



SOUTH COUNTY ADVISORY COUNCIL

PO Box 2355 Nipomo, CA 93444-2355

<http://scac.ca.gov>

MEETING AGENDA

Monday, July 27, 2015, starts at 6:30PM

NCSD Building - 148 South Wilson Street, Nipomo, California

Officers

Area 6 - Art Herbon, Chairman

Area 3 - Sandra Caughell, Vice Chairman

Area 5 - Gary Spelbring, Treasurer

Area 3 - Richard Malvarose, Recording Secretary

Public Safety - Richard Wright, Correspondence Secretary

Members

Area 1 - Michael Pieper

Area 1 - Vince McCarthy

Area 2 & NCSD - Dan Woodson

Area 2 - Harry Walls

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 Board of Supervisors - Lynn Compton
2. CALFIRE - Battalion Chief Geoff Money
3. SLO Sheriff's Office - Commander Jay Donovan
4. California Highway Patrol - Caption Michael Bueno
5. Nipomo Community Services District - Dan Woodson
6. Lucia Mar Unified School Dist - Vern Dahl
7. Nipomo Chamber of Commerce - Richard Malvarose
8. SCAC Active Project Status Report - Brian Pedrotti, Planner (see appendix A)

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 June 22, 2015 SCAC Meeting. Motion: Approve minutes.
2. Treasurer's Report for May 18, 2015 by Gary Spelbring. Motion: Approve Treasurer's Report.
3. DRC2014-00126 AQUINO - Cell phone tower at 514 Eucalyptus (at Osage). Application received by SCAC on May 15th. Motion: Postpone hearing to August 24th at applicant's request.
4. DRC2014-00130 MONARCH DUNES - Conditional use permit for 242 homes, roads and open space at Woodlands Phase II . Motion: Postpone hearing to August 24th at applicant's request.
5. DRC2014-00151 CASTELLANOS, Proposed minor use permit request received for Verizon cell site at 535 Orchard Rd (on roof of existing commercial structure). Motion: Postpone hearing to August 24th at applicant's request.
6. 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. Motion: Postpone hearing to August 24th at applicant's request.
7. 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. Motion: Recommend approval of the application (Land Use Committee recommendation).

OLD BUSINESS

1. LRP2014-00025 MONARCH DUNES - Proposed specific plan amendment to change site zoning from CS to CR. Site location is south of Centre Point Pl between Kingston Drive and Mesa Rd.
2. DRC2014-00142 VAHABNEZHAD - Proposed minor use permit for 2,400sf primary residence (existing residence becomes secondary). 1055 Patricio Ln, Nipomo.
3. DRC2014-00131 MARINAI - CUP for three-story, 83 unit Hilton Hotel with a total of 38,500 sf. Site location is 549 Hill St., Nipomo. APN: 092-579-004. Representatives: Brianna Everett; Rob Marinai (owner); Robert Winslow (agent, Cambria). Land Use Committee meeting on 5/11/15: Extended stay hotel with 93 parking spaces.; Unusual lot shape (5:1 ratio); Includes sidewalk and

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

- | | |
|---|---|
| 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 |

street improvements.

- 4. DRC2014-00150 EVENSON, Proposed minor use permit for two mixed use buildings: First building with commercial on 1st floor and two residential studios above; Second building a residential duplex.

NEW BUSINESS

- 1. 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.

SCAC COMMITTEE REPORTS

- Land Use Committee - Istar Holliday
- Traffic and Circulation Committee - Dan Woodson
- PM10 Committee - Patricia Duron

NEXT MEETING: July 27, 2015, 6:30PM at NCSD

ADJOURN

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

- | | |
|---|---|
| 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
 - Oct-2008 SCAC advised against project due to water and Traffic/circulation concerns
 - May-2012 SCAC advised against the project due to water availability concerns
 - Apr-2015 SCAC Land Use suggested placing item on May SCAC agenda
 - June - 2015 - SCAC advised against project due to limited road access and water issues.
2. DRC2014.0097 VAN PETTEN at 916 Mesa View Dr.
 - Mar-2015 SCAC advised County to allow 5' bluff setback instead of 50' minimum.
 - May-2015 - County requested more information from applicant.
3. DRC2014-00130 MONARCH DUNES PHASE 2 - 242 homes
 - May-2015 - Land Use Committee recommends postponing SCAC hearing to June 22nd
4. 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.
1. DRC2014-00130 initiated to build 242 homes on existing Specific Plan.
 - May-2015 - Land Use Committee recommends postponing SCAC hearing to June 22nd

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-2010014 Comment letter to County. SCAC tabled issue until REIR is finalized.
3. DRC2013.0062 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
4. DRC2014.0018 Mesa Dunes Retail, 719 Tefft St, Nipomo.
 - Nov-2015 SCAC advised against the project.
 - May 2015 - On hold - waiting.
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.

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.
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.
8. 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 completing the tasks.
9. 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.
10. 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 apartment, and other design changes, providing the project meets criteria of West Tefft Corridor Plan.

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.
 - May-2015 County waiting for more information
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