

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