



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 11th, 2019 – 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 – hehansson626@gmail.com

Hans Hansson – hehansson626@gmail.com

Richard Wright – zwrights229@aol.com

Tom Ryan - whitneyhiker888@yahoo.com

Gary Spelbring - nogrownups2@gmail.com

Barbara Verlangiere – Secretary - 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

[PROJECT NUMBER & NAME: SUB2019-00092 TR 3056 FLINT, A GENERAL PARTNERSHIP PROJECT DESCRIPTION*](#): Proposed Tract Map with Conditional Use Permit for the new construction of twelve (12) single family homes (2-story, 2-car garage) and twenty-four (24) 1-bedroom apartments in three (3) 2-story buildings with four (4) units on each level. Location is 561 West Tefft Street in Nipomo. APN(s): 092-575-001 & -005

[PROJECT NUMBER & NAME: DRC2019-00058 CORTEZ REVISED PROJECT DESCRIPTION](#): Proposed Conditional Use Permit for 27,216 square-foot indoor cannabis cultivation gross (20,412 sf canopy), 7,560 square feet gross ancillary cannabis nursery (5,103 sf canopy), and use of an existing 2,976 square-foot building for cannabis ancillary manufacturing, ancillary processing, and cannabis storage to be located at 375 Mehlschau Rd, Nipomo, CA [APN\(s\): 090-051-058](#)

PROJECT NUMBER & NAME: DRC2019-00128 HEIN PROJECT DESCRIPTION: Proposed Minor Use Permit for a 450 SF addition and 200 SF shop/garage at existing residence, 864 Guadalupe Road in Arroyo Grande. [APN\(s\): 091-194-069](#) ***(Project Link not Active)**

These applications were recently filed with the Planning Department for review and approval. Because the proposals may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the projects.

Old Business: None

Next meeting - January 13th 2019 at 9:00 am

Adjourn

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?