



Vitality Advisory Council of Oceano

MEETING MINUTES – Tuesday March 10, 2026, 6:00 pm

Oceano Community Services District, 1655 Front Street, Oceano CA 93445

Mission Statement:

To inspire, encourage, and support greater community involvement within Oceano and Halcyon

- 1. Roll Call- Linda Austin, Karen White, April Paz, Marios Pouyioukkas, Kim Rose, Gina McMahon, Alyssa Sparling. Absent: Cuco Herrera**
- 2. Flag Salute**
- 3. Announcement of House Rules-Marios Pouyioukkas**
- 4. Agenda Review: Added item 13 b. Application for Grant**
- 5. Public Comments for Items on the Agenda (motion to approved and second, approved)**
- 6. Approval of Previous Minutes: No corrections. Approved**
- 7. Guest Reports:**

SLO County Sheriff's Department – Commander Bird

Oceano Public Safety Update

- Calls for service decreased significantly:**
 - February last year: 340. This year: 254**
- Crime stats were low:**
 - 3 assault cases (all domestic violence)**
 - 4 thefts (3 grand theft, 1 petty theft)**
- Other activity:**
 - ~40 enforcement stops**
 - Several suspicious vehicle calls**
 - 14 arrests in the Oceano area**



Question: Are there any Fourth of July Planning & Concerns

- **Staffing limitations will impact on enforcement and response.**
- **Countywide coordination, involving CAL FIRE for fireworks enforcement.**
- **Goal is to:**
 - **Balance fireworks enforcement with regular law enforcement duties**
 - **Avoid neglecting general public safety**
- a. **California Highway Patrol - Absent**

8. Treasury Update: None

9. Presentations: None

10. Referrals

- a. **Stacey Bromley was present and she is collaborating with the owner on this project.**

PROJECT NUMBER: N-DRC2026-00001 Emrick

A request by Jeff Emrick for a Minor Use Permit to allow 24 studio apartments within 5 buildings that will serve as short-term vacation rental units, including a club house with administrative and recreational opportunities. The project is adjacent to the Oceano Airport, in Coastal Original Jurisdiction, and within the community of Oceano in the San Luis Bay Coastal Planning Area. Note: Stacy Bromley will be available for questions.

The discussion centers on a proposed eco-friendly development in Oceano near the airport. The project includes **24 small cottage-style units** designed with environmental sensitivity in mind—featuring raised structures, wooden walkways, permeable materials, and native plants to preserve natural water flow and protected habitats.

The development is intended to function as a **flexible lodging and retreat space**, not a traditional hotel. Units may be rented short- or long-term (e.g., for vacations, conferences, or retreats), with a shared clubhouse for gatherings. Linda Aistin presented a map from the early 1900s of the same property showing the vision then was similar to today’s plan for the property. It highlights the value of this project. It believed it would be a fantastic addition the community. The site was identified as the “Palace Hotel” on a 1906 map, showing that it was originally intended to serve as a tourist destination—a place designed for visitors to, relax, and enjoy their vacation experience.

Key discussion points and concerns included:

- **Environmental protection:** respects sensitive vegetation and limits development to designated areas.



- **Public access:** no beach access or public park is currently planned, though openness to community input was expressed.
- **Parking and capacity:** 31 parking spaces are planned for 24 units, with questions raised about adequacy during events.
- **Airport compatibility:** the project will be reviewed by relevant land use authorities.

Supporters highlighted that:

- The design minimizes visual and environmental impact.
- It aligns with historical plans for the site as a lodging destination.
- It could bring **tourism, jobs, and economic activity** to the area.

Overall, the proposal was viewed positively by several participants as a **low-impact, nature-oriented alternative** to more intensive developments like condominiums, though questions about organization and community benefits remain. The discussion centers on a proposed eco-friendly development in Oceano near the airport. The project includes 24 small cottage-style units designed with environmental sensitivity in mind—featuring raised structures, wooden walkways, permeable materials, and native plants to preserve natural water flow and protected habitats.

The development is intended to function as a flexible lodging and retreat space, not a traditional hotel. Units may be rented short- or long-term (e.g., for vacations, conferences, or retreats), with a shared clubhouse for gatherings.

Key discussion points and concerns included:

Environmental protection: respects sensitive vegetation and limits development to designated areas.

Public access: no beach access nor public park is currently planned, however it was noted that a community park is right down the street and is currently has a planned \$800 thousand renovation planned, though openness to community input was expressed.

Parking and capacity: 31 parking spaces are planned for 24 units, with questions raised about adequacy during events.

Airport compatibility: the project will be reviewed by relevant land use authorities.



11. Public Comment on items not on Agenda: None

12. Old Business: Update of Referrals for 2025

a. REFERRAL NUMBER:C-DR2025-00021 1460 Railroad St. C-DR202500021: This was a land use permit for a vacation rental, which was approved at a Planning Department hearing on November 7, 2025. Based on current records, the applicant has not yet applied for zoning clearance to vest the permit. They have a two-year period to do so, with the option to request an extension if needed.

b. REFERRAL NUMBER: N-SUB2025-00037 ADDRESS: 2491 Paso Robles St. Oceano: located at 2491 Paso Robles Street, is a two-lot parcel map. This project was accepted for processing on February 17, 2026. It is currently assigned to Dane Mueller and is undergoing environmental review.

c. REFERRAL NUMBER: N-DRC2025-00005 Shederik ADDRESS: 316 Sandpiper Ln. Oceano: this project includes a 693-square-foot addition and a 1,640-square-foot remodel, along with an attached 511-square-foot garage. It was approved on June 20, 2025, Planning Department hearing. The applicant has not yet applied for the construction permit needed to vest the land use approval, but they remain within the two-year time limit to do so.

d. REFERRAL NUMBER: C-DRC2025-0013 ADDRESS: 316 Surf Ave. Oceano: This land use permit was voided. The project planner, Dane Mueller, made a staff determination under Land Use Ordinance 23.03.040.D.4.ii (exceptions to land use permits), concluding that there was no change in land use and no expansion of the building footprint. As a result, the project was de-processed and allowed to proceed as a standard construction permit.

e. REFERRAL NUMBER RC 2022-00007: Involved a 9,506-square-foot vehicle storage building, was approved on July 5, 2024. The applicant has since submitted construction permits, currently under review under permit number CBLD 2025-00008. As of this morning, the permit is ready for issuance, with plans approved on March 3, 2026.

Note: In the future to determine status of any referral you can go to the San Luis Obispo County Department of Planning and Building website and look for Permit Status/Project Lookup, Planning Applications or Public Records. You can search by Permit number, address, or APN (Assessor's Parcel Number).



13. New Business:

- a. **Care 4 Paws Survey** – Has a survey and we will place it on our social media. Nonprofits are losing some of their funding and they are trying to determine the best way to continue to serve our community.

- b. **Tourism Board Application for Grant** -We'll be submitting a grant proposal to purchase banners to be installed along Highway 1 for Americas 250 anniversary and Shop Local. The total will be 16. The banners will alternate between Americas 250 Celebration and Visit Oceano and they will be alternating. One big banner to place on highway one in front of the Oceano Depot, which is a combination of both and visit Oceano, shop local, and happy birthday, America. Example attached.

13. Set date, time for next meeting: Tuesday April 14, 6:00pm

14. Adjourn