

SOUTH COUNTY ADVISORY COUNCIL

Land Use Committee Minutes

Monday, July 13, 2015

Call to order

Pledge of Allegiance

June minutes approved

Additions or deletions to agenda:

 Evenson, Marinai, Monarch Dunes, moved to post meeting discussion in absence of representatives.

Public Comment: None

New Business:

Recommendations to Art Herbon, Chair of the SCAC for placement of projects on the July 27, 2015 agenda:

Place on Consent Agenda:

DRC2014-00126 AQUINO- Proposed Conditional use permit for a wireless communication facility including a 45 ft monopine, 8 ft chain link fence around a 31x37 ft lease area, prefab equipment shelter, two GPS units, one standby generator, one electrical meter, twelve 6 ft. panel antennas, nine RRHs, and four raycaps. Site location is 514 Eucalyptus Rd. APN 091-311-033 Agent: Tricia Knight Motion made by Hans Hansson and seconded by El-Jay Hansson and passed.

DRC2014-00151 CASTELLANOS- Proposed Minor use permit for a cell site consisting of one Charles cabinet, one 2 ft antenna, nine RRU's and three diplexers mounted on an existing building. Site location is 535 Orchard Rd. Nipomo APN: 092-157-026 Agent: Tricia Knight. Motion made by Hans Hansson and seconded by El-Jay Hansson and passed

DRC2014-00148 JOHANNESSEN- Proposed minor use permit to convert an existing garage with an office into a secondary dwelling of 800 sf, 100 ft from existing single family dwelling. Site location is 804 Pomeroy RD. APN:091-292-047 Applicant/agent: Fred Johannessen. Motion made by Hans Hansson and seconded by Vince McCarthy and passed

DRC2014-000157 NIPOMO PARTNERS-Proposed conditional use permit for an addition of 40,722 sf of storage buildings. Site location is 720 Frontage Rd. Nipomo APN's 092-158-012, -013, and -014 Motion made by Hans Nansson and seconded by Art Herbon and passed

Place on SCAC agenda for consideration by full council:

LRP2014-00025 MONARCH DUNES-Proposed specific plan amendment to change site zoning from CS to CR Site location is south of Centre Point PI between Kingston Drive and Mesa Rd. APN:091-504-010 and 011 Agents: Brad Bechwald and Rachel Hawthorne, Wallace Group Motion made by El-Jay Hansson and seconded by Vince McCarthy and passed

DRC2014-00152 PG&E- Proposed Minor Use Permit for a cell site consisting of one antenna to be installed on an existing utility pole, two RRU's,one diplexer. one equipment cabinet on a concrete pad and one wireless meter with disconnect. Site location is in the right of way near 125 S. Thompson Ave, Nipomo. APN:000-000-000 (adjacent to 090-386-019) Agent: Tricia Knight Motion made by Art Herbon, seconded by Jeanne Taylor and passed

DRC2014-00142 VAHABNEZHAD Minor use permit for a primary single family residence of 2400 sf (existing single family residence of unstated sf to become secondary) Site location is 1055 Patricio Ln. Nipomo APN: 091-284-006 Owner/agent:main residence planned will be well over the 50 ' distance from main residence due to topography of lot. Is distance waiver required? Motion made by El-Jay Hansson, seconded by Vince McCarthy, and passed

Second Look:

DRC2014-00131 MARINAI- Proposed conditional use permit for a three story, 71 unit (?) hotel with a total of 38,500 sf. Site location is 549 Hill St. Nipomo. APN:092-579-004 Agent: Robert Winslow: questions raised about building height, water usage, road access to major arteries.

DRC2014-00150 EVENSON Proposed minor use permit to construct two mixed unit buildings, one with commercial space on first floor and two residential studios above, and one residential duplex. Site location is Sparks St and Dana St in Nipomo. APN:090-143-005 Agent: Joseph Silvaggio AIA :

Michael LeBrun, general Manager of NCSD confirmed no current "will serve" exists or are any new ones available under present severity rating

Old Business:

Laetitia: Appears before Planning Commission on August 13,2015

Adjourn

DRC2014-00153 PRIVATE CAPITAL-Proposed conditional use permit to increase the number of senior apartments from the approved 36 units on DRC2013-00003 to 40 units, create two buildings rather than one, and create a third floor to accommodate cafeteria on first floor was approved at June 22 SCAC meeting, but questions exist as to lack of elevator in three story Senior Citizen Complex. In addition, questions exist as to height constraints placed by Calfire needs. Site location is Mary Ave. and Juniper St. in Nipomo. APN:092-572-057. Agent: Todd Smith

PRIVATE CAPITAL is scheduled to appear before Planning Commission July 23, 2015: concerns persist about total project exceeding height limits set by West Tefft Corridor Plan and lack of clarity about existence of elevators for 3 story Senior Citizen complex. E-mail to agent Todd Smith went unanswered and Planner Brian Pedrotti investigating answers to questions asked.

Meeting adjourned AT10:05