



# SOUTH COUNTY ADVISORY COUNCIL

PO Box 2355 Nipomo, CA 93444-2355

<http://scac.ca.gov>

## MEETING AGENDA

Monday, February 22, 2016, 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 January 25, 2016 SCAC Meeting. Motion: Approve minutes.
2. Treasurer's Report - February 2016 from Gary Spelbring. Motion: Approve Treasurer's Report.

**OLD BUSINESS - none**

**NEW BUSINESS**

1. Workforce Housing Ordinance and Design Guidelines - A request by the County of San Luis Obispo to amend Title 22 of the County Code to incorporate a Workforce Housing Subdivision Ordinance, and adopt new Workforce Housing Subdivision Design Guidelines. The Workforce Housing Subdivision Package is intended to provide a means to encourage the development of market-rate residences through the development of workforce housing subdivisions that are affordable to the County’s workforce. The proposed ordinance includes flexibility for applicants when applying development standards to proposed workforce housing subdivisions.
  - SCAC Members - Please read the Link attachment prior to the meeting. Brian Pedrotti is arranging a speaker to explain the ordinance. SCAC will evaluate recommendations and complete the recommendations at the March meeting.
  
2. Residential Vacation Rental Ordinance (LRP2015-00007) -The San Luis Obispo County Department of Planning and Building is seeking public input on proposed ordinance amendments governing residential vacation rentals in the inland part of the county (similar provisions already exist in the Coastal Zone). The purpose of these amendments, which were authorized by the Board of Supervisors on October 13, 2015, is to address neighborhood compatibility concerns and community character impacts associated with establishing vacation rentals in residential neighborhoods and rural/agricultural areas of the county. Of particular concern are impacts (e.g. noise and traffic) generated by events venues that are currently operating as residential vacation rentals. The proposed amendments would address this concern by disallowing temporary events (e.g. weddings, reunions, concerts, etc.) at sites with residential vacation rentals unless they obtain land use permit approval for holding temporary events.
  - SCAC Members - Please read the attached pdf prior to the meeting

**SCAC COMMITTEE REPORTS**

- Land Use Committee - Istar Holliday
- Traffic and Circulation Committee - Dan Woodson
- Election Committee - David Nilsen

**ADJOURN** - The next SCAC meeting will be on March 28th.

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        |