

SCAC's Land Use Committee Minutes

November 14, 2016

Call to Order, Pledge of Allegiance, Roll Call Richard Malvarose, Chair, Vincent McCarthy, Hans Hansson. Excused absences: Art Herbon, Richard Wright, Jeanne Taylor, Barbara Verlangiere

Approval of Minutes of October 10, 2016: Moved by El-Jay Hansson, Seconded by Vince McCarthy, all present approved but Jeanne Taylor, who abstained as she was absent from October's meeting.

Additions or deletions: none

Comments and Correspondence from the Chair: none

Public Comment: Jeanne Taylor thanked the Veterans for their service and sacrifice. Mike Berry's comments deferred until after presentation by applicants at Mike Berry's request

New Business:

DRC2016- FULTON, South County E-referral, Minor Use Permit, Nipomo APN: 092-173-035-Proposed MUP to modify section 22.30.410 for a detached garage/workshop (4000 sq. ft.). Project location is 1455 Verano Way, Nipomo. APN:092-173-035.

Applicant explained purpose of building was to store his collection of Classic Cars and that fire department required water hookup for interior sprinklers and that he would install electricity to facilitate work on cars. Placement of requested building allows for retention of oak trees already on property. He also brought letters from surrounding neighbors approving project.

Istar Holliday, El-Jay Hansson and Hans Hansson toured the property 2 weeks earlier and found similar "Butler buildings" on lots abutting applicants and found no inconsistency with neighborhood. After some discussion, El-Jay Hansson made motion to place project on SCAC Consent Agenda. Hans Hansson seconded. Unanimous approval of motion.

DRC2016-EDWARDS-Proposed minor use permit to allow the modification of the building envelope for new single family residence. Project location is 1262 North Dana Foothill Road in Nipomo. APN:090-012-007.

Applicants planning new 4536 sq.ft. main house with attached 1568 sq.ft. garage and 1200 sq.ft. unfinished basement in addition to a new 1200 sq.ft. secondary dwelling and new 2425 sq.ft. barn/ shop. Hans and El-Jay Hansson and Istar Holliday toured neighborhood, and in light of water issues in neighboring developments, requested a water assessment by Rancho Nipomo Homeowners Association, the water purveyor supplying the "will serve," be brought to the November 14 LUC meeting. Applicants brought a detailed water supply assessment, and introduced their Landscape Architect who testified to their plan to use drought tolerant plants and drip watering systems wherever possible except where CCR's dictated otherwise. There were many questions on water issues due to the geological location and size of the project.

Istar Holliday made a motion to place this project before the full council on the regular agenda of the November 28th SCAC meeting. Jeanne Taylor seconded the motion. Richard Malvarose recused himself as having business connections with the applicant. All others present approved the motion that this application be placed on the regular SCAC agenda.

Public Comment/Old business:

Mike Berry brought photos verifying Semis unloading at unpermitted dock and into unpermitted buildings at Viva Farms. Plant Source. In addition, Semi with lights on and motor running parked along residential street from 11 p.m. until Viva opened its gates in the morning and attempts to reach Harley Voss of Code Enforcement were ignored. Residents rights and previous claims of "solutions" ignored and/or deemed meaningless. Meeting adjourned at 11:15