

**SOUTH COUNTY ADVISORY COUNCIL
LAND USE COMMITTEE**

Minutes

Monday, July 14, 2014 – 9:00 am
148 South Wilson, Nipomo

Members present:

Istar Holliday, Chair

El-Jay Hansson, Co-chair

Hans Hansson

Vincent McCarthy

Meeting brought to order at 9 a.m.

New Business:

DRC2013-00110 SCHIAVON- Proposed Minor Use
Permit to relocate building envelope from area with 30-50%
slopes to an area with 10-20 % slopes. Site location is
Spring Canyon Lane, Nipomo. APN: 090-012-027

Representing this application were Larry Siminski, prospective
owner, Tim Crawford, Engineer/Agent. Also present were John
Belsher, attorney, and Milton Hayes , Realtor.

After a number of questions asked and answered about access
roads and potential impact on neighboring properties, Motion was
made by El-Jay Hansson, seconded by Vince McCarthy,
and carried to place item on Consent Agenda for July 28th SCAC
meeting.

DRC2013-00103 STONEBURNER- Poposed Minor Use
Permit for an oversized garage of 4,520 sf. Site location is
575 Highland Hills Dr. Nipomo. APN:090-451-040

Representing application was owner Mark Stoneburner

A close examination of the site plans revealed a complex history of several problems with unpermitted structures built on the property in addition to the allowed main residence and the 1200 Sq.ft. Granny secondary residence built before the reduction from 1200 sq. ft to the present 800 sq.ft.

Th applicant related a history of repeated contacts with Planning and Code enforcement through the years when some structures were questioned and others apparently allowed though unpermitted. The present application was for a MUP allowing an already built 4,500 sq.ft. garage presently outfitted as a third residence, which is unallowed in the Rural Residential zoning of the property to be permitted retroactively.

There are at least 4 large structures already on this parcel and several smaller "storage" buildings, which resulted in a fresh look at code compliance for the proposed MUP.

Mr. Stoneburner seemed sincerely disconcerted by the conflicting messages he got from County personnel as to how to proceed without tearing down already constructed buildings on the property. LUC members present asked many questions about

how so many structures of various uses (residential, agricultural, commercial) were allowed in the face of repeated visits from County throughout the years of accretion and asked applicant to return to Stephanie Fuhs, Planner, and clarify exactly how many structures, of what type, are allowable under the present RR zoning and return when that question is clearly answered before presenting the project in its present form to the full council for action.

Adjourned 11a.m.

Post meeting discussion:

Mike Berry presented an update on what he knew of the progress of action taken against Viva Farms and the apparent evolution of Rocket Nurseries ownership.