



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

Monday, September 12, 2016 – 10:00 am

Call to Order at 9:57 am

Pledge of Allegiance – Led by Richard Malvarose

Roll Call -

Art Herbon SCAC Chair – afherbon@gmail.com ABSENT

Richard Malvarose – richard@nipomoproperties.com PRESENT

El-Jay Hansson – hansson@verizon.net PRESENT

Hans Hansson – hansson@verizon.net PRESENT

Vince McCarthy – vincemcc@att.net PRESENT

Jeanne Taylor – nipomojeanne@att.net PRESENT

Richard Wright – zwrights229@aol.com PRESENT

William Woodson – Williamwoodson@hotmail.com PRESENT

Istar Holiday – istardoc@verizon.net PRESENT

Rudy Stowell – rudystowell@gmail.com PRESENT

Barbara Verlangiere – blondmare@gmail.com PRESENT

Additions or Deletions - NONE

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Correspondence and Comments from the Chair: None

APPROVAL OF AUGUST MINUTES: JEANNE TAYLOR MOVED TO APPROVE: ABSENTEES FROM AUGUST MEETING, RICHARD WRIGHT AND ISTAR HOLLIDAY, ABSTAINED; ALL OTHERS APPROVED.

Public Comment Period: Mike Berry presented information on witnessing water tanker extracting water from 1206 Mesa Rd, Nipomo Mesa, and delivering it to Speedling Inc. east of 101 Freeway. Jim Harrison, former NCSO Board member and present Planning Commissioner, commented this was illegal. Mr. Berry also discussed his neighbor watering approx. 12 hrs. a day in preparation, he was told by County reps, for planting "Strawberries," yet current photos show many horses grazing and no strawberries. Code enforcement has not followed up with visit to site.

Istar Holliday spoke to Code enforcer Harley Voss' unexpected reversal of decision to finally implement the closure of Viva Farms/Plant Resource unpermitted operation of a Distribution Center on a parcel in the Rural Residential Zone on Camino Caballo on the Nipomo Mesa. When contacted via e-mail by Mrs. Holliday (cc: Art Trinidad), Mr. Voss said Steven Pyle, owner of Plant Resource, didn't get the deal he expected on the property in question, and Mr. Voss decided to give him an open-ended extension to operate if Pyle agreed to demolish two of the nine unpermitted structures on the property, Mr. Pyle has yet to pay the fees to demolish even those structures cited. The semi's keep rolling in, business as usual. Mrs. Holliday asked LUC and SCAC to investigate Code Enforcement's lack of follow-through as "no consequences" results in "no compliance."

New Business:

DRC2016-00005, GHAZALY South County E-referral,1020 Division Street, Nipomo APN: 092-451-048 Proposed mixed use development: 8,200 sq. ft. commercial, (4)800 sq. ft. studio apartments. After failed attempts by LUC Chairman to gain response by Mr. Ghazaly, no show of Ghazaly representative at LUC meeting, and several committee members' concerns about inadequacy of application details and maps for project, which was asking approval as "affordable housing", Istar Holliday moved to recommend SCAC denial of project as presented: motion was unanimously approved by LUC members present.

DRC2016-0002 MONARCH DUNES, South County E-Referral. Proposed Minor Use Permit for the construction of a 32,000 sq. ft. mini storage facility. Project location is off Highway 1, in the Woodlands area of Nipomo. APN(s):091-509-002 & 003. Paul Laughton, Developer, and Pat Blote, Architect, were present. Mr. Laughton described the project and explained the project's location choice and development plans for the surrounding area. Questions were asked by committee members about water use, security, and traffic. Mr. Blote pointed out plans to use drought tolerant plants with expectation that, when established, landscaping would use little or no water. Istar Holliday moved that application be placed on SCAC Consent Agenda with recommendation to approve. Motion passed unanimously.

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Old Business:

None

The next scheduled meeting is at 1000 on October 10th 2016

Adjourn at 10:40 am