

**SOUTH COUNTY ADVISORY COUNCIL  
Land Use Committee  
Minutes**

**Monday  
March 14, 2016  
9 a.m.**

**Nipomo Community Services District's Rear Conference Room  
148 South Wilson  
Nipomo, CA 93444**

**Call to order and Pledge of Allegiance**

**Approval of February 2016 minutes: Moved by El-Jay Hansson, seconded by Hans Hansson**

**Additions or deletions to agenda: none**

**Public Comment: none**

**New Business:**

SUB2015-00053 MUSCH- Proposed lot line adjustment to adjust two parcels of approximately 5.10 acres and 4.90 acres. Site location is 719 Story Street Nipomo. AN:092-154-026

Agent: MBS Land Surveys: attn: Leaha Magee

Ms. Magee presented the application. Mr. and Mrs Musch were present. After going over the maps and hearing the presentation, it was suggested that the lot line adjustment might leave the smaller parcel of 4.9 acres difficult to subdivide in the future and the applicant and agent agreed to look into a small adjustment in the lot line which would divide the 10 acre parcel evenly into 2 parcels of 5 acres each, which Ms. Magee said could be done. A motion was made by Hans Hansson to place it on the Consent Agenda, which was seconded by El-Jay Hansson and affirmed by the rest of the committee.

**DISCUSSION:**

RESIDENTIAL VACATION RENTAL ORDINANCE (LRP2015--00007) PUBLIC REVIEW  
DRAFT: Committee agreed that William Dorland's suggestion that a passage be added allowing HOA's priority in determining whether vacation rentals allowing events be included.

LRP2015-00008 AMENDMENTS TO TITLE 26, GROWTH MANAGEMENT ORDINANCE (GMO) Jo Manson, Project Planner/Manager. The committee members brought up the problem of allowing the increased population concentration low income housing would bring in the absence of an adequate public transportation system and inadequate parking spaces allotted.

**Old Business:**

Philips 66 Railroad yard (rail spur extension) years away from final decision according to Planning Commission member. Keep track.

**Adjourned at 10 a.m.**

**Adjourn**