

South County Advisory Council
Land Use Committee Meeting- Chair Bonnie Eisner
August 21, 2006 – 9:00 AM at the NCSA Building

Call To Order at 9:00 AM

Committee Members Present: Bonnie Eisner, Jim Harrison, Ed Eby, Mike Winn, Phil Henry, El-Jay Hansson, John Brantingham, Vince McCarthy, and Reggie Dion.

Pledge of Allegiance

Addition/Deletions to Agenda- None

Public Comment- None

Correspondence- Open House- Planning Department Sept 7th
Revised Procedure for Certifying Building Setbacks

New Business:

Nipomo Town Square: George Newman shared his changes to his Town Square Project. He will present the project the SCAC next Monday.

Hesse/DRC2006-0007: MUP to waive size requirement for secondary dwelling 5 acres. Site located at Lot 4 on Whisper Lane. **Motion- Bring this MUP to the council for discussion on the size and the distance of secondary dwelling. El Jay/ Mike - Approved with two abstentions.**

Canclini/SUB2005-0117: Lot split- Parcel A=24,047gross Parcel B=21,854 gross. Site located at 490 Nopal Way. **Motion- Need the following questions answered: the driveway to the new lot, lack of parking on the cul de sac, set a precedent in the area, will septic work in this area, steepness of the grade. Phil/ El Jay - approved with one abstention.**

Flores/DRC2006-00027: MUP for addition composed of 2,810 living space, 680 sq ft of open court yard and 1,352 sq ft. 3 car garage. **Motion-Explain the set back in regards to the LCP zone area which specifies 10% of the width which would be 9 _ feet.**

Dobbe/DRC2006-00022: Nextell Cell site located off Guadalupe Rd. **Land use gave the project to the wireless committee. They should follow up with the SCAC next Monday if possible.**

SOO/SUB2006-00008: Tract map w/CUP for 14 lots-.8 residential and 6 Open Space on 41.91 acres.Site located at 1720 Scenic View Way. **Project tabled until accepted for processing by planning. There are a number of unresolved issues per the developer.**

Mid-State Properties/SUB2005-00289: Divide 3 lots into 4. Located on Juniper St. **Motion- Place on the consent agenda sine it meets all of the planning conditions with the recommendation of a 25' road dedication along the west side of the property. Jim/ Phil. Approved unanimously**

Villanera/SUB2006-00001: Parcel Map to create 2- 5 acre parcels out of 1 10 acre parcel. Site located 1939 Willow Road. **Motion- Support the subdivisions map with the condition he provide a multi purpose trail and place on the consent agenda. Jim/ Phil. Approved unanimously.**

Rowan/SUB2005-00287: Lot Line Adjustment between 2 parcels located at 1844 Chesapeake place .**Motion- To approve and place on the consent agenda. Mike/Jim. Approved unanimously.**

Woodlands/DRC2006-00008: request to modify garden wall setbacks to allow privacy walls for corner lots along Mesa Road. **Motion-As we understand it, this would severally damage the horse trails to the staging area along Mesa Road. Land Use would like to see a map of the staging area and the access to this from the perimeter trail. Mike/ Phil. Approved unanimously.**

OCW II & RUT/ SUB2005-00236: Parcel Map revision for minor AG cluster to divide 120 acres into 3 parcels located at 350 Sheehy Rd. **Motion- Place this on the consent agenda. Ed to review the minor agriculture zoning to see if there are any problems not addressed. Ed/ Jim. Approved unanimously.**

Announcements/Adjournment-

Remember the SCAC special meeting tonight at 6:30 P.M.

Adjourned at 11:20 a.m.