

South County Advisory Council
Land Use Committee Meeting Minutes
October 16, 2006 – 9:00 AM at the NCSB Building

Call To Order at 9:00 AM by Chair Bonnie Eisner

Committee Members Present: Bonnie Eisner, Jim Harrison, Ed Eby, Mike Winn, El-Jay Hansson, John Brantingham, Vince McCarthy, and Harry Walls.

Addition/Deletions to Agenda- The Following were added: Landscaping and Open Space and mapping issues triggered by project referrals by El Jay.

Public Comment- None

New Business:

Nipomo Town Square/SUB2003-00314/TR-2652: Revised Tentative Tract Map for changes to the project. This is George Newman's project on Mary Extending to Juniper Street. **Motion: Take this project back to the full council to discuss the traffic and circulation caused by a traffic light at Juniper and Mary. Vince/ El Jay approved**

Dobbe/DRC 2006-00022: Nextel Cell site located off Guadalupe Rd. **Motion: Put onto the consent agenda. Jim/Mike**

The Nipomo Group/DRC 2006-00065: MUP for mobile home sales lot off N. Frontage Rd. Access will be through the Nipomo Swap. **Motion: Take this project back to the full council to discuss the landscaping issues. El Jay/Vince**

Nipomo Oaks/LRP 2006-00004: Rezone from RMF to CR w/ text amendment to allow mixed use. Project located at 620 Hill St. Discussion with applicant regarding taking 42 units on 3 acres down to 24 units on 2 acres and rezoning the RMF to commercial with mixed use. **Motion: Move to place on the agenda for the council. Applicant to bring maps so members can see how the project is being designed. Bonnie/El Jay**

Gascho/DRC 2006-00066: MUP for a distance waiver. Subdivide existing 10 acre parcel into (2) 5 acre parcels with a distance waiver since the secondary is 310 feet from the primary. Project is located at 1655 Quiet Oaks Dr. **Motion: To place this on the consent agenda and approve with no objection on the MUP. This was an existing secondary dwelling which was on the property when Mr. Gascho purchased the property in 2001.**

Beer/DRC 2006-00071: MUP for a 2,400 sq. ft. detached garage/workshop. Located at 766 Calle Bendita Site is used for a landscaping business. **Motion: To place this on the consent agenda, as long as the applicant uses the correct set back for the commercial property, landscapes the area and uses articulation so that the new metal building complements the house. El Jay/ Jim**

Clustering: El Jay would like the SCAC to reaffirm its position with county planning in respects to the clustering issue. Clustering should be the exception not the rule in Nipomo. El Jay will write a letter and submit it to the Land Use Committee to review prior to presenting it to the council for final approval next Monday.

Mapping: There is not enough information on the Project referrals to locate some of the sites in question. Land Use would like the SCAC to address this issue with planning. We need specific driving instructions on how to find these locations.

Landscaping: El Jay will write a letter asking that the county insists on landscaping areas be watched for longer than just the initial planting. Developers are allowing plants to die. Can there be a bond attached to the project reflecting this point? The letter will be sent to the Land Use committee members prior to presenting it to the SCAC for final approval next Monday. Mike/ Susie

Adjournment at 10:00