



## SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE AGENDA – Zoom Meeting

Monday, April 19th, 2021 – 10:00 am. To be held via Zoom Meeting

Call to Order

Roll Call –

Kevin Beauchamp LUC Chair – [kevin.beauchamp@kw.com](mailto:kevin.beauchamp@kw.com)

El-Jay Hansson – [hehansson626@gmail.com](mailto:hehansson626@gmail.com)

Hans Hansson – [hehansson626@gmail.com](mailto:hehansson626@gmail.com)

Richard Wright – [zwrights229@aol.com](mailto:zwrights229@aol.com)

Tom Ryan - [whitneyhiker888@yahoo.com](mailto:whitneyhiker888@yahoo.com)

Gary Spelbring - [nogrownups2@gmail.com](mailto:nogrownups2@gmail.com)

Barbara Verlangiere – Secretary - [blondmare@gmail.com](mailto:blondmare@gmail.com)

Additions or Deletions - Correspondence and Comments from the Chair –  
Approval of March 2021 Minutes

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

**PROJECT NUMBER & NAME: DRC2019-00073 CROWE\_RUIZPROJECT**  
**DESCRIPTION:** Proposed Minor Use Permit for 10,000 square-foot cannabis nursery to be located at 1116 Dawn Rd. Nipomo, CA **APN(s): 091-232-053, 091-232-054**

**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 NUMBER & NAME: DRC2020-00118 Nipomo Men's Club**  
**PROJECT DESCRIPTION\*:** Conditional Use Permit for an unmanned wireless communications facility disguised as a mono eucalyptus tree. **APN(s): 090-134-006**

**Proposed Conditional Use Permit (CUP)** to establish a cannabis manufacturing (mechanical, no closed loop extraction), cannabis distribution, and cannabis non-storefront delivery business within an existing 17,000-square-foot commercial building at 660 S. Frontage Road, Nipomo, CA 93444 in the South County sub-area of the South County Planning Area. **APN(s): 092-158-025**

**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 May 10th 2021 – 10am – Via Zoom Meeting

Adjourn