

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
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FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV



F16d

Prepared February 7, 2022 for February 11, 2022 Hearing

To: Commissioners and Interested Persons
From: Kevin Kahn, Central Coast District Manager
Esme Wahl, Coastal Planner

Subject: Additional hearing materials for F16d (San Luis Obispo County ADUs)

This package includes additional materials related to the above-referenced hearing item as follows:

Additional correspondence received since the staff report was distributed.



California Coastal Commission
Central Coast District
725 Front Street, Suite 300
Santa Cruz, CA 95060

February 2, 2022

Re: Agenda #16d, San Luis Obispo County LCP Amendment Number
LCP-3-SLO-20-0059-2 (ADUs).

Dear Commissioners,

We are writing in general support of the California Coastal Commission Staff Report's recommended modifications of San Luis Obispo County LCP Amendment Number LCP-3-SLO-20-0059-2 (ADUs).

"Commission Staff engaged in a productive dialogue with County Staff and reached a consensus on a modified approach." This has been a long, arduous process, and should be adopted by the Commission.

In the interest of further clarification, however, please consider the following suggestions for possible edits. *Italicized* areas are added for emphasis.

A continuing concern of the community has been how best to support "development" while at the same time supporting the California Coastal Act, which protects Coastal Resources and prohibits development from adverse impacts to ground and surface waters, including wetlands and all related habitats. The community and the Coastal Commission have also been

seriously concerned about the Los Osos Groundwater Basin's long-term viability to ensure an adequate water supply for existing customers.

Page 21 of the Staff Report states, "With these concerns in mind, the Commission required (as a condition of LOWWP approval) that the EAP be updated 'to identify appropriate and sustainable buildout limits, and any appropriate mechanisms to stay within such limits, based on conclusive evidence indicating that adequate water is available to support development of such properties without adverse impacts to ground and surface waters, including wetlands and all related habitats.'" Please define here exactly what "conclusive evidence" means in this context. It is worth noting that the Basin Management Committee's (BMC) current Safe Yield estimate (SY) for 2022 was not based on "conclusive evidence" and instead, was merely based on modeling projections that have never been verified by the monitoring data.

Development is broadly defined in the Coastal Act as: "...the placement or erection of any solid material or structure...". ADU's and guesthouses are both considered "development", however the County's Growth Management Ordinance excludes ADUs and guesthouses from growth management. In any event, we submit that all water-demanding development, including ADUs and guesthouses, should be included in the development ban in the Excluded Areas. We suggest the following italicized addition for clarification:

"23.08.169 c. Limitations on location

(1) Excluded areas. Accessory Dwellings", *and all new development that requires water*, "shall not be allowed within the following areas:

Add IP Sections 23.08.169(c)(iv) as follows:

(iv) Within the Los Osos Groundwater Basin boundary and/or within the Los Osos Groundwater Basin Plan Area, as shown in the figure below titled 'Map of Areas within the Los Osos Groundwater Basin boundary and/or within the Los Osos Groundwater Basin Plan Area'".

We also support the suggested motion below extending the time limit to act, giving the Commission and County Staff time to incorporate added modifications:

“Motion: I move that the Commission extend the time limit to act on San Luis Obispo County Local Coastal Program Amendment Number LCP-3-SLO-20- 0059-2 to March 19, 2023, and I recommend a yes vote.”

Sincerely,

Patrick McGibney
Chair, Los Osos Sustainability Group

Friday 11, 2022. Agenda item 16d

Thank you, Commissioners, for the opportunity to express my concerns. I am Patrick McGibney, the Chair of the Los Osos Sustainability Group. In your approval of the Los Osos Waste Water Project, you issued conditions of approval. Condition 6 prohibits additional building within the Prohibition Zone, on undeveloped properties, until conclusive evidence of a sustainable water supply can be shown. This is a distilled interpretation, but your concern was that the water basin was not sustainable after 40 years of overdraft. We have a Basin Plan and a Basin Management Committee to implement that Plan, but after 7 years neither are working to stabilize and save our basin from seawater intrusion. Yet our County continues to process applications and issue building permits for additional building over our overdrafted water basin. Not all of these permits are in the Prohibition Zone, but all are over our water basin.

The County is still using their Title 19 Retrofit-to-Build program to theoretically offset water use of new construction, but they know it doesn't work and are revising it, while continuing to use the old metrics. This Commission has started prohibiting those permits in an effort to enforce the California Coastal Act which prohibits loss of Coastal Resources. Our water basin is one of those resources and is the sole water supply for a population of 16,000 residents. This ordinance you're considering today is for the regulation of ADUs within the San Luis Obispo Coastal Zone to help protect this valuable resource.

The County realizes this will limit their ability to permit these structures, so they have now started recommending that applicants apply for a "guesthouse", knowing they will have no oversight and can easily be transformed into an ADU after the fact. This Commission has seemingly caught on to this switch in tactics. One such guesthouse was recently appealed. It would have had multiple violations of the LCP, as pointed out in the Staff Report, so knowing it most likely would have been denied and would have set a precedent for the denial of future guesthouses, the agent pulled it from consideration the night before it was to be heard. Now that same agent representing the applicants is trying to have their project approved as a "home office". The bedrooms are now instead called "home office space".

This will be appealed, because we know exactly what they are trying to do. But what would be helpful, what would save this Commission from listening to all our appeals, the staff from having to write countless reports, and us from having to fight our County, would be for this Commission to prohibit ALL new development over the Los Osos Water Basin that has the potential of additional water use, until our Basin can be shown, with conclusive evidence, that it is sustainable.

Thank you.

From: CentralCoast@Coastal
To: Wahl, Esme@Coastal
Subject: Fw: Public Comment on February 2022 Agenda Item Friday 16d - San Luis Obispo County LCP Amendment No. LCP-3-SLO-20-0059-2 (Accessory Dwelling Units).
Date: Friday, February 4, 2022 9:33:06 AM

From: Christopher Pederson <cpedersonlaw@gmail.com>
Sent: Thursday, February 3, 2022 8:02 PM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Cc: Ainsworth, John@Coastal <John.Ainsworth@coastal.ca.gov>; Carl, Dan@Coastal <Dan.Carl@coastal.ca.gov>; Kahn, Kevin@Coastal <Kevin.Kahn@coastal.ca.gov>; Wahl, Esme@Coastal <esme.wahl@coastal.ca.gov>; Warren, Louise@Coastal <Louise.Warren@coastal.ca.gov>
Subject: Public Comment on February 2022 Agenda Item Friday 16d - San Luis Obispo County LCP Amendment No. LCP-3-SLO-20-0059-2 (Accessory Dwelling Units).

Dear Chair Brownsey and Commissioners:

The Commission should revise recommended suggested modification no. 6 regarding off-street parking requirements to clarify that proposed junior accessory dwelling units (JADUs) are not required to provide additional off-street parking, regardless of location.

The JADU statute expressly prohibits ordinances from requiring additional off-street parking spaces for JADUs. (Gov. Code, § 65852.22(b)(1).) Unlike the more general statute that governs accessory dwelling units (ADUs) other than JADUs, the more specific JADU statute does not include exceptions for the Coastal Act. (Compare Gov. Code, § 65852.2(l) with Gov. Code, § 65852.22.) The JADU statute also expressly provides that it governs JADUs “notwithstanding” the general ADU statute. (Gov. Code, § 65852.22(a).) Given that the legislature opted not to carve out a Coastal Act exception for JADUs despite having done so for other ADUs and given that it decided the JADU statute should supersede the ADU statute, the Commission may not require San Luis Obispo County to mandate off-street parking for JADUs.

In addition, the proposed suggested modification would unnecessarily require the County to violate an express statutory prohibition despite the lack of a similarly express Coastal Act requirement to do so. The certified LUP policies that the staff report quotes in support of the suggested modification are notably silent about off-street parking requirements for residential development. Coastal Act section 30252 merely calls for “adequate” parking facilities or public transportation. Given the specific mandatory prohibition in the JADU statute and the very non-specific, discretionary policy language in the LUP and the Coastal Act, the more specific prohibition in the JADU statute controls.

Furthermore, revising the suggested modification to clarify that JADUs are not required to provide additional off-street parking would not conflict with Commission practice. For example, two other LCP amendments regarding ADUs are on the Commission’s agenda this month. (See agenda items Th13b (Carlsbad) and F14a (Half Moon Bay).) In both, staff

recommends suggested modifications to address potential parking impacts in beach access areas, but those modifications would not require additional off-street parking for JADUs.

Finally, complying with the JADU statute would advance Coastal Act policies without raising significant countervailing Coastal Act concerns. JADUs can provide inherently lower-cost housing close to beaches. That furthers the Coastal Act requirements to maximize public access for *all* people and to encourage affordable housing. (Pub. Resources Code, §§ 30210, 30604(f)-(g).) And it does so in a way that does not require new or larger structures that might raise concerns about impacts to habitat, natural landforms, community character, or public views. Requiring additional off-street parking for a JADU, however, may make it infeasible. Indeed, that likelihood is the reason the legislature decided to prohibit ordinances from requiring additional off-street parking for JADUs. (See Assembly Floor Analysis, A.B. 2406, pp. 3-4 (Aug. 24, 2016) https://leginfo.legislature.ca.gov/faces/billAnalysisClient.xhtml?bill_id=201520160AB2406.) The hypothetical possibility that a handful of JADUs might occasionally make public parking slightly more challenging to find does not outweigh the significant Coastal Act benefits that JADUs can provide.

The Commission should therefore revise the recommended suggested modification to clarify that additional off-street parking is not required for JADUs.

Thank you for your consideration of my comments.

Sincerely,
Christopher Pederson

From: CentralCoast@Coastal
To: Wahl, Esme@Coastal
Subject: Fw: Public Comment on February 2022 Agenda Item Friday 16d - San Luis Obispo County LCP Amendment No. LCP-3-SLO-20-0059-2 (Accessory Dwelling Units).
Date: Friday, February 4, 2022 10:33:31 AM
Attachments: [ADU.pdf](#)
[Guesthouse.pdf](#)
[Home Office.pdf](#)

From: Robin McPeak <mcpeakchina@gmail.com>
Sent: Friday, February 4, 2022 10:32 AM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Public Comment on February 2022 Agenda Item Friday 16d - San Luis Obispo County LCP Amendment No. LCP-3-SLO-20-0059-2 (Accessory Dwelling Units).

Dear Commissioners,

I have become increasingly aware of the low water level of the Los Osos Water Basin and its high level of nitrates (septic pollution) and chlorides (sea water intrusion). As of yet, there is no conclusive evidence that this over-taxed aquifer, the only source of water for Los Osos, is sustainable for the current population. The three Los Osos water purveyors have written a letter stating their concern with San Luis Obispo County's plan to increase ADUs in Los Osos, because of the Basin's condition.

As a public member of the Land Use Committee (LUC) and regular attendee of Los Osos Community Advisory Council (LOCAC) meetings, I have recently seen a number of requests modifying what originally had been ADU projects to exploit a loophole. Applicants have changed their ADU requests to guest houses to better skirt scrutiny and bypass water purveyors' urging that there should be no new ADUs in Los Osos until there is at least evidence that the Basin is sustainable for the current population.

The following is an example of a project history demonstrating the modification tactic.

- Applicants originally sought an ADU and addition of primary bedroom and bath suite permit from the County DRC2020-00232 on January 11, 2021. Unable to get permit approval from the County, the applicants changed the project designation to guesthouse on April 12, 2021 and increased the addition to existing residence from 257 sq. ft. to 370 sq. ft. County approved the permit. (See attached ADU.pdf and Guesthouse.pdf)
- Appeal No. A-3-SLO-21-0075 (Addition and Guesthouse, Los Osos) from the Coastal Commission hearing on December 17, 2021. The staff report recommended the Coastal Commission find Substantial Issue and the applicant subsequently withdrew the request.

Applicants applied on January 12, 2022 for a Home Office, C-DRC2022-00005.
The basic floor plan is the same but the living area and bedroom designations
have been relabeled as homes offices. (See attached Home Office.pdf)

The Los Osos Water Basin continues to be over-taxed while we deal with these
never-ending maneuvers to skirt existing County rules and regulations when we don't
know if there is enough water for the existing population. Permits for ADUs, JADUs,
guesthouses, home offices or any other water using applications should not be
approved until there is conclusive evidence, not modeling, of a sustainable and clean
water source for both the existing community and these development projects.

Sincerely,

Robin McPeak

Attached documents from Permit SLO County Portal

ADU.pdf
01_REFERRAL(1-7-21) DRC2020-00232.pdf
Uploaded: 01/11/2021
Notes: Referral Package
Pages 1 and 27

Guesthouse.pdf
Garage Remodel PC#1-PLANS 4-12-21.pdf
Uploaded: 07/01/2021
Notes: Current Guesthouse Plan Set
Pages 1-2

Home Office.pdf
Referral Package - C-DRC2022-00005
Uploaded: 02/02/2022
Notes: Referral Package
Pages 1 and 17



THIS IS A NEW PROJECT REFERRAL / SUMMARY *

DATE: 1/7/2021
TO: 2nd District Legislative Assistant, California Coastal Commission, Los Osos Community Advisory Council, Los Osos Community Services District, Public Works, Building Division (including Stormwater), Cal Fire/ County Fire, Assessors Office, Environmental Health, California Department of Fish and Wildlife, U.S. Department of Fish and Wildlife, Golden State Water
FROM: Ian Landreth (ilandreth@co.slo.ca.us / (805) 781-1298)

PROJECT NUMBER & NAME: STAMBACK / DRC2020-00232

PROJECT DESCRIPTION*: Proposed Minor Use Permit/Coastal Development Permit to construct a 257-square-foot addition to an existing single-family residence and ADU above detached garage located at 1214 Santa Ysabel Ave, Los Osos, CA, located in the Estero Planning Area.

APN(s): 038-072-027

Please submit comments within 14 days from receipt of this referral. CACs please respond within 60 days. Thank you. In your response, please consider and/or indicate the following:

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- NO (Please go on to PART III.)

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE INDICATE (VIA E-MAIL OR PHONE).

Date	Name	Phone
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**All information and/or material provided in the following Referral Package is valid for 90 days after this correspondence. After that time please contact the Project Manager for the most updated information.*



Vicinity Map

GENERAL NOTES

1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies and departments.

2. The contractor shall be responsible for obtaining all necessary utility information and for protecting all existing utilities.

3. The contractor shall be responsible for obtaining all necessary easements and rights-of-way.

4. The contractor shall be responsible for obtaining all necessary zoning and land use approvals.

5. The contractor shall be responsible for obtaining all necessary environmental approvals.

6. The contractor shall be responsible for obtaining all necessary fire department approvals.

7. The contractor shall be responsible for obtaining all necessary health department approvals.

8. The contractor shall be responsible for obtaining all necessary public works approvals.

9. The contractor shall be responsible for obtaining all necessary police department approvals.

10. The contractor shall be responsible for obtaining all necessary court approvals.

PROJECT NOTES

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SCOPE OF WORK SUMMARY

NEW Guesthouse over existing garage.

PROPERTY INFO

PARCEL MAP:
PARCEL #1 OF PARCEL MAP CDAL-72-310
ADDRESS:
1214 Santa Yasabel
Los Osos, CA 93042

APPLICABLE CODES

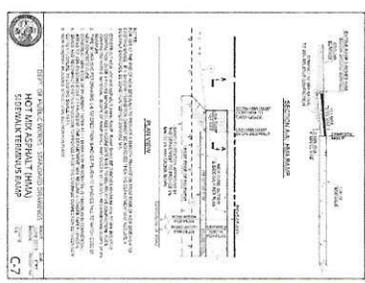
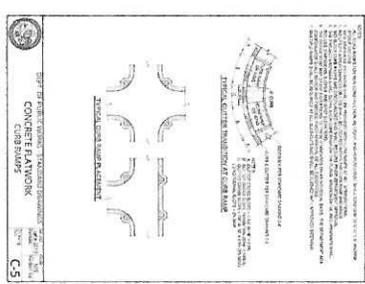
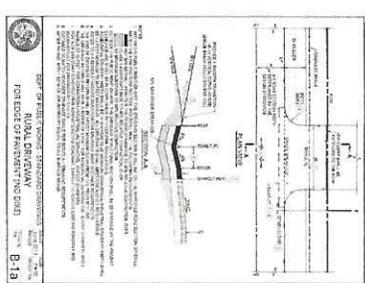
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE

SHEET INDEX

A100 SITE PLAN & VICINITY MAP
A200 EXISTING FLOOR PLAN
A201 AND PROPOSED FLOOR PLAN
A202 EXISTING ROOF AND GARAGE FLOOR PLANS
A203 EXISTING AND PROPOSED ELEVATIONS & ROOF PLAN
A204 SECTIONS
A205 SECTIONS
A206 CALGEM GENERAL NOTES AND CAW FORMS
S100 GENERAL NOTES
S101 SCHEDULES
S102 TYPICAL DETAILS
S200 ROOF & TRAPPING PLAN
S300 DETAIL
S400 DETAIL

T24 SUMMARY NOTES:

Walls: R-13 + R5 Exterior Rigid Foam
Ceiling: R-38 (Below Ceiling + R-19 Below Roof Deck)
Roof: Ductless Mini Split 1524R/12 BR
Finish: 8.21 (8.21) 1/2" x 1/4" x 1/4"
Water Vapor: 5.0 (5.0) 1/2" x 3/8" SIBC
HERS Verifications: Verified EER
Verified SEER
Verified Net Primary rated heating capacity
Refrigerant Charge



APPLICABLE CODES

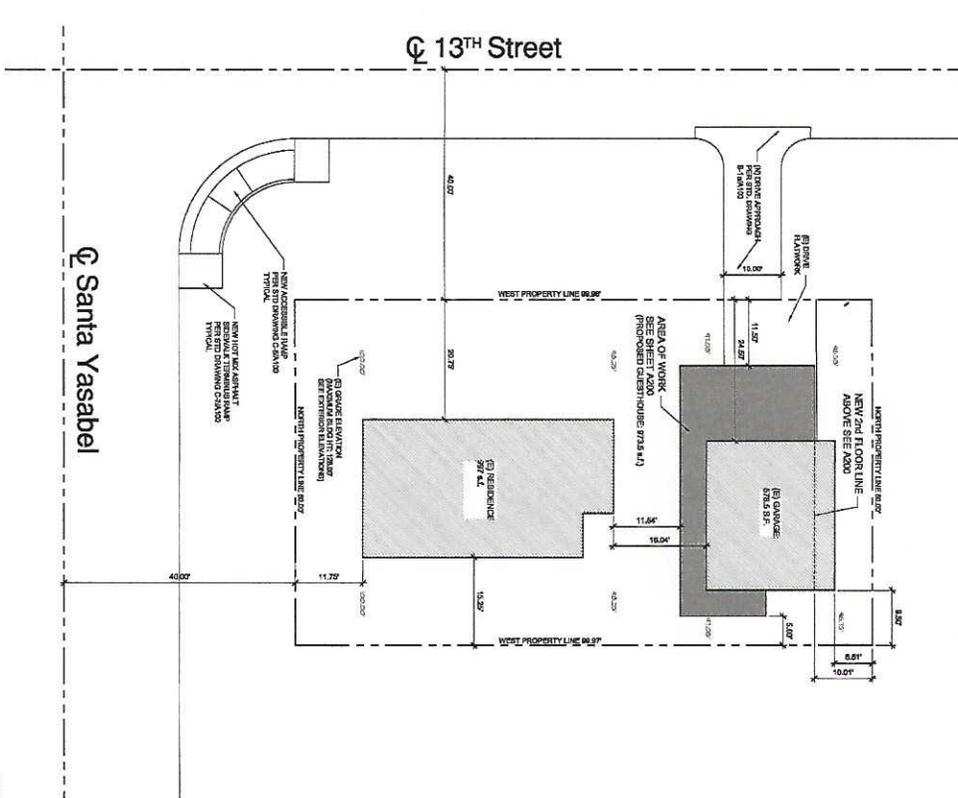
2019 CALIFORNIA RESIDENTIAL CODE
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2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE

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A203 EXISTING AND PROPOSED ELEVATIONS & ROOF PLAN
A204 SECTIONS
A205 SECTIONS
A206 CALGEM GENERAL NOTES AND CAW FORMS
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S101 SCHEDULES
S102 TYPICAL DETAILS
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Water Vapor: 5.0 (5.0) 1/2" x 3/8" SIBC
HERS Verifications: Verified EER
Verified SEER
Verified Net Primary rated heating capacity
Refrigerant Charge



Site Plan



BANGI ENGINEERING
ENGINEERING & CONSULTING
P.O. Box 5504 | Visalia, CA 93278-3504 | (559) 696-0292
rbengineering@gmail.com



GARAGE REMODEL FOR:
STAMBACK RESIDENCE
1214 Santa Yasabel Ave
Los Osos, CA 93402

DATE	REVISION	BY	FOR
November 11, 2020			

PROJECT NO.
A100



THIS IS A NEW PROJECT REFERRAL / SUMMARY *

DATE: 2/2/2022
TO: Assessor's Office, Building, Cal Fire/ County Fire, Environmental Health, 2nd & 3rd District Legislative Assistants, Public Works, Storm Water, Los Osos Community Advisory Council, Golden State Water, Los Osos CSD, CA Fish & Wildlife, Coastal Commission, US Fish & Wildlife
FROM: Kip Morais, Planner - kmorais@co.slo.ca.us 805-781-5136

PROJECT NUMBER & NAME: C-DRC2022-00005 Stamback

PROJECT DESCRIPTION*: Request by Shawn and Tiffany Stamback for a Minor Use/Coast Development Permit to allow for a 973-square-foot two-story office/storage/deck addition to an existing 578-square-foot detached garage. The proposed project is within the Residential Single Family land use category and is located at 1214 Santa Ysabel Ave in the community of Los Osos. The site is in the Estero planning area.

APN(s): 038-072-027

Please submit comments within 14 days from receipt of this referral. CACs please respond within 60 days. Thank you. In your response, please consider and/or indicate the following:

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
NO (Please go on to PART III.)

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE INDICATE (VIA E-MAIL OR PHONE).

Date Name Phone

*All information and/or material provided in the following Referral Package is valid for 90 days after this correspondence. After that time please contact the Project Manager for the most updated information.

From: ExecutiveStaff@Coastal
To: [Wahl, Esme@Coastal](mailto:Wahl,Esme@Coastal); Kahn, Kevin@Coastal
Subject: FW: Comments for Feb. 11 Coastal Meeting Agenda item 16d
Date: Friday, February 4, 2022 1:28:16 PM

Fyi -

From: Vicki Book <vickibook@sbcglobal.net>
Sent: Friday, February 4, 2022 11:34 AM
To: ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>
Cc: [Judy Kaatz <jlkaatz@gmail.com>](mailto:jlkaatz@gmail.com)
Subject: Comments for Feb. 11 Coastal Meeting Agenda item 16d

As residents of Avila Beach myself and my neighbor, Judy Kaatz would like to comment on the proposed regulations for Accessory Dwelling Units in our Community (LCP-3-SLO-20-0059-2 (Accessory Dwelling Units)).

We are in agreement with the Coastal Commission recommendations especially related to:

Parking. Construction of an accessory dwelling unit (ADU) should not impact available parking for the existing structure. Since the ADU can be up to 1200 square feet that would imply additional parking is needed for ADU occupants. If on site parking is inadequate street parking is used. Many of the units in Avila have minimum parking spaces for the structures that are currently on the lot, the addition of an ADU will require occupants to park on the street, thus decreasing street parking availability for visitors to Avila. (I live a block away from the beach and by 9am the street parking on my street is already occupied). IN addition our community has no rapid transit. WE have no bus service to neighboring communities. Prior to the clean up that occurred in 1999 we did have bus service which was not resumed. During the summer there is a trolley that runs intermittently in order to access bus transportation. There is a bike trail, but in general people drive to get in and out of Avila Beach.

Lot Density and Public View. There is already a move to subdivide existing lots in Avila Beach, when this occurs then more ADUs will be allowed, as the County has expressed "without consideration of lot density." This has a potential to impact public view within the community. In addition, as already stated, impacting availability of street parking for visitors.

Available State Water. Our Community Service District (CSD) is dependent on State water. As you know we will be lucky to receive 15% of the amount of water we ask for this year. We have lived in Avila Beach when there was a water moratorium on building due to lack of water. At that time any construction that was done could not imply increased water usage (i.e., additional bedroom), and additional faucets could not be added. Maybe it is time to look at the number and size of ADUs. Water is an issue for this community. Our CSD does not own a well, our water comes from the State and Lopez Lake.

ADUs ARE NOT TO BE USED AS VACATION RENTALS. ADUs are to provide needed housing in Avila Beach. We look forward to having additional housing units in our community for residents. Due to the large number of vacation rentals in our area we feel that our community is beginning to lose its soul. We look forward to having long term neighbors.

Thank you for your consideration.

Sincerely,
Vicki Book
107 San Luis St. PO536
Avila Beach, CA 93424
805 478-1951

Judy Kaatz
50 San Miguel St.
Avila Beach, CA 93424
303 594-6568

From: CentralCoast@Coastal
To: Wahl, Esmé@Coastal
Subject: Fw: Public Comment on February 2022 Agenda Item Friday 16d - San Luis Obispo County LCP Amendment No. LCP-3-SLO-20-0059-2 (Accessory Dwelling Units).
Date: Friday, February 4, 2022 11:33:34 AM

From: Susan Morgenthaler <smrgnthlr@gmail.com>
Sent: Friday, February 4, 2022 11:29 AM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Public Comment on February 2022 Agenda Item Friday 16d - San Luis Obispo County LCP Amendment No. LCP-3-SLO-20-0059-2 (Accessory Dwelling Units).

Dear Commissioners,

I support a decision to prohibit ADU's in Los Osos. In fact, I believe prohibiting all development with a potential water use over the Los Osos Water Basin should be in place until it can be conclusively shown that our water supply is sustainable.

LOCAC is seeing "ADU" requests being replaced by "guest house" requests, that are now being replaced by "office space" The Land Use Committee is presently seeing a permit for "office space" that is the exact same structure as when the owners attempted to get a "guest house" which had first appeared on the original permit as an "ADU."

The county continues to offer permits to anyone outside the sewer moratorium zone. Those new developments tap into the exact same endangered water basin that supplies those in the moratorium zone.

It is not fair that half the town, the half on sewers, cannot build yet those who continue to leech nitrates into the ground through their septic systems are allowed. And to be honest, no one should be allowed to build until we know the exact state of our basin and the contaminations have been mitigated.

Please consider temporarily halting all new construction with new water use until we know we have a sustainable basin.

Thank you,
Sue Morgenthaler
Los Osos Resident

From: [Tina Dickason](#)
To: [Kahn, Kevin@Coastal](#); [Wahl, Esme@Coastal](#); [CentralCoast@Coastal](#)
Subject: Commission Agenda Items 16d and 16e, Feb. 11, 2022
Date: Friday, February 4, 2022 4:31:56 PM

Tina S. Dickason
574 Leighton St.
Cambria, CA

February 4, 2022

re: Agenda Items 16d and 16e, February 11, 2022

Dear Commissioners and Alternates,

Agenda Item 16d

I am writing to thank Commission Staff for recognizing the lack of sustainable water supplies in Cambria and Los Osos, and as a result, have suggested modifications to *not* allow ADUs in these two communities for the time being.

I would urge the Commission to follow the recommendations of Staff on this item.

Agenda Item 16e

I am not understanding Staff's position for agenda item 16e, however. If a lack of sustainable water poses an issue for ADUs in Cambria and Los Osos, then I would ask why Staff is only recommending "vacation rental permit holders to post signs inside the residence, to ensure that VCRs have the least impact possible on Los Osos's water supply," but not in Cambria? (See Modification 2). It is true that the LCP has some specific requirements for Cayucos and Cambria, but they do not include, to my knowledge, signs being placed in VCRs for the purpose of conserving water. Shouldn't both these communities have equal requirements addressing conservation in the LCP? Since both of these communities are in LOS III, why are the recommendations from Staff not squarely looking at the similarities that exist in both communities? I would ask that the LCP be amended to require that both communities address water conservation in the same way as it pertains to this agenda item?

Cambria has multiple visitor accommodation provisions which include hotels, motels, B&B's, in addition to approx. 400 licensed VCRs, Air B&Bs, homestays, etc. Los Osos, by comparison, has 3 hotels and 38 VCRs. Staff is recommending a maximum of 55 VCRs for Los Osos and water-conserving requirements. What about Cambria?

In the 2020 census, Cambria's population is 5,648, whereas Los Osos's population is 16,533, yet Staff is recommending a 500-foot buffer area from other VCRs in Los Osos, while Cambria has a 150-200 foot buffer zone between VCRs. Since both of these communities are in a LOS III, why are the recommendations from Staff not squarely looking at the similarities that exist in both communities, having to do with their limited supplies of water? Clearly, Cambria already has far more visitor serving provisions, which in turn, depend on much more water.

My husband and I had lunch in a Cambria restaurant today--a water-conserving sign was posted on each table (see attached). It would be very helpful to have similar signs posted wherever water is supplied to visitor-serving accommodations in Cambria, as Staff is

suggesting in Los Osos.

Please find an equitable solution to this agenda item and a more consistent application to the LCP.

Respectfully,
Tina Dickason
Cambra resident

To: The California Coastal Commission

February 4, 2021

Subject: Public Comment on February 2022 Agenda Item Friday 16d - San Luis Obispo County LCP Amendment No. LCP-3-SLO-20-0059-2 (Accessory Dwelling Units)

Dear Coastal Commissioners,

As a community member of Los Osos, I am pleased to see the staff recommendation which finds that ADU's are not appropriate for our coastal zone by acknowledging concerns for Los Osos coastal resources. The degradation of the groundwater water basin is at the heart of every development issue in Los Osos. Our unincorporated town of over 14,500 people depend on an aquifer of severity level III, compounded by long term drought, and no additional contributing water solution in sight. I urge you to support the staff recommendation, and consider adding stronger guidelines to the LCP amendment to help restore the water basin for sustainability into the future.

Building projects have been built all over town, some residential, some commercial/residential and hotel expansion projects. These add up to more strain to our water basin. I have directly seen a new guesthouse built in our neighborhood adding full time residents, and this is within the Prohibition Zone. The new hotel in Baywood Park will also add high water use from showers, food prep, cleaning, and the daily laundry service for towels and bed linens. There have been large home projects permitted east of town with private wells, and yet they are unmetered. I understand that unmetered properties in Los Osos are at least half of the total water use for Los Osos, which demonstrates the much needed metering that could be implemented for residential well water, and Ag use. Without knowing what the entire water use is, and the overall water quality being released into the ground water basin by farmland, these unmetered properties add uncertainty, and weaken our ability for a sustainable healthy water yield.

The use of water off-sets is good for basic water conservation, but does not warrant use as a method to justify permitting building projects. The metrics do not take into consideration the water user. Properties change ownership, and there are many home businesses that can add higher water use. There are a significant amount of residential dwellings not hooked up to the sewer system, and this will continue to add nitrate pollution into our groundwater basin, these neighborhoods need to be hooked up to the sewer for the long term. Los Osos would greatly benefit by having a building moratorium for all of the Los Osos Groundwater Basin.

Please support the staff recommendation to not allow ADU's within our coastal zone, and consider adding guesthouses to this amendment.

Sincerely,
Lisa Denker

From: CentralCoast@Coastal
To: Wahl, Esme@Coastal
Subject: Fw: Public Comment on February 2022 Agenda Item Friday 16d - San Luis Obispo County LCP Amendment No. LCP-3-SLO-20-0059-2 (Accessory Dwelling Units).
Date: Monday, January 31, 2022 6:27:10 PM

From: Tony Salome <tsal3@earthlink.net>
Sent: Monday, January 31, 2022 12:40 PM
To: CentralCoast@Coastal <CentralCoast@coastal.ca.gov>
Subject: Public Comment on February 2022 Agenda Item Friday 16d - San Luis Obispo County LCP Amendment No. LCP-3-SLO-20-0059-2 (Accessory Dwelling Units).

Please protect our water in the Los Osos community. The County seeks to make it easier for new construction including ADUs without any consideration to where the water will come from.

All water purveyors in Los Osos have already stated they can not provide adequate water for the new construction the county proposes to allow under the recently adopted Los Osos Community Plan. The County should not permit this new construction unless they can show a viable plan to protect and increase our water supply.

The County agencies overseeing the proposed new construction and enforcing regulations is totally inadequate. Their mitigation measures consist of charging higher permit fees and assessing fines. This only generates more revenue for the County but does nothing to help with our water crisis.

Please do not approve any request by the County which will make it easier for new construction in the community of Los Osos until the County develops a workable plan to provide water for all residents.

Thank you!

Tony Salome
Los Osos, CA