



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

Wednesday, Nov 18th, 2020 – 10:00 am. To be held at the Kaleidoscope Inn
at 130 E Dana St, Nipomo CA 93444

Call to Order

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 March Minutes

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

[PROJECT NUMBER & NAME: DRC2020-00146 2115 Willow Rd #C \(Sackley\) PROJECT DESCRIPTION*](#): Proposed conditional use permit (CUP) to establish 1,500 square feet of microbusiness cannabis space. The project includes non-storefront delivery, manufacturing, and distribution within an existing, 12,035 square foot metal building. The proposed cannabis business would be located within an existing building. The project's 1,500 square foot tenant space would consist of a secure loading/unloading area (200 square feet), a secure storage area (20 square feet), an office (98 square feet), a restroom (63sf), an employee break area (55sf), a dispensary area (200 sf), manufacturing area (270sf), distro area (252 sf) and an area for unsecure storage (55sf) and 225sf of walkways and isles. No exterior modifications will be necessary whatsoever other than state mandated security cameras. The proposed project will be located at 2115 Willow Rd Unit C in Arroyo Grande APN(s): 091-195-003

[PROJECT NUMBER & NAME: DRC2020-00038 CHESTNUT VENTURES PROJECT DESCRIPTION*](#): Proposed Conditional Use Permit for the construction of a mixed-use (Residential and Commercial) building on vacant lots. Location is the corner of E Chestnut and N Thompson in Nipomo. APN(s): 090-384-013 and -014

[PROJECT DESCRIPTION*](#): Proposed Tract Map to subdivide into 5 lots; parcel is partially developed and located at 691 W Tefft St in Nipomo. APN(s): 092-577-008

[PROJECT DESCRIPTION*](#): Tract Map and Conditional Use Permit for a 42-lot multi-use subdivision and corresponding Specific Plan (General Plan Amendment LRP2020-0007). Multiple uses for this Tract Map and Specific Plan (to be referred to as Dana Reserve) to include residential, commercial, and recreation/open space, among others. Location is 3 unaddressed parcels off Cherokee Road parallel to Hwy 101 in Nipomo. APN(s): 091-301-073; 091-301-030; 091-301-031

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 Dec 7th 2020 - TBA

Adjourn