <Cgray@Midstate-cal.com>
>Date: 05/06/2015 07:09 PM
>Subject: Minor changes to the Los Osos Community Plan

>
>
>
>Hi, Kerry,
>

>I appreciated your thoroughness in describing the features of the Los
>Osos Community Plan at the meeting on April 20th, and your patience in
>handling the many comments and questions at that meeting. The plan
>shows much foresight, and is something that I can readily support.
>
>I would like to propose three changes to the plan, however.
>
>1. South Bay Boulevard area. I own a significant part of the area,
>which is shown in appendix B, figure B – 3; I have outlined the parcel
>I own in red on the attached sketch. I am in favor of the density and
>the uses that are provided in the design standard, but have a problem
>with the some of the details as they are drawn in the design concept.
>On the attachment, I have outlined in blue the areas that are proposed
>to be either Park or other green space and therefore not directly
>available for productive development. While I understand that these
>open spaces are needed in any community, I have a problem with the
>great majority of them being shown on my property. I realize that the
>sketch is only a design concept, but design concepts sometimes have a
>habit of becoming set in concrete and difficult to change in the
>future. So I would appreciate it if the if the concept plan were
>changed to distribute the open spaces more equitably between the
>different property owners. I would be very happy to work with you, or whoever is involved in this design concept, on
these changes. Also, showing senior housing and a child care building is problematic.
>They often are economically unsound and tend not to get built.
>
>2. Height limits measured from pad elevation in bay front areas. I also
>own a group of lots on Ramona Avenue that front on the bay. I enclose
>an assessors map with those lots outlined in red. These lots are
>relatively low lying, and, by the time we are able to build on them, it
>would not surprise me to have a requirement for a minimum height
>elevation of the floor of the house that is somewhat above ground
>level. In other words, it might be required to raise the house one or
>two feet above the existing ground level to allow for things such as a
>possible future increase in sea level. That by itself is not a problem
>except that the official definition of building height is measured from
>the height of the ground below the house. In this planning area, as
>described in Section M on page 7-10 of the Planning Area Standards,
>structure heights are limited to 14 feet. If the house had to be
>elevated, say, 2 feet above the ground, the actual buildable height of
>the house might come out as low as 11 or
>12 feet, which is really not practical. So I would suggest an addition
>to the definition of building height such that the height is measured
>from the required elevation of the lowest part of the structure, if
>that required elevation is above the average ground level under the house.
>
>3. Retain office commercial zoning on the south side of Los Osos Valley Road.
>The community plan proposes to change that zoning to retail commercial.
>I submit that the community has more than enough retail commercial zoning now.
>What is needed is more office space that will attract businesses that
>will pay Head of Household wages, as contrasted to the minimum wage
>that so often prevails in retail establishments. I know that offices
>can locate in retail zones, but “if you zone it, they will come”, and

>the area will fill up with lower - wage retail businesses. Full
>disclosure: I own Los Osos Center at the corner of LOVR and Fairchild Avenue.
>I can testify to the surplus of retail (storefront) and commercial
>space in the area.
>
>I would be happy to discuss any of these items at greater length. My
>office is in San Luis Obispo city, and I could meet you or other staff
>members at any convenient time.
>
>Thank you for your consideration.
>
>
>Phil Gray
>Gray Properties
>1320 Archer St.
>San Luis Obispo, CA 93401
>(805) 543-1500; Fax 543-1590; Cell 459-9700
>
>
>
>
>Sent from my Galaxy S4 smartphone[attachment "Gray Parcel at South Bay
>Blvd.pdf" deleted by Kerry Brown/Planning/COSLO] [attachment "Gray
>Parcel on Ramona Ave at Pine Ave.pdf" deleted by Kerry
>Brown/Planning/COSLO]
>
>
>
>
>
>
>
>
>
>
>
>
>
>
>
>[Scanned @co.slo.ca.us]

Kerry Brown

From: Thomas Reynolds <trenoldsme12@gmail.com>
Sent: Monday, April 6, 2015 12:26 PM
To: kbrown@co.slo.ca.us
Subject: Los Osos Master Plan

Dear Ms Brown,

I am a home owner in Los Osos and am proud of our town and its residents. I hope any future development does not include the installation of more street lighting. The semi-rural nature of Los Osos makes it a very special place. Additional street lighting would ruin the gift of viewing evening stars. I hope we can keep this freedom from light pollution. Will look forward to attending the next community planning meeting.

April 28, 2015

Many of Los Osos residents are people of modest means - working families and retirees. Development plans should be mindful that in addition to regular county and state taxes on property, the cost of the sewer project (\$100⁰⁰ per month) is a burden that will last 28 years into the future. Adding sidewalks, street lights, and paving all roads will add to that burden.

Commercial development should be kept in the downtown section along Los Osos Blvd. Driven-thru restaurants add noise and bright lighting well into the night - seven days per week and should be avoided in place of walk-in restaurants.

West of South Bay Blvd

3.4.3 Higher density development should not be allowed along South Bay Blvd (West). Homes already along that stretch on the East side are small ranch-style homes on large lots - some with horses. To encourage higher density development on the West-side of South Bay is not compatible to the existing neighborhood.

Additionally, neighborhood commercial uses limited to food and beverage retail sales, etc. would cause a safety issue with traffic with the Middle School just across the street.

Thomas Reynolds (805) 607-3947
1590 16th Street Los Osos, CA 93402
trenoldsme12@gmail.com

Kerry Brown

From: Tim Rochte <trochte@sbcglobal.net>
Sent: Monday, March 30, 2015 11:13 AM
To: Kerry Brown
Cc: Pat Avant- Kern; Page - Bender; Madeline Palaszewski; Alan Fraser; Julie Tacker
Subject: Amended Comment for LOCP Document

Dear Kerry,

I am writing to ask that you replace the public comment I submitted earlier to you in the draft LOCP regarding drive-throughs in Los Osos.

To refresh, I wrote in support of the current language in the draft Plan:

"no new drive-throughs to be established."

I am now retracting that comment and asking it to be replaced with the following:

"No new drive-throughs to be established. Prior ordinances will be amended so that existing drive-throughs will no longer be allowed."

Thank you for making this change to my earlier comment.

Sincerely,
Tim Rochte
Los Osos

This correspondence is directed to those in charge of updating the designated Environmentally Sensitive Habitat Area (ESHA) in Los Osos.

First, these questions, followed by comments and a request:

- 1) When will the revised ESHA for LO be released to the public and where specifically would one find it on your website?
- 2) Why doesn't the current designated ESHA include the 7 - 8 acres of land between South Bay Boulevard on the east and 18th Street on the west, bordered by the tip of Ramona Avenue on the south and Santa Maria Avenue on the north?

The vast majority of this area has not been developed in modern times, contains both Coastal sage scrub habitat (California sagebrush, silver lupine, coyote brush, deer weed, black sage, etc.), Maritime chaparral habitat (Morro manzanita, wedge-leaf ceanothus, sticky monkey flower, individual as well as small, dense stands of coastal live oak trees, chamise, deer weed, etc.).

For this area not to be included in the existing ESHA is a most curious oversight. Why was this case?

- 3) But more importantly, as we look to the very near future, I call your attention to the current draft of the LOCP which calls for development in that area for mixed use and a small segment for recreation purposes, including: single family, multi-family affordable housing and a senior housing complex, commercial retail, a network of one way and circuitous streets with a single outlet only to 18th Street.

Please go to the following link to read Chapter 7, pages 7 -42 and 43, starting with Section K: "West of South Bay Boulevard.

"http://www.slocounty.ca.gov/Assets/PL/Area+Plans/LosOsos/9_Chapter+7_KB.pdf

Additionally, go to the following link in the draft LOCP to view the "Design Concept."

Once you're on this link, scroll to page B-7 to see the drawing:

http://www.slocounty.ca.gov/Assets/PL/Area+Plans/LosOsos/11_Appendix+B+Design+Concepts_MC1.pdf

Because the proposal contained in the current draft LOCP would effectively wipe-out the Natural Resource habitats listed above (which also includes habitat for the endangered Morro Shoulder-banded Snail, and is currently considered by the County as an Archaeological Sensitive Area-ASA), I urge the responsible parties to include this area as an essential part of the revised ESHA for Los Osos.

Thank you for your consideration. I look forward to receiving your responses in the very near future.

Sincerely yours,

Tim Rochte, Los Osos

Kerry Brown

From: Timothy Beatty <beatty.t@sbcglobal.net>
Sent: Tuesday, February 23, 2016 9:28 AM
To: kbrown@co.slo.ca.us
Subject: SAVE THE FIELD

Dear Kerry,

I am reaching out to you as the plan project Manager with the County Planning Department to express my opposition to the current plans for the tract of land designated as the "West of South Bay Boulevard" site.

1. The proposed development will increase water consumption and negatively affect existing water restrictions.
2. The intersection of Pismo and South Bay Blvd also accommodates the Jr. High School and soccer fields as well. As is the the traffic is hazardous, especially on weekends. Adding to this traffic will make this dangerous situation worse.
3. The area in its natural state is habitat for many of our coastal creatures, including the Banded Dune snail, kangaroo rat and many more. Many Indian artifacts have been found in and around the intersection of the Jr. High school. It will be shame to lose this unique parcel of land.
4. We are desperately lacking open park areas within our community of Los Osos. With the minimal development this property might serve as outdoor recreational area. It will benefit Los Osos residents without the "side effects" mentioned above.

The general plan needs to be revisited with consideration for the people of our community. We ask for you to revisit the current county plan so people that live or visit here would not lose the beauty of that open field.

Please put me on record as opposing the general plan in place for the above mentioned track.

Please help us preserve what is special about our beautiful community.

Sincerely,
Irina Beatty

Kerry Brown

From: Todor D. Todorov <ttodorov@calpoly.edu>
Sent: Friday, July 17, 2015 9:27 PM
To: kbrown@co.slo.ca.us
Cc: Tim Rochte; ballagk@sbcglobal.net
Subject: West of South Bay Blvd. Project

FROM:
Todor D. Todorov

TO: Kerry Brown, Project Manager - Los Osos Community Plan Update
COPIES TO: Tim Rochte and all Neighbors living in Los Osos.

July 17, 2015

Dear Kerry,

I am a Professor in Mathematics in Cal Poly and I live in Los Osos since 1990.

My strong preference regarding the open area west from South Bay Boulevard is:

- 1) **To stay as it is** - natural, beautiful, with view to Hollister Pick, perfect for children play, dog-walking. It is a safe and direct path of the children living in Los Osos to the Middle School (without strangers and vehicles around)
- 2) My **second preference** is to change the project FROM: "Residential Multifamily" TO: "**Open Space and Recreation Park**" similar to "**Elfin Forest**" at the end of Los Osos. I completely agree and strongly support the arguments recently presented by Tim Rochte and other neighbors in the same spirit.

Sincerely your

Todor Todorov.

Kerry Brown

From: Walter Coursen <wcoursen@gmail.com>
Sent: Monday, April 20, 2015 3:43 PM
To: Kerry Brown
Cc: Tom Purcell; Jerry Michael; Jon Goetz
Subject: comments for the Community Plan Update
Attachments: 1013090 Property Exhibit .pdf; APN 074-022.pdf; Los Osos 17acre Parcel.pdf

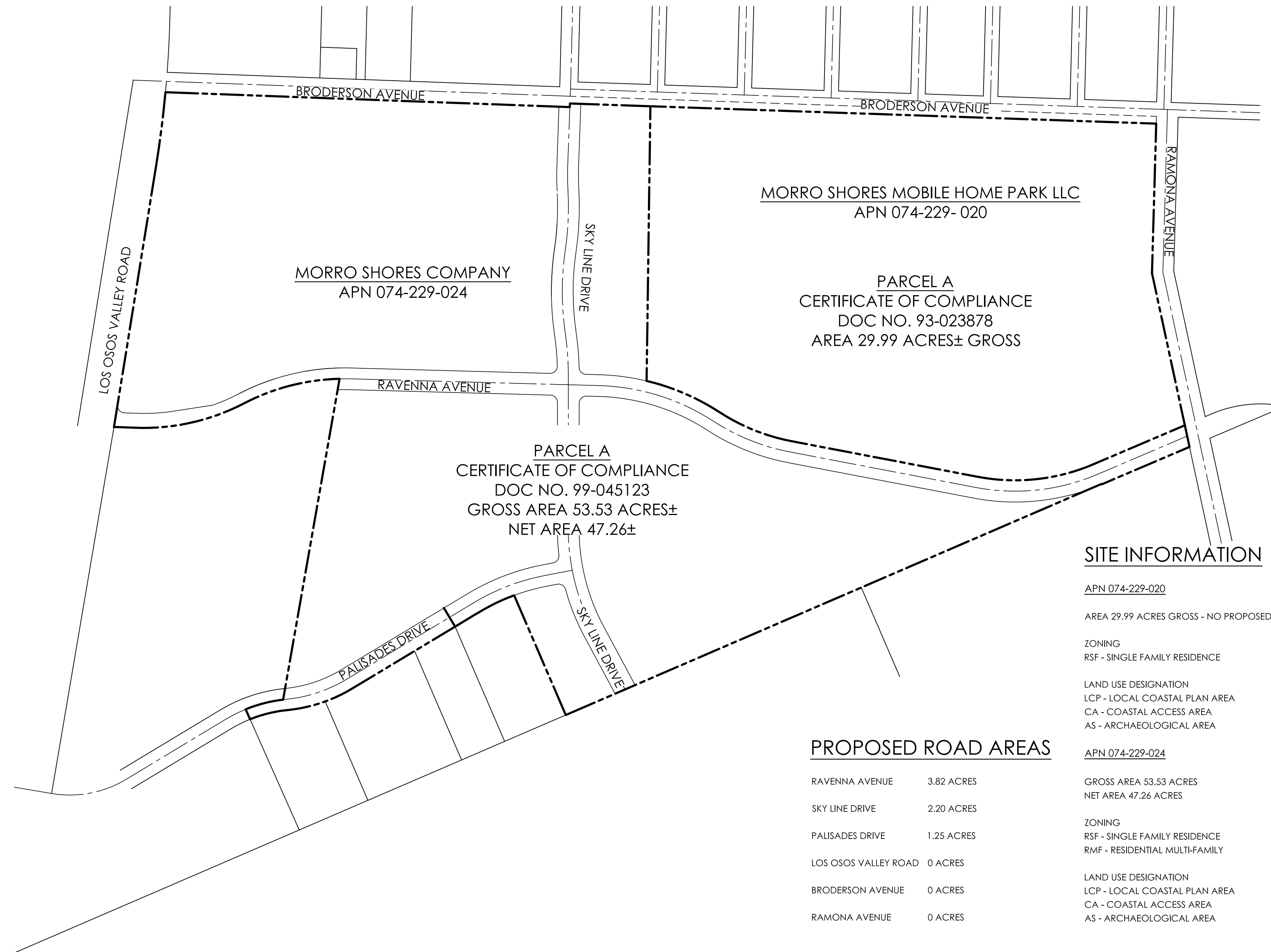
Kerry thanks for responding so quickly to my email and providing the update to the Land Use Plan and EIR for Los Osos. Though I have not had the opportunity to review all of the draft of the Community Plan I have gotten into some of it. I understand that tonight is the Community meeting to discuss the draft of Land Use and Environmental Resources but unfortunately I will not be able to attend.

In any case, I am providing a few comments in this email along with a couple of questions I would appreciate hearing from you on:

1. Attached with this email is our most recent survey showing the Morro Shores properties. This includes the mobile home park and the old Vesting Tract 1643.
2. We own two other properties in Los Osos, both undeveloped at this time. I would be interested in how the Land Use Plan will deal with these.
 - a. 47 ac. East side of Peche road. APN 074 022-058 and 059
 - b. 17.7 ac. On Peche road. Apn 074-024-011
3. We do have plans to expand the Mobile Home Park a some point and would not want to have a land use that might restrict that.
4. For the most part, based on what I have reviewed so far, I would say we are basically in agreement with what is being proposed. However, I would like to better understand the following:
 - a. Planning Area Standards #2 Habitat Corridor. I really do not understand where this would be located and how a fully protected habitat corridor will function or even be constructed through Area 1 from Ramona to Los Osos Valley road. The land above Area 1 is an operating Mobile Home Park and below is Los Osos Valley road and homes.
 - b. The extensions of Skyline and Ravena should be reviewed. It might be better to push Palisades(signalized at Los Osos) road through to Ramona deleting portions of Skyline and lower Ravena. I believe Skyline terminates at a developed property on the East
 - c. What will the land use and zoning be for the City property adjacent to Area I and Los Osos Valley road.
 - d. Will agricultural use be allowed as an interim use on these properties.
 - e. How will the area wide Habitat Mitigation plan be implemented.

I would appreciate your input on the above and have a good meeting tonight.

Walt Coursen
WH COURSEN AND ASSOCIATES
3189A Airway Avenue
Suite 106
Costa Mesa, CA.92626
714 546-3839
wcoursen@gmail.com



SITE INFORMATION

APN 074-229-020

AREA 29.99 ACRES GROSS - NO PROPOSED DEDICATIONS

ZONING
RSF - SINGLE FAMILY RESIDENCE

LAND USE DESIGNATION
LCP - LOCAL COASTAL PLAN AREA
CA - COASTAL ACCESS AREA
AS - ARCHAEOLOGICAL AREA

APN 074-229-024

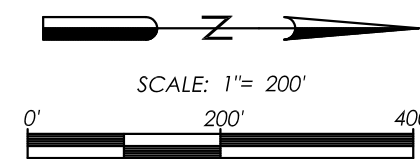
GROSS AREA 53.53 ACRES
NET AREA 47.26 ACRES

ZONING
RSF - SINGLE FAMILY RESIDENCE
RMF - RESIDENTIAL MULTI-FAMILY

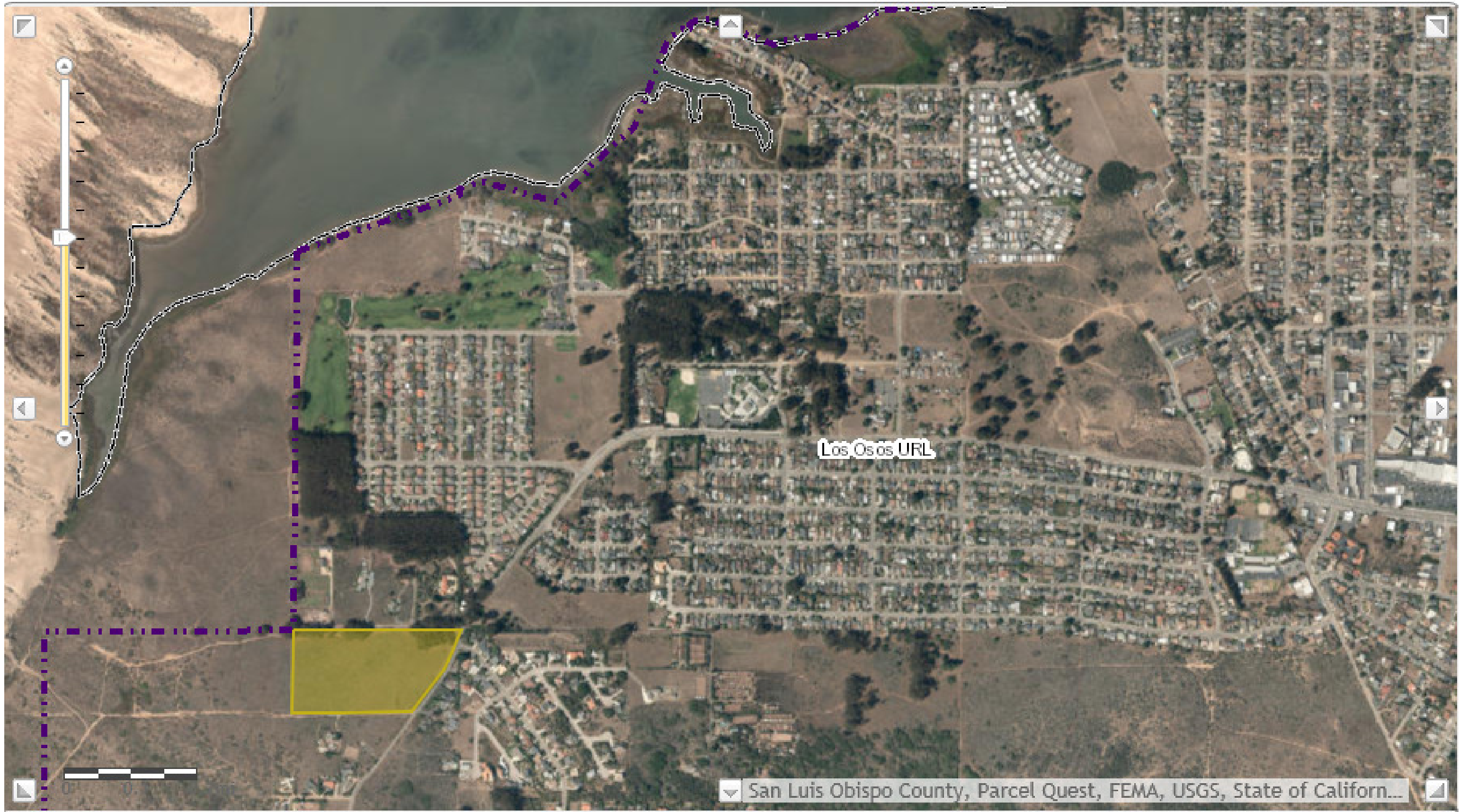
LAND USE DESIGNATION
LCP - LOCAL COASTAL PLAN AREA
CA - COASTAL ACCESS AREA
AS - ARCHAEOLOGICAL AREA

PROPOSED ROAD AREAS

RAVENNA AVENUE	3.82 ACRES
SKY LINE DRIVE	2.20 ACRES
PALISADES DRIVE	1.25 ACRES
LOS OSOS VALLEY ROAD	0 ACRES
BRODERSON AVENUE	0 ACRES
RAMONA AVENUE	0 ACRES



MORRO SHORES PROPERTY
LOS OSOS CALIFORNIA

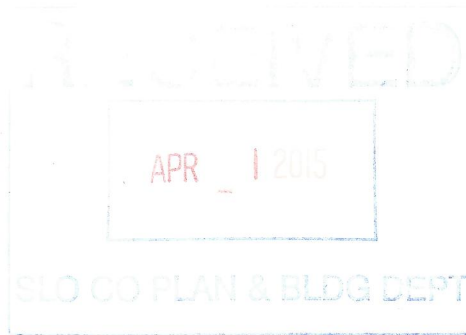


San Luis Obispo County, Parcel Quest, FEMA, USGS, State of Californ...

...

Charles Buckley
1794 12th Street
Los Osos, CA 93402

March 31, 2015



Kerry Brown, Dept. of Planning and Building
976 Osos St., Room 300
San Luis Obispo, CA 93408

Dear Mr. Brown,

As a resident of Los Osos, I am writing to you in regard to planning for the best availability of recreational opportunities available for the people of Los Osos and those who visit with us.

As you know, Los Osos is nearly surrounded by the outdoor recreational jewels of Montana de Oro State Park, Morro Bay State Park the Elfin Forest Preserve and the Morro Bay Estuary. We also enjoy the Los Osos Oaks Preserve and Sweet Springs Reserve, and all of these natural areas offer diverse activities such as kayaking, hiking, biking, jogging, fishing, horseback riding, birdwatching, butterfly observation and camping.

These activities all point to eco-tourism and non-motorized recreation as potential economic draws to Los Osos, and preservation and enhancement of these recreational opportunities should be of vital importance in plans for the future of Los Osos.

In enhancing our community and furthering recreational opportunities in Los Osos, I propose the following improvements be considered:

A designated bike lane all the way up Pecho Rd. to the entrance of Montana de Oro (along with advocacy of designated bike lanes within Montana de Oro State Park);

Help in establishment of a green belt and trail system (Bear Valley Trail) to connect Morro Bay State Park, Los Osos Oaks Preserve, and Montana de Oro with Los Osos;

Designation of some of the vacant space in the center of town (near the park and library) as parkland and open space to connect to Sweet Springs Reserve;

Reopening the eastern end of Santa Ysabel (that once connected to Turri Rd.) as a bike trail, with a bike/pedestrian bridge installed over the narrow estuary channel to connect to a trail onto Morro Bay State Park along Turri Rd.

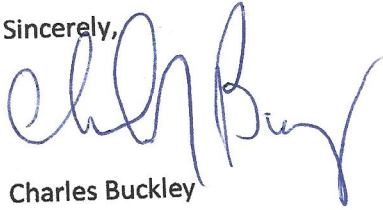
This biking/pedestrian access off of East Santa Ysabel could also be a beginning or access point to the proposed trans-valley Bear Valley Trail. Other access points could include Morro Bay State Park at the campground and along South Bay Blvd., the Los Osos Oaks Preserve, and at Montana de Oro.

With additional opportunities to fish, shop, dine and golf in Morro Bay, these added outside activities in the Los Osos and Morro Bay area will provide Los Osos with a stake in the future tourism of our area.

Tourism, I believe is our best economic opportunity, as we are already blessed with the "raw material" needed. We need only to develop and enhance what is already obvious.

If I can be of any assistance in promoting or developing any of these Ideas, please let me know, as I now have the energy and spare time available to dedicate to such pursuits.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Charles Buckley', with a stylized, cursive script.

Charles Buckley