



SOUTH COUNTY ADVISORY COUNCIL

PO BOX 2355 NIPOMO, CA 93444-2355

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

Monday, November 13th, 2017 – 9:00 am

Call to Order Pledge of Allegiance

Roll Call –

Kevin Beauchamp LUC Chair – kevin.beauchamp@kw.com

Art Herbon SCAC Chair – afterbon@gmail.com

El-Jay Hansson – hansson@verizon.net

Hans Hansson – hansson@verizon.net

Vince McCarthy – vincemcc@att.net

Richard Wright – zwrights229@aol.com

William Woodson – Williamwoodson@hotmail.com

Rudy Stowell – rudystowell@gmail.com

Barbara Verlangiere – blondmare@gmail.com

Additions or Deletions

Correspondence and Comments from the Chair

Approval of September Minutes

Public Comment Period: Limited to three minutes for those items not on the agenda

County of San Luis Obispo Department of Planning & Building

PROJECT DESCRIPTION: DRC2016-00097 T-Mobile (Eugene) – Proposed Conditional Use Permit for a 80’ antenna support structure disguised as a Mono Eucalyptus tree, including ground mounted equipment cabinets and generator. Project location is 268 N. Oakglen Avenue in Nipomo. APN: 090-151-009

This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

http://archive.slocounty.ca.gov/Assets/PL/referrals/south+county/DRC2016-00097_T-MOBILE_EUGENE_Conditional_Use_Permit.pdf

County of San Luis Obispo Department of Planning & Building

PROJECT DESCRIPTION: DRC2014-00131 – Proposed conditional use permit for a three-story, 71 unit hotel with a total of 38,500sf. Site location is 549 Hill St, Nipomo. APN: 092-579-004

This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

http://archive.slocounty.ca.gov/Assets/PL/referrals/south+county/DRC2014-00131_MARINAI_CUP.pdf

County of San Luis Obispo Department of Planning & Building

PROJECT DESCRIPTION: DRC2017-00057 LFOA LLC – Proposed Minor Use Permit to construct two (2) 70,000 SF industrial buildings. Each building to be built in a separate phase (phases I and II), located at 654 Winterhaven Way, Arroyo Grande. APN(S): 091-402-006

This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

<http://www.slocounty.ca.gov/getattachment/b1cdc59b-f6f7-4422-b845-5b0d65e56534/DRC2017-00057-LFOA-LLC-MUP-Referral-Package.aspx>

County of San Luis Obispo Department of Planning & Building

**SUB2017-00022 TR1931 BROSKEI LLC – Proposed Tract Map to modify building envelope on Cimarron Way in Arroyo Grande.
APN(S): 090-042-041**

This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

<http://www.slocounty.ca.gov/getattachment/2771765e-7479-4f7d-aa6c-eed10d99ec79/SUB2017-00022-TR1931-BROSKI-LLC-Referral-Package.aspx>

County of San Luis Obispo Department of Planning & Building

SUB2017-00021 VANDERVEEN / SIMKO FAMILY TRUST – Proposed 4-lot residential Parcel Map (Lot 1 @ 44,115 SF; Lot 2 @ 44,112 SF; Lot 3 @ 60,121 SF; Lot 4 @ 60,092 SF). Project location is 2434 Montclair Place in Arroyo Grande. APN(S): 075-151-018

This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

<http://www.slocounty.ca.gov/getattachment/6d067700-f07e-4f1d-8150-b7593ba12883/SUB2017-00021-VANDERVEEN-SIMKO-Referral-Package.aspx>

County of San Luis Obispo Department of Planning & Building

SUB2017-00028 VANPETTEN: This is a revised map for a 2 lot subdivision. The proposed map's topographic details have been updated to reflect the demolition of all previously-existing structures and to include the new residence currently under construction. Location is 916 Mesa View Drive, Arroyo Grande. APN(S): 075-281-014

This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

<http://www.slocounty.ca.gov/getattachment/ce507121-10c2-4f28-b697-bdeaedf6c04c/SUB2017-00028-VANPETTEN-C017-0091-Referral-Package.aspx>

County of San Luis Obispo Department of Planning & Building

PMT2016-01335 AG PROPERTY HOLDINGS (EL CAMPO RANCH) – Construction of a 4.5 acre-foot capacity agricultural reservoir. Project is located at 111 E. El Campo Road, on the northeast corner of El Campo Road and Los Berros Road, about 1 mile south of Arroyo Grande.

This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

http://archive.slocounty.ca.gov/Assets/PL/referrals/south+county/PMT2016-01335_AG_PROPERTY_HOLDINGS_LLC_Major_Grading_Permit.pdf

**SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE
AGENDA cont'**

Are there significant concerns, problems or impacts in your area of review?

If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.

If your community has a "vision" statement in the Area Plan - does the community, feel this project helps to achieve that vision? If No, please describe.

What does the community like or dislike about the project or proposal?

Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?

Does the community believe the road(s) that provide access to the site is(are) already overcrowded? Does the community wish to have a trail in this location?

If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?

Old Business:

There is no LUC /meeting in December

Next meeting 8 January 2018 at 9:00 am

Adjourn