

SOUTH COUNTY ADVISORY COUNCIL Land Use Committee Minutes

Minutes for Monday, November 9, 2015

Meeting called to order at 9.03 a.m.

Present: Istar Holliday, El-Jay Hansson, Hans Hansson, and Art Herbon,

Pledge of Allegiance

Approval of October minutes: Motion to accept by Art Herbon, seconded by Hans Hansson, passed unanimously

Additions or deletions to agenda: none

New Business:

SUB2015-00028 NELSON PROPOSED LOT LINE ADJUSTMENT OF TWO PARCELS TO ONE PARCEL TO COMBINE PROPERTY AS DESCRIBED IN EXHIBIT "A" OF DEFAULT JUDGEMENT WITH EXISTING LEGAL PARCEL. ADJUSTMENT IS A CONDITION OF APPROVAL OF CONDITIONAL CERTIFICATE OF COMPLIANCE C15-0030, SITE LOCATION IS575UPPER LOAS BERROS ROAD, NIPOMO.APN: 047-071-028.

Mr. Volbrecht gave a presentation on the legal attempts to accept the 5 acre parcel on which the Nelsons' home, garage, workshop, and barn were built on property the builders thought was theirs and was found to encroach on an adjoining parcel. Courts have already adjudicated the matter, but County compliance required. Motion was made by Hans Hansson and seconded by Art Herbon to place item on Consent Agenda, Passed unanimously.

DRC2015-00048 MUP ROBINSON, PROPOSED CONSTRUCTION OF NEW 1200 SQ. FT. DWELLING WITH ATTACHED GARAGE. LOCATED AT 2890 KIP LANE. ARROYO GRANDE. APN:075-281-007

Ed Flynn, agent, presented the project. Questions were asked about distance from proposed construction to existing 700+ sq. ft. existing dwelling with detached garage tripling the allowed distance of 50 ft. and the Robinson's willingness to give up a better ocean view in the doing. Mr. Flynn said it was the request of a neighbor, who was not present to clarify. Hans Hansson moved to put on the regular SCAC agenda. Art Herbon seconded, passed unanimously.

Old Business:

Viva Farms. Mike Berry gave an update. Complaints lodged by local residents that exit road from Woodlands on to Camino Caballo, a rural road built and financed by residents lining the road, is not recorded as part of Woodlands Specific Plan nor has any later attempt to have Woodlands conform with Specific Plan been required or accomplished. This access road is a significant factor in increased Semi traffic leading to Viva Farms. Supervisor Compton's office and Planning have been advised of this irregularity. No resolution to report as yet.

Adjourned at 10:30 a.m.