

OCEANO ADVISORY COUNCIL

P.O. BOX 517

OCEANO, CA 93475

MINUTES

July 18, 2019 5:30 PM

Meeting Location: Oceano Community Services District Boardroom
1655 Front St., Oceano 93445

Jennifer Blackburn, Chair, At-Large; **Cynthia Replogle**, Vice Chair and Recording Secretary,

OCSD; **Sherrill Gardner**, Secretary, At-Large; **Charles Varni**, Treasurer, **OBCA**;

Linda Austin, **ODA**; **Robyn Harris**, **Tierra Nueva Co-Housing**;

Mary Lucey, At-Large; **Vern Dahl**, **LMUSD**

ALL ITEMS ON THIS AGENDA SUBJECT TO COUNCIL ACTION

1. ROLL CALL at 6:05pm

- Present: Cynthia, Charles, Sherrill, Mary, Linda
- Absent: Jen, Robyn, Vern

2. FLAG SALUTE

3. PUBLIC COMMENT

4. GUEST REPORTS

- SLO County Sheriff - absent
- CA Highway Patrol - Officer Hidabrink: 3 property damage collisions, 1 DUI collision, 1 DUI, 1 non-felony arrest. Charles asks if common for trailers to be dumped; he says not usually in residential areas. Vehicles must be moved in 72 hours, will be towed thereafter, call CHP at 805-594-8700 to report.
- Code Enforcement - Mason Sperakos reported via email: "388 Pier: Nuisance abatement hearing is scheduled for 9-10-19. The property owner is working with the Planning and Building Department to get a demo permit in. The permit process will then be in the hands of the Coastal Commission (due to it being in a coastal zone) for review which could take 4-6 months. If the process stalls, we will still have the nuisance abatement hearing on 9-10-19."

5. PRESENTATIONS - none

6. REVIEW AND APPROVAL OF MINUTES - Minutes of June 19, 2019 Meeting. Charles moved to approve, Sherill seconded. Approved unanimously.

7. BUSINESS ITEMS

- DRC2019-00126 GIN, Proposed Minor Use Permit for the rebuild / construction of a shell building for future tenant improvement as office/retail use of new building area located at 1795 Front Street in Oceano;

[DRC2019-00126](#)

- Council: Parking concern. Can tree be saved, or native trees added?
- Public: Bekah Venturini: Could they try to rent to locals?
- Council: don't think that could be a condition.
- Sherrill will send comments re parking and trees to County.

- DRC2019-00127 COUNTY OF SLO DEPT OF PUBLIC WORKS, Proposed Minor Use Permit for the installation and maintenance of three (3) 12 inch x 18 inch "No Trespassing" signs requiring about 12 SF disturbance of soil beside an existing flood control channel along the lower Arroyo Grande and Los Berros Creeks;

[DRC2019-00127](#)

- Council:
 - 2009 archaeological survey (was supposed to be included in referral) did not find anything historic or cultural within the AG Creek levee area, per correspondence from Nola Engelskirger at County via Linda.
 - Cynthia: Coastal Commission said signs in the Coastal Zone will need to direct people not to go off trail, know that they are trespassing on trail.
 - Charles: Property owner @ 22nd St south side of levee says he owns all the way across, accosted citizen on north side trail, citizen walking with two dogs said he heard two gun shots as he walked away and Sheriff said he couldn't do anything.
 - Linda: Owner is Charlie Lacky, he said he told man you don't belong here, man cursed him out, Charlie called sheriff - maybe

sound was squirrel deterrent as he doesn't have a gun; two sides to every story.

- Cynthia: History is that no trespassing signs were installed about 11 years ago, but removed as condition of levee upgrade work permit because they were not initially permitted. Now going through formal permit process to put signs up again.
- Linda: Property owners pay for levee maintenance; no way to get a prescriptive easement against public entity.
- Cynthia: Prescriptive easement issue is not settled and could be investigated by the community through a lawyer with experience in this area.
- Charles: See this as precursor to eliminating appropriate public use of the levee; lots of people walk it.
- Public:
 - Lucia Caslinuovo: She has been walking levee for over 30 years, always behaves, agree with Charles' comments, signs should be on side, fences even, but not directed at trail, asset to our community and appropriate public use, beautiful way to reach the beach.
 - Fred Moreno: Two sides to levee. Everyone walks on north side. A couple years ago, he heard shots as he was walking back from beach with dog. He saw Charlie on south side, no words, then he heard shots, felt threatened.
 - Karen White from Halcyon: Prior speaker said his dog stopped to urinate. Agricultural sanitation is a big issue. It's private property, anyone who walks there is trespassing. Homeless, and people walking the levee would be a problem unless there were chemical toilets. Not a community asset but something that needs to be protected for agricultural. Signs are for County easement only; private property owners need to put up their own signs.

- Allene Villa: Grew up by the levee, people have always used it to walk, for decades. Community wants to continue to walk there. Beautiful.
 - Bekah Venturini: Why can't it be public? Are signs to deter homeless or local people? Anything to deter homeless would be good.
- Council:
 - Mary: signs are for homeless, not locals.
 - Cynthia: Agree with Charles, given historic use, place signs alongside trail not facing trail.
 - Sherrill: Be mindful and respectful.
 - Charles: Don't put a stick in their eye; this gives the County a clear legal basis to intervene, support but without interfering with longstanding coastal access.
 - Sherrill will draft comments for County and circulate to Council via email for any revisions.
- Discuss Implementation of a Curb/Gutter/Sidewalks Committee (continued from June meeting where concept was approved)
 - Council:
 - Charles: Could County come up with ballpark figure for cost to inform benefit assessment district?
 - Cynthia: That's one question, but goal is to reconsider strict ordinance requiring sidewalk/curb/gutter when improvements are made to property.
 - Mary: moved to table. Charles 2nd. Passes unanimously.
 - No public comment
- Current Status of Oceano Dunes State Vehicular Recreation Area (ODSVRA) Public Works Management Plan - Summary of Coastal Commission (CC) Meeting held July 10-12 in SLO
 - Council:
 - Mary: Why is this on the agenda? It's not relevant.

- Charles: Pier Ave as entrance to Dunes impacts our community, no safe beach impacts our community. We have a real interest. Current status is CC Staff recommended major changes, but not shutting down vehicle access. He talked with 23-year resident who lives on beachfront, who said he thought his property values would rise if vehicles weren't driving on the beach; people would still rent vacation homes, but they would be on beach with families like in Pismo.
- Sherrill: Oceano and park are wrapped into each other. On agenda for update of ongoing issue.
- Public:
 - Lucia Casalnuovo: Misunderstanding that CC wanted to shut down offroading. Recommendations were reasonable, e.g. downsizing, fencing, no crossing creek, entrance study. Everybody wants a piece, we need compromise. Handout of recommendations provided to Council.
 - Karen White: If you want to revitalize Pier Ave, need to deal with airport.
 - Allene Villa: Concern is with revilitization Pier Ave. No one wants to be highway to Dunes. Also health effects of pollution on Mesa, farm workers have it bad. Parks could do more to regulate, and find another entrance so Oceano is not impacted so much.
- Council:
 - Charles: Will bring resolution to consider supporting staff recommendation for next agenda.

8. COUNCIL MEMBER AND OFFICER REPORTS - tabled due to time restriction

- Treasurer's Report and Oceano Beach Community Association - Charles
- Oceano Depot Association - Linda
- Oceano Community Services District - Cynthia
- Tierra Nueva Co-Housing - Robyn
- Lucia Mar Unified School District - Vern

9. DISCUSSION - Items for next agenda/Notices/Correspondence

- Implementation of Curb/Gutter/Sidewalks Committee
- Proposed resolution supporting CC staff recommendations on operation of ODSVRA

10. ADJOURN at 6:57pm

- Charles moves to adjourn, Mary seconds. Approved unanimously.

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