



SOUTH COUNTY ADVISORY COUNCIL

PO Box 2355 Nipomo, CA 93444-2355

November 28, 2016

Supervisor Lynn Compton, 4th District Supervisor
County Government Center
San Luis Obispo, CA 93408

Dear Supervisor Compton:

The SCAC took the following action at its November 28, 2016 meeting:

Edwards – DRC2016-00029 - Proposed minor use permit to allow modification of the building envelope for a new single family residence on a 10 acre parcel. Project location is 1262 North Dana Foothill Road in Nipomo. APN: 090-012-007.

The applicants plan a new 4536 sq. ft. main house with attached 1568 sq. ft. garage and 1200 sq. ft. unfinished basement in addition to a new 1200 sq. ft. secondary dwelling and a new 2425 sq. ft. barn/shop. Members of the Land Use Committee (LUC) visited the location and in light of the water issues in the neighboring developments, requested a water assessment by the water purveyor, Rancho Nipomo Homeowners' Association. Due to questions regarding the water issues and the size of the project which extended past the authorized envelope, the LUC approved a motion to place the project on the full Council's agenda.

The applicants provided the Council with a detailed water supply assessment and a "will serve" letter from the Rancho Nipomo Homeowners' Association. They explained the footprint extension beyond the envelope would allow for a single story residence that was mostly concealed from neighbors by the landscaping in contrast to a more visible two story building. This design also saved the oak trees on the property.

The Planning Department is still conducting a Cultural Resources review but barring issues on that front, the full Council recommended approval of this project.

On behalf of the South County Advisory Council,



Richard Wright,
Correspondence Secretary

