

SCAC - AGENDA

Meeting held at NCSD Chambers
148 South Wilson, Nipomo, CA 93444
Monday, September 23, 6:30 PM

Area 1 – vacant & vacant
Area 2 - Harry Walls & Robert Wachsmuth
Area 3 – Darrell Sisk & Russ Hobbs
Area 4 – Tom Girard & Rose Kaye
Area 5 – Steve Schumann & Jerry Bridge
Area 6 - Gary Spelbring & Stephen Vines

Area 7 – Vacant & Vacant

- Agriculture - Pat Duron
- Public Safety - Richard Wright
- LMUSD (School District) - Vacant
- NCSD (Water District) - Vacant

“The mission of the South County Advisory Council ("SCAC") is to provide a forum for citizen involvement and information on issues which affect the greater part of the Nipomo Community. The SCAC seeks to achieve sound community planning and development of the Nipomo and Nipomo Mesa area through consideration of social, technological, environmental and political impacts and to advocate measures to promote a safe environment for our citizens and visitors. The SCAC:

- Holds public meetings & Surveys community opinion
- Speaks for the community to the BOS and Is authorized by statute to advise BOS on matters of public health, safety, welfare, public works, and planning
- Acts as clearinghouse for local, state, and federal funding for community projects
- Coordinates with community organizations and other local governmental bodies

CORRESPONDENCE FROM THE CHAIR – Welcome everyone and thank you for being here! Jerry made a request to send a formal letter to LAFCO indicating SCAC position on the matter of DRSP and annexation. There was not a consensus, no letter was sent.

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.

- Supervisor Paulding (Jamee, Leg Asst)
- CALFIRE - Battalion Chief Eric Shalhoob
- SLO Sheriff – Commander
- CHP – Sgt Perry Heidebrink & Lt Kevin Kurker
- Nipomo Community Service District – Ray Dienzo
- SLO County Parks and Recreation – Mike Eisner
- SLO County Planning – ?

PUBLIC COMMENT - Items not scheduled on today's agenda. Speakers are allotted for 3 minutes.

CONSENT AGENDA - Council may pull items from ‘Consent’ to permit discussion after the Consent vote:

- Approval of Minutes
 - Treasurer's Report
-

New Business:

PROJECT NUMBER AND NAME: Marinai CUP N-DRC2024-00037

DESCRIPTION: A request by Robert Marinai for a **Conditional Use Permit** to allow for construction of **two separate three-story residential multi-family buildings consisting of 39 units in total**. The proposed project is within the Commercial Retail land use category, located at 549 Hill Street, in the community of Nipomo. The site is in the South County Inland Sub-Area of the South County Planning Area. APN: 092-579-004

https://energov.sloplanning.org/EnerGov_Prod/SelfService#/plan/cca515ff-1dc9-42db-9216-a1eec4093337?tab=attachments

Despite the project meeting the required minimum number of **parking spaces, the committee has concerns that it will be insufficient due to a trend of increasing number of vehicles per household, especially when considering guests**. There was a question about **emergency egress** and the sufficiency of the hammerhead driveway for fire department vehicles. There are also general concerns about **increasing population density in** this area without an increased capacity for surface street traffic and freeway access.

Discussion regarding annexation and LAFCO. Should SCAC weigh in on the matter? What's the appropriate action, if any?

1. Traffic & Circulation Committee (Tom Girard)
2. Outreach – Steven Vines
3. Land Use Committee Meetings **Monday, October 14th, 2024, 10:00 am** Via Zoom
4. Website Management (Darrell Sisk)
5. Next Regular SCAC Meeting **October, 28th at 6:30 PM.**