

**LOS OSOS COMMUNITY PLAN**  
**Community Workshop – March 28, 2014**

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INTRODUCTORY (LARGE GROUP) DISCUSSION

1. When is the end date?  
Response: Hearings by end of the year
2. Get local youth involved (focus groups).
3. Engage Coastal Commission (CCC) early. They should attend meetings.  
Response: Staff has contacted CCC through referrals etc. and will continue to engage them.
4. What County Projects are in the works now?  
Response: Improvements to LOVR (may be others).
5. Where are you going to shrink the Urban Reserve Line, rezone? Where is the money coming from? People can't get low-interest loans.  
Response: For those interested the URL can be seen and discussed in the break-out sessions. Staff briefly explained the Public Facility Financing Plan and fair-share.
6. Build out, what is it?  
Response: If everything occurs perfectly (full land use potential) then that would be the population. Buildout in the existing plan is 21,000. With the draft plan, buildout is 18,700. Water will influence also buildout. Commercial buildout is artificial due to providing more land than potentially needed for flexibility. Due to market and economic influences, and developer preferences, it is hard to project commercial buildout.
7. Sea level rise, what entity is responsible (to study)?  
Response: The County will look at Sea Level Rise with the Environmental Impact Report (EIR).
8. Vacation Rentals (concerns).  
Response: We have vacation rental provisions in the Coastal Zone Land Use Ordinance for Cayucos and Cambria. We can consider it in LO.
9. When will the EIR (happen)?  
The EIR has been funded and a consultant will be selected soon.
10. Children and parents are at baseball games. We should go to schools to engage children and parents. They do want to be involved.

11. There is no “there” there (in the commercial areas). We need a focal point for the community.
12. Morro Bay HS students (two) – concerns with what Los Osos will become, not wanting overgrowth, (generally keep it the way it is, support local businesses)
13. We should use Cal Poly students.
14. Children would like to stay here, need environmental education
15. Access for children; children do care about the future of Los Osos.
16. Map: proposed changes are not (shown), will there still be a greenbelt?  
Response: Greenbelt will be zoned open space. Changes can be looked at in break-out session.
17. What percent of tax allocated to Los Osos?  
Response: we will reach out to the auditor for answer.
18. Traffic flow (concerns) in favor of roundabouts.  
Response: Roundabouts can be accommodated. Bring up in break-out sessions.
19. Repaving of LOVR, need bike lanes. Please contact the bike coalition.
20. \$6M for roads, \$14 (monthly) assessment for drainage. Please make sure (this money) being spent in Los Osos.

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### LAND USE

1. (What is the) time table to begin planning. Currently on reserved permit list. Need advanced notice so I can make sure I would be able to begin process in time to build without losing my place on the list. Thanks.
2. We should take care of the future generations of Los Osos. So our kids (will) have a taste of this scenic heaven. Buy the lots along the ocean. Fundraising, planning for grants.
3. People who own lots were (initially) told – with the sewer they could build. If we can't, we shouldn't be taxed and we are.
4. Narrow LOVR through downtown to one lane, the way San Luis did with South Street near Higuera. At the very least, enforce the speed limit through town. Consider a stop light at the post office.
5. The post office needs a drive-thru street – perhaps one paralleling LOVR but positioned behind the vacant lot. Currently, the traffic is chaotic and dangerous. Fourth Street in the 1400 block has a blind hill that is dangerous even with a yellow line down the center. Cars speed and cross over the line. Traffic on 4<sup>th</sup> needs to be discouraged as early as Pismo. Traffic from Ramona to 4<sup>th</sup> needs to be more clearly guided to 3<sup>rd</sup>. Speed bumps on 4<sup>th</sup> might help.
6. Maintain small-town feel—low buildings, no large franchises, lights dim to maintain dark skies. Water use. Central plaza.
7. Will the new plan retain the current waiting list for permits? We are currently #1 and have waited 45 years.
8. When plans are complete for the water basin, how will building permits for empty lots be allocated? Is there a waiting list? How long is the waiting list? Estimated permits currently issued per year? I don't own a lot but would like to buy and build. I haven't considered buying a lot due to the above issues and questions.
9. Light pollution: I can no longer see the Milky Way since Ralph's came in with lit parking. Please take into account the value of darkness.
10. Develop a way for residents to inexpensively implement xeriscape planting (ie., free compost, plants, rocks, etc.).

11. Is it true that properties one acre or greater abutting the bay can still continue to use septic and opt out of connecting to the sewer system. Realtors are promoting that homeowners on (an) acre or greater are exempt.
12. What efforts are being considered to protect Los Osos from sea level rise? How is our water basin being protected? Are there neighborhoods without metering of water? Please add projected sea level rise on the map.
13. Is some provision going to be made to equalize water rates charged by three water companies? How is it that Calif. Water can (sink?) new wells within feet of the bay across from Sea Pines Golf Course when (a) known saltwater intrusion problem exists? Is this specifically being added to service new construction on the golf course driving range?
14. The trail at Broderson Avenue needs attention. There are erosion problems. Also, parking problems. Let's work on a solution that takes into account the people that live there.

TRANSPORTATION AND CIRCULATION

**MAP #1 – Bicycle Lanes and Paths**

21. Class I bikeways on logical bike and pedestrian roads (e.g. Bob Jones from Octagon Barn to Ontario Road). Thx.
22. County roads are supposed to be 80' wide in Los Osos, although the pavement is never that wide on "local" or "connector" streets. Build separate paved paths for pedestrians and bicyclists. Cars park on the new "trail" at 3<sup>rd</sup> and Pismo and 4<sup>th</sup>.
23. When will bicyclists learn to ride single file? Aren't there laws for them to follow too?
24. Please keep Los Osos a very walkable community. Suggest keeping Pecho, Doris, and Binscarth as walkways to Cuesta Inlet. Walking paths as opposed to sidewalks.
25. We need more pedestrian and bike trails that are off the roads (away from cars) to encourage car-free access (especially Pecho Road and Los Osos Valley Road).
26. Please:
  - a. Bike lanes that are safe and easy to see.
  - b. Sidewalks.
  - c. Street lights.
  - d. Downtown area with shops, restaurants, place to meet and sit.
27. Turn downtown LOVR into two total lanes only. Convert other lanes into pedestrian and bike friendly areas.
28. LOVR does not have a safe or suitable bike lane. It is terrible, dirty, glassy, etc. Install a Class I path. Thank You. [Note from another person: I agree]
29. Circulation – More bike and ped routes. Such a small town should be encouraging walking and biking. LOVR is already too busy – bumper to bumper. More buses. How about direct to SLO down LOVR?
30. Install a bike path from Turri Road to O'Connor Way. Think outside the box – bike paths do not need to follow roads.

31. Bikeways – having bikes on the same pavement as 55 mph cars and trucks is LUNACY! Separate bike lanes can be built on the county roads sooner rather than later.

## MAP #2 – Roads

1. Traffic calming on LOVR downtown. Currently a “freeway” cuts our downtown in half. Make downtown pedestrian friendly.
2. [Arrow pointing to new roads through Morro Shores property] Do not add roads. Preserve existing open spaces in town. They are precious and, once developed, lost forever. [Note from another person: I agree]
3. [Arrow pointing to Cuesta Inlet] Work with property owner and County Parks to make Cuesta Inlet a County passive park. Require boats to be licensed and pay a fee to leave boats on site. Fee will help regulate numbers and offset some maintenance costs.
4. Median divider on LOVR as “traffic calming” is an unnecessary expense. Hazard to cars making turns because vegetation obscures ongoing traffic, unnecessary use of water, required plant maintenance. Narrowed lanes inhibit emergency vehicles. Waste of land space. There are much better ways to encourage slower speeds, like mph display for passing cars.
5. Planning protected bike routes is so essential for the future of the community. They should be available everywhere, possibly not just for casual exercise.
6. Bike lanes and crosswalks alone don’t increase ridership / mode split. Need to coordinate with land use decisions and design/development requirements.
7. Roundabouts at the following intersections:
  - a. LOVR and South Bay
  - b. Santa Ysabel and South Bay
  - c. 9<sup>th</sup> and LOVR
  - d. Chorro and Mill in SLOCheck Andre Duane (Andres Duany?), expert in traffic flow. Access to dead-ends by fire and safety.
8. Please install street lights. Very difficult to find home addresses and walk.
9. Please keep most streets street light free.
10. Keep rural feel. Include an extensive pedestrian network. Make the community human scale and very walkable.

11. Bike riders on 11<sup>th</sup> Street – major north/south street ride on pavement. New 3' law for passing. Class I bikeways on 11<sup>th</sup> Street to avoid bicycles riding on pavement [Note from another person: ditto]. At least pavement on part of the easement area.
12. Intersection at 4<sup>th</sup> and Pismo. 4<sup>th</sup> is used too much as a collector despite a dangerous blind hill just south of El Moro Street. The southwest corner lot at Pismo and 4<sup>th</sup> should be obtained by the County so the road could be made to curve smoothly to carry traffic west on Pismo. A dog-leg entry to proceed north on 4<sup>th</sup> would prevent through-traffic from continuing in that direction. We neighbors in the 1400 to 1500 block of 4<sup>th</sup> Street have been working to slow traffic on our street for 20 years. Call me. RD Bowles. 528-1342.
13. Intersection of 4<sup>th</sup>, Ramona, and Ravenna (future). This will be an arterial. It will need careful work to control the traffic there. Call me. RD Bowles. 528-1342.