



SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE MINUTES
148 South Wilson, Nipomo, CA 93444

Monday, April 11, 2016 – 9:00 am

Called to Order at **0857**

Pledge of Allegiance **led by Art Herbon**

Roll Call -

Present Richard Malvarose LUC Chair – richard@nipomoproperties.com

Present Art Herbon SCAC Chair – afherbon@gmail.com

Excused El-Jay Hansson – hansson@verizon.net

Present Vince McCarthy – vincemcc@att.net

Excused Jeanne Taylor – nipomojeanne@att.net

Present Richard Wright – zwrights229@aol.com

Present William Woodson – Williamwoodson@hotmail.com

Present Istar Holliday – istardoc@verizon.net

Present Bob Query - thepermitcenter@yahoo.com

Present Rudy Stowell – rudystowell@gmail.com

Additions or Deletions – **Added discussion under Old Business pertaining to Land Use Activities**

Correspondence and Comments from the Chair - **None**

Approval of March Minutes – **Vince McCarthy motioned to approve, seconded by Istar Holliday and passed unanimously**

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Public Comment Period: **Mike Berry questioned what is referred to the Land Use Committee from the Planning Department. The LUC Chairman promised to contact Brian Pedrotti from Planning to determine what triggers a referral and ask that all applications that impact the South County be sent to the LUC.**

New Business: DRC2015-00101 BAKER – Proposed conditional use permit / development plan for a self-storage facility. Site location is 2710 Willow Road, Arroyo Grande, CA APN: 091-192-032

Applicant Todd J. Plastino presented his plan for the development and covered the following; That he would close Escrow on or about May 15th, that he owned the adjacent property and that it was already functioning as a self-storage facility, that he has in his possession a Will Serve Letter from the Woodland Park Mutual Water Company, that septic service is already on site, that drainage and grading plans have been completed, that there may be a requirement from Cal-Trans to install a left turn lane on Willow and that drought tolerant landscaping would be used throughout. Istar Holliday made a motion to recommend approval to the SCAC and was seconded by Richard Malvarose with unanimous consent.

Old Business:

"Workplace Housing Ordinance and Design Guidelines" sent back to LUC for further review and specific recommendations – **After much discussion it was determined that the "Workplace Housing Ordinance and Design Guidelines" was lacking sufficient detail in the following areas; the lack of public transportation to support this effort, the increased parking from increasing family size, increased density due to 1000 sq. ft. lots, size vs. economics and the issue of rural vs. city settings. On a motion from Istar Holliday and a second from Vince McCarthy it was recommended to send back to County Planning for rewrite via the next scheduled SCAC Board Meeting. The motion passed unanimously.**

Residential Vacation Rental Ordinance (deferred by SCAC until April 25th meeting) **Based on a motion from Art Herbon and a second from Rudy Stowell and passed unanimously it was recommended that the issue be tabled at LUC until such time as the County presentation on the Vacation Rental Ordinance can be received by the SCAC.**

Adjourn