



SOUTH COUNTY ADVISORY COUNCIL

PO Box 2355 Nipomo, CA 93444-2355

<http://scac.ca.gov>

MEETING AGENDA

Monday, November 23, 2015, starts at 6:30PM
NCSD Building - 148 South Wilson Street, Nipomo, California

Officers

Area 6 - Art Herbon, Chairman

Area 1 - Michael Pieper, Vice Chairman

Area 5 - Gary Spelbring, Treasurer

Area 3 - Richard Malvarose, Recording Secretary

Public Safety - Richard Wright, Correspondence Secretary

Members

Area 1 - Vince McCarthy

Area 2 & NCSD - Dan Woodson

Area 2 - Harry Walls

Area 3 - Elaine Thomas

Area 4 - David Nilsen

Area 6 - Kevin Beauchamp

Area 7 - Susan Cholakian

Area 7 - Ron Smith

Agriculture - Pat Duron

LMUSD - Vern Dahl (Ex-Officio)

ROLL CALL

ADDITIONS OR DELETIONS TO AGENDA

CORRESPONDENCE AND COMMENTS FROM THE CHAIR - "The SCAC provides a forum for citizen involvement and information on issues affecting unincorporated areas in South SLO County. The objective of SCAC is to advise County Government entities on those issues."

COMMUNITY PRESENTATIONS - The SCAC Council may ask questions at the conclusion of each presentation. The Chairman may invite questions from the public if time permits.

1. SLO County - Supervisor Lynn Compton
2. CALFIRE - Battalion Chief Geoff Money
3. SLO Sheriff - Commander Jay Donovan
4. CHP - Caption Michael Bueno
5. NCSD - Dan Woodson
6. Nipomo Chamber - Richard Malvarose
7. Active Project Report - Brian Pedrotti

PUBLIC COMMENT: Public testimony on items not scheduled on today's old and new business. Speakers are allotted 3 minutes for comments (total time for public comment is 15 minutes).

CONSENT AGENDA: These are items scheduled for consideration as a group, and for approval of the recommended motion (Motions are underlined below). Any Council Person may withdraw an item from the Consent Agenda, in order to permit discussion after the Consent vote:

1. Minutes of October 26, 2015 SCAC Meeting. Motion: Approve minutes.
2. Treasurer's Report- November 24, 2015. Motion: Approve Treasurer's Report.
3. Sub2015-00028 Nelson - Proposed lot line adjustment of two parcels into one parcel at 575

Upper Los Berros Rd, Nipomo. Court actions have already adjudicated the joining of the properties to resolve an issue regarding the Nelson's home encroaching an adjoining parcel, but County compliance is required. Motion was made by Hans Hansson and seconded by Art Herbon to place item on Consent Agenda for recommendation of approval, Passed unanimously. Motion: Approve LUC recommendation.

OLD BUSINESS

1. DRC2015-00004 (Frank Hilton) - Proposed minor use permit for existing chicken pens at 280 Phelan Ranch Way, Arroyo Grande. Land Use Committee Report:
 - Property was cited by Code Enforcement in May. He was advised to could keep the existing chickens until they were deceased. Approval of this application will negate Code Enforcement;s ruling.
 - SCAC voted to table the issue pending further advice from County Code Enforcement.

NEW BUSINESS

1. DRC2015-00048 MUP ROBINSON - Proposed construction of new 1,200 Sq. Ft. dwelling with attached garage located at 2890 Kip Lane, Arroyo Grande. Ed Flynn, agent, presented the project. The SCAC's Land Use Committee questioned why the applicant wanted to locate the 700+ sq. ft. structure (granny unit) more than three times the allowable distance (50' max) from the existing dwelling. Mr. Flynn said the applicant is proposing the location to prevent a neighbor from losing their ocean view. Hans Hansson moved to put on the regular SCAC agenda. Art Herbon seconded, passed unanimously. Following the Land Use Planning meeting, Istar Holiday learned from county planning that they intend to analyze the application on site prior to December 5th. Istar is investigating whether SCAC can postpone this recommendation until the January meeting.
2. Approval of 2015 south County Circulation Study and Traffic Impact Fee - Michelle Matson of SLO County Planning has requested that the SCAC grant authority for recommending approval of the subject item to the SCAC Traffic and Circulation Committee, so that the recommendation can be obtained at the December 10th committee meeting.

SCAC COMMITTEE REPORTS

- Land Use Committee - Istar Holliday
- Traffic and Circulation Committee - Dan Woodson

ADJOURN - The SCAC's December meeting is being canceled due to holiday scheduling conflicts. The next SCAC meeting will be on January 25th).

SCAC advises county decision-makers (Board of Supervisors, Planning Commission) on issues affecting unincorporated southern SLO County. Council actions are advisory only, and do not represent a county decision.

Procedural Guidelines for items on Old and New Business

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| 1. Introduction of item | 5. Invitation for motion from council |
| 2. Report on item (appropriate persons) | 6. Clarification of motion |
| 3. Questions from Council | 7. Council discussion of motion (5 minutes) |
| 4. Public comments (3 minutes each) | 8. Vote on Motion & announce results |

HOUSING (active project requests)

1. SUB2001.0001 LAETITIA AGRICULTURE CLUSTER 102 residential lots. 6/22/15 - SCAC advised against project due to road access and water issues. Planning Commission rescheduled for October 29, 2015 to require applicants to provide water availability studies that are more current than the 2010 study already submitted.
2. DRC2014.0097 VAN PETTEN (916 Mesa View Dr.) Mar-2015 SCAC advised to allow 5' bluff setback. May-2015 - County requested more information from applicant.
3. LRP2014.0016 BLACKLAKE SPECIFIC PLAN - Feb-2015 SCAC advised County to begin review process for modifying the specific plan. 5/19 Town Hall - Remove plans for 100 single family homes, and for rebuilding water treatment plant. Hotel: 65 suites and 65 condos. Senior living. No RV park. No new street. Tentatively scheduled for BOS in January, 2016
4. DRC2014-00148 JOHANNESSEN - Minor use permit to convert an existing garage and office into a secondary dwelling of 880sf, 110' from existing residence. 804 Pomeroy Rd, Nipomo. July SCAC Meeting - Recommended approval of the application.. Planning Commission scheduled for October 2, 2015.
5. SUB2015-00004 HURDLE - 975 Theodora St., Nipomo. Subdivide 0.9 acres into four residential parcels. June, 2015 - SCAC recommended approval of application.
6. SUB2015-00009 CO15-0065 CASTANEDA- Proposed parcel map to divide two parcels of approximately 20.9 acres into four resulting parcels of 5.2,5.3,5.3,and 5.1 acres. Site location is 1650 Rocky Place, Arroyo Grande. Sept., 2015 - SCAC recommended approval of application.

BUSINESS (active project requests)

1. DRC2011.0065 UNOCAL/Guadalupe Oil Field Cleanup (Willow truck route) - Jun, 2014 SCAC advised against project. Mr. McKenzie will investigate accuracy of EIR regarding 100-200 homes not considered on the proposed route. May-2015 County waiting for more info before scheduling Planning Commission.
2. DRC2012.0095 PHILLIPS 66 RAIL SPUR - Feb-2014 SCAC tabled the issue pending completion of the final EIR. Oct-2014 SCAC sent letter to County. SCAC tabled issue until REIR is finalized. Aug-2015 - Jocelyn Brennan estimates FEIR to be released in late 2015
3. DRC2013.0062 PORTER - 10200 Alamo Creek Rd (Huasna) Porter Ranch Exploration Wells. Mar-2014 SCAC tabled request until more information is available. May 2015 County waiting for air quality information from applicant.
4. DRC2014.0018 Mesa Dunes Retail, 719 Tefft St, Nipomo. May 2015 - waiting for more info.
5. DRC2014.0024 RV Storage - 245 Frontage Rd. Add 300 parking spots for swap meet.
 - Nov-2015 SCAC tabled item until after Mary Avenue widening project is decided. May 2015 - On hold - waiting for more information from applicant.
6. DRC2014-0065 Nichols - Wine production and tasting room, 1543 Los Berros. Jan-2015

- SCAC advised for approval of project. May 2015 - On hold - waiting more information from applicant.
7. DRC2014-0070 Ethnobotanica - 2122 Hutton, Nipomo. Medical marijuana dispensary. Feb-2015 SCAC advised county to deny the application. July-2015 - Planning Commission approved the project. Nov, 2015 - BOS denied the project.
 8. DRC2014-00131 MARINAI – Conditional Use Permit for three story, 83 unit Hilton Hotel with a total of 38,500 sf. SCAC voted to recommend approval provided that the project adhere to I) Cal Fire guidelines, II) that a traffic study be completed and show no deterioration from the current level of service and III) that the project adhere to the West Tefft Commercial Corridor Aesthetic Plan.
 9. Viva Nursery and Plant Source - Aug-2014 - Plant Source relocated to Oceano to reduce truck traffic on Camino Caballa. Mar-2015 - Supervisor Compton will coordinate five tasks aimed at renewing efforts to reduce impact of trucking activities. SCAC will schedule item after County completing the tasks. Sept-2015 - No changes yet.
 10. LRP20154-0025 Monarch Dunes Retail - Change site zoning from commercial to retail. July, 2015 - SCAC recommended approval.
 11. DRC2015-00044 Deactivate Phillips 66 Pipelines - Proposed minor use permit to deactivate pipelines located between Phillips 66 refinery, and Chevron's Guadalupe Dunes cleanup site. Oct-2015 - SCAC recommended approval.
 12. DRC2015-00017 - 15 Year extension for freeway billboard - Conditional use permit to extend approval an additional 15 years. Nov,2015 - Application rejected by Planning Commission.

PUBLIC INFRASTRUCTURE (active project requests)

1. DRC2014.0010 - Wise, Antennas at 2286 S. Halcyon. Mar-2015 SCAC advised use of faux Eucalyptus tree instead of pine tree. October 22, 2015 - Planning Commission scheduled.
2. CAL2015 - Caltrans two-way left turn channel at Hwy1 and Sheridan. Mar-2015 SCAC advised County to encourage minimal removal of trees on the project. May-2015 County waiting for more information regarding the number of trees to remove.
3. DRC-2014-00156- Proposed minor use permit for the Jim Miller Community Park in Olde Towne Nipomo. Site location: corner of West Tefft and Carillo Streets. Sept., 2015 - SCAC recommended approval.
4. DRC2014-00152 PG&E- Proposed Minor Use Permit for a cell site consisting of one antenna to be installed on an existing utility pole at 125 S. Thompson Ave, Nipomo (Trisha Knight). Aug-2015 - SCAC requested that the applicant review the placement and style of the cell site with the Olde Towne Nipomo Association prior to the SCAC making a recommendation. 10/20/15 - Trisha requested moving the item to November's SCAC meeting to all design review with Olde Town Association.

OLD PROJECTS - APPROVED, REJECTED, WITHDRAWN**HOUSING**

- ~~1. SUB2006.0205 Vista Grande - 18 unit planned development at 545 Grande Ave, Nipomo~~
 - ~~• Apr-2014 SCAC advised for approval of project. Approved.~~
- ~~2. DRC2013-0071 Dana Foothill Rd, Nipomo - Distance waiver of 350' for a second home.~~
 - ~~• Mar-2014 SCAC Advised County to approve the project. Approved.~~
- ~~3. SUB2013.0058 1288 Hetrick Ave, AG. Subdivide 10.8 acres into 5.3 and 5.5 acre parcels~~
 - ~~• Apr-2014 SCAC advised against based on water issues. 8/14 - withdrawn by applicant~~
- ~~4. DRC2014.0014 Peachy - 164 S Mallagh St. Six 2-bedroom homes on 1/2 acre (section-8)~~
 - ~~• Nov-2015 SCAC advised for approval of project. Jan-2015 Approved.~~
- ~~5. LRP2014.0001 MONARCH DUNES PHASE 2 SPECIFIC PLAN - Withdrawn by applicant.~~

BUSINESS

- ~~1. DRC2012.0101 Oil Pipeline - From Price Canyon to P66 line @ Oak Park & Grande Ave.~~
 - ~~• Oct-2014 reported to SCAC by Brian Pedrotti. May-2015 Approved~~
- ~~2. DRC2014.0076 Peoples Care, 150 Mary Ave, Nipomo. Day Care Center~~
 - ~~• Feb-2015 SCAC advised allowing exemption to parking standards for day care center. May-2015 Withdrawn by applicant~~
- ~~3. DRC2014.0132 SHARMA - Minor use permit for water tank storage yard and office on Hutton Rd between Winding Way and Cuyama Ln, Nipomo May-2015 - SCAC advised county to approve application.. September, 2015 - project approved.~~
- ~~4. DRC2014-00153 - 96 bed assisted living center and 36 unit apartment for independent living.~~
 - ~~• June-2015 - SCAC advised approval of modification to project from 36 unit to 40 unit, and other changes, providing the project meets criteria of West Tefft Corridor Plan. August, 2015 - project approved~~

PUBLIC INFRASTRUCTURE

- ~~1. DRC2013.0076 Land Conservancy, 1290 Mesa View Dr. New 12 acre public park.~~
 - ~~• Apr-2014 SCAC advised county to support project. Approved July-2014~~
- ~~2. DRC2013.0084 - Two Cell Towers - 1070 Mesa View Dr, Arroyo Grande.~~
 - ~~• May-2014 Approved May-2014~~