



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, March 9th, 2020 – 9:00 am

Call to Order Pledge of Allegiance

Roll Call –

Kevin Beauchamp LUC Chair – kevin.beauchamp@kw.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 February Minutes

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

PROJECT NUMBER & NAME: SUB2020-00010 CO 20-0016 NIPOMO 101 LLC PROJECT

DESCRIPTION*: Proposed Parcel Map and Conditional Use Permit for a shopping center; 4 individual parcels of varying sizes with 4 pre-selected tenants and a combined total of 163 parking spaces. Location is 170 South Frontage Road in Nipomo. **APN(s): 092-576-013**

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.

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 links above.

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?

Next meeting April 13th 2020 at 9:00 am

Adjourn

