



# **SOUTH COUNTY ADVISORY COUNCIL**

PO BOX 2355 NIPOMO, CA 93444-2355

## **MEETING MINUTES**

Monday, July 27<sup>th</sup>, 2015

NCSO Building – 148 South Wilson Street, Nipomo, California

**Meeting called to order at 1830**

**Pledge of Allegiance** – Led by Vern Dahl

**Roll Call conducted -**

**Members Present –**

Area 6 – Art Herbon, Chairman  
Area 3 – Richard Malvarose, Recording Secretary  
Area 5 – Gary Spelbring, Treasurer  
Area 1 – Michael Pieper  
Area 1 – Vince McCarthy  
Area 2 & NCSO – Dan Woodson  
Area 2 – Harry Walls  
Area 4 – David Nilsen  
Area 7 – Susan Cholakian  
Area 7 – Ron Smith  
Agriculture – Patricia Duron  
LMUSD – Vern Dahl (Ex-Officio)

**Members Absent (Excused)–**

Area 3 – Sandra Caughell  
Public Safety – Richard Wright  
Area 6 – Kevin Beauchamp

**Additions or Deletions to the Agenda –**

Joe Sevagio the architect for the Evenson project DRC2014-00150 requested that his presentation be heard

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**Correspondence and comments from the chair –**

Chairman Art Herbon read the following statement “The SCAC provides a forum for citizen involvement and information on issues affecting unincorporated areas in South SLO County. The objective of the SCAC is to advise County Government entities on those issues.” He also stated that Advisory Council training has been delayed one month. No nametags were present because the Vice-Chair was absent.

**Community Presentations –**

SLO Board of Supervisors – Lynn Compton called ahead with scheduling conflict

CALFIRE Battalion Chief Geoff Money was not present

SLO Sheriff's Office Deputy John Franklin introduced Jocko the Police Dog and stated that aggravated theft, vehicle theft and vehicle break ins were the common recurring crimes in Nipomo.

California Highway Patrol Lieutenant Michael Brown stated that there were 29 collisions, four single injury accidents and five arrests for DUI.

NCSD Dan Woodson stated that supplemental water started flowing from Santa Maria on July 2<sup>nd</sup>, that there was a 32% decrease in pumping during the same time last year, that a 5 million gallon storage tank is under development and that NCSD employee Peter Sevcick received the 2014 Outstanding Civil Engineer in the Public Sector and that the District's Southland Wastewater Treatment Plant Improvement Project was recognized as the 2014 Environmental Project of the Year.

Lucia Mar Unified School District Vern Dahl introduced new Superintendent Rene Daly who briefly spoke about the future of the Lucia Mar School District.

Nipomo Chamber of Commerce President Richard Malvarose stated that membership was holding steady at 198 members and that the main thrust of Chamber activities was centering around getting ready for Oktoberfest.

SCAC Active Project Status Report Brian Pedrotti not present

**Public Comments –**

There were no public comments

**Consent Agenda –**

**The following items were passed on consent agenda – Dan Woodson Moved, Vince McCarthy Second and passed by unanimous consent**

1. Minutes of June 22, 2015 SCAC meeting
2. Treasurer's Report for 18 May, 2015
3. DRC2014-00126 AQUINO postponement to August 24<sup>th</sup> hearing
4. DRC2014-00130 MONARCH DUNES postponement to August 24<sup>th</sup> hearing
5. DRC2014-00151 CASTELLANOS postponement to August 24<sup>th</sup> hearing
6. DRC2014-00152 PG&E postponement to August 24<sup>th</sup> hearing

**The following item was removed from the consent agenda by Art Herbon, discussed and approved unanimously with a motion by Ron Smith and Second by Patricia Duron–**

1. DRC2014-00148 JOHANNESSEN, Minor Use Permit to convert an existing garage and office into a secondary dwelling of 1,400 sf, 110' from existing residence.

**Old Business –**

1. LRP2014-00025 MONARCH DUNES – Proposed specific plan amendment to change site zoning from Commercial Sales (CS) to Commercial Retail (CR). Dan Grason briefed the requested change to the SCAC. Harry Walls made a motion to pass with Dan Woodson seconding. The request passed 9-2 with Patricia Duron and Vince McCarthy voting no.
2. DRC2014-00142 VAHABNEZHAD – Proposed Minor Use Permit for 2,400 sf primary residence (existing residence becomes secondary). Jalal Vahabnezhad discussed the site layout and the rationale behind his request. Harry Walls moved to approve, Michael Pieper seconded. Motion passed unanimously.
3. DRC2014-00131 MARINAI – Conditional Use Permit for three story, 83 unit Hilton Hotel with a total of 38,500 sf. Norman Barnes from Marinai discussed the project, showed the group conceptual drawings and briefed that the project has the Will Serve from NCSD in hand. After much discussion by the board it was determined that approval would be recommended if the following criteria could be met; That the project adhere to I) CalFire guidelines, II) that a traffic study be completed and show no deterioration from the current level of service and III) that the project adhere to the West Tefft Commercial Corridor Aesthetic Plan. David Nilsen put forth the original motion which was amended to reflect parts I-3, second was put forth by Richard Malvarose. Amendment I passed unanimously, amendment II passed unanimously and amendment III passed 9-2 with Dan Woodson and Vince McCarthy voting against.
4. DRC2014-00150 EVENSON proposed Minor Use Permit for two mixed use buildings. During presentation and discussion it was discovered that the previous Intent to Serve had expired and that a new one would not be issued for the foreseeable future. No further action taken.

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**New Business –**

DRC2014-000157 NIPOMO PARTNERS – Proposed conditional use permit for an addition of 40,722 sf of storage buildings. Mark Vasquez provided an overview of the project to the SCAC. Harry Walls presented a motion to approve and Michael Pieper seconded. The motion passed unanimously.

**SCAC Committee Reports –**

Land Use Committee – Istar Holliday (See attached)

Traffic and Circulation Committee – Dan Woodson (See attached)

PM10 Committee – Patricia Duron (none)

**Next Meeting –**

**August 24<sup>th</sup> at 6:30 pm**

**Adjourn at 8:20 pm**