



August 24, 2021

Re Support for OAC Projects

To: Supervisor Lynn Compton, SLO County Fourth District

With cc: Supervisor John Peschong, Supervisor Bruce Gibson,  
Supervisor Debbie Arnold, Supervisor Dawn Ortiz-Legg

From: Oceano Advisory Council

Dear Supervisor Compton,

The Oceano Advisory Council is active on a number of fronts, all of which focus, directly or indirectly, on improving the quality of life in our community. We are actively reaching out to be inclusive, are recruiting new Council members, and establishing broader coalitions to work on important issues.

In 2020, the SLOCOG Board awarded \$269,000 to the County to help fund the design and construction of improvements at three intersections along Front Street (PCH)—Paso Robles and 13th; Ocean and 15th; and 17th and Front. These projects are part of the 2013 Revitalization Plan. The OAC is on record as supporting the 2013 plan and is excited to see more specifics and details of the projects. Are they proposed as presented in the 2013 Plan? We hope you will support the County using these funds to construct improvements at these locations.

The OAC's **Curbs, Gutters, Sidewalks and Flood Control Task Force** is working on a grant application to the State and Federal government for a multi-million dollar infrastructure project in Oceano. For decades this lack of protection has been surveyed, studied, reported on, bemoaned, and plans created--but little has actually been done. The National infrastructure plan allocates \$5 billion for pedestrian and bicycle safety infrastructure projects and 40% of that is earmarked for communities exactly like Oceano. The project will provide property and people protection, increase local property values, and create local construction and other jobs. Most importantly, it will provide much safer pedestrian and bicycle travel in the community, especially to and from school.

The Task Force is an energetic group with representatives from the Lucia Mar Unified School District, the SLO Council of Governments, the County Planning and Public Works Departments, the Oceano Beach Community Association, the Oceano Advisory

Council, and individual citizens. A major part of this process is public engagement and we are teamed with Cal Poly's City and Regional Planning Department to implement a pedestrian and bicycle safety assessment at the neighborhood level--ALL neighborhoods. We are also welcoming volunteers who want to help in this effort.

We have extended participation invitations to the new VACO Council and, unfortunately, they have refused to participate with us in this endeavor. We hope they will change their minds and choose to engage.

The OAC's **Pier Ave Task Force** is taking shape and this is something we think would be a very good joint operation with VACO. When vehicle entry from Pier Ave to the beach is ended July 1, 2022 everyone is hoping that it will create the probability of Pier Avenue becoming its own tourist and local destination spot. This is why we have put additional parking, full pedestrian access, with a vehicle cul de sac and Public Plaza at its West end as high priorities. Talks between the local community, State Parks, and the County are essential to a positive outcome and this is a time sensitive issue.

The OAC is seeking to be proactive in protecting affordable housing with the development of a **Vacation Rental Ordinance**, similar to those in place across the County's beach communities. Oceano is on the verge of changes which can bring many positive benefits. Coming out of the pandemic is a renewed sense of hopefulness. The recent decision to ban motor vehicles from the beaches and dunes South of Pier Avenue will usher in an expanded tourist base with the increased spending for the services that population demands. New business opportunities in lodging, food service, and ecotourism/beach front activities will greatly expand. With these changes there will most probably be upward pressure on land valuation which has the possibility of raising cost of homes and rentals. There are some steps our community can take to help protect our affordable housing stock, one of them being a limitation on the number of vacation rentals. In 2020 the median price of a house sold in Oceano rose 48%. Across the Central Coast, communities like Cambria, Morro Bay, Grover Beach, and Los Osos have implemented vacation rental ordinances.

The OAC is in the process of finalizing a DRAFT vacation rental ordinance which is built on already existing ones in our County. This will be released in September of 2021 for public review via Zoom meetings and posting on our website. Based on this feedback, modifications will be made and a second DRAFT circulated for review and comment. A final document will be submitted to the Supervisors as a specific plan revision. We are working with County staff on the document and we need consultation with our Supervisor as we move forward.

In closing, the OAC wants a civil and respectful working relationship with the District Four Supervisor as well as her support and counsel as we seek to move forward with efforts to improve the community of Oceano for all residents. Towards this end, we ask that either the Supervisor or a member of her staff attend our monthly Advisory Council meetings in order to facilitate dialogue and understanding.

Sincerely and on behalf of the Oceano Advisory Council,

A handwritten signature in black ink, appearing to read 'Allene Villa', written in a cursive style.

Allene Villa, Chair