

South County Advisory Council
Land Use Minutes
Monday, May 15, 2006
NCSD Building at 9:00 A.M.

Call To Order at 9:00 a.m. by Bonnie Eisner - Chair

Committee Members Present: bonnie Eisner, Ed Eby, El-Jay Hansson, Jim Harrison, Vince McCarthy, Harry Walls, Susie Hermreck, John Brantingham

Pledge of Allegiance

Additions/Deletions to the Agenda-Public comment was added to the agenda

New Business

Craig/SUB2005-00233: 16 lot subdivision located on 18.89 acres. (14) One acre lots, (1) 1.20 acre and (1) 1.18 acre. Located on Willow Road & Via Concha. **Land use cannot support this project without the following questions being answered: Is there a perimeter multiuse trail? How will the eucalyptus be cleaned up? How will the destruction of the butterfly habitat be handled? In regards to grading, how will the earth be moved through town and how much grading will be done? The site plan does not show the mitigations in regards to the EIR and the school road, where is that plan? Where are the sidewalks, curbs and gutters? Will there be advanced road fees to assist with the Willow road extension? Motion by Harry Walls/Second El Jan Hansson. Vote unanimous**

Cingular Wireless/ DRC2005-00200 New cell site facility located off Sheridan Rd near the intersection of Hwy 1 at Pace Self Storage. **This was turned over to the Wireless committee.**

Shepard/SUB2005-00221: 5-lot cluster subdivision w/ 4 buildable lots & 1 open space lot. 5-acre site. Located off Montclair Pl in A.G. **Land Use cannot support this project without answer to the question in regards to the grading issue, horse trails and that the open space outside the cluster be maintained within a home owner association group. Motion Harry Walls/Second Susie Hermreck. Vote 5 yes/2 no**

Macagni/DRC2005-00202: MUP to install 3 wind turbine towers on a 30.2 acres site off Guadalupe Rd. 1550 Guadalupe Rd. **Land use approves of this project because of it supports agriculture sustainability by using renewable energy resources. Place this on the consent calendar. Motion by Susie Hermreck/second Jim Harrison. Vote 6 yes/1 abstain.**

Beauchamp/SUB2005-00209: Subdivide into two 7,200 SF lots. Make a lot line adjustment to create a 10,00 SF lot. Located at 153 S. Oakglen, **Land use cannot support this project without comments from the applicant in regards to the interface between residential & commercial, how to access lot 1 & 2 and the width of the driveway and the lack of a turnaround in back for safety. Motion Ed Eby/ Second Vince Vote 6 Yes 1 No**

Luis & Global Premier Development /DRC 2005-00196: 52 Unit CUP on 3.88 acre-site located at Grande & Blume. (36) 2 Bd/2 bath @ 908 SF and (26) 3 Bd/2 Bath @ 1058 SF. This 52 unit affordable housing will be adjacent to the 40-unit development, which has already been approved. **Land Use would like our views to be consistent with our recommendation on the other units in January. That the project be denied at this time because Nipomo does not have the infrastructure to support the proposed density. Specific impacts cited were traffic and water. Motion by Harry Walls/Ed Eby vote 6 yes 1 abstain.**

General Plan Amendment to the Land Use Ordinance referring to the TDC program LRP2004-00017 for review and comment. **This was turned over to the TDC committee.**

Adjourned at 10:20