



## SOUTH COUNTY ADVISORY COUNCIL

PO BOX 2355 NIPOMO, CA 93444-2355

## SCAC - AGENDA

Monday, February 25, 2019 – 6:30 PM

Area 1 – vacant & vacant	Area 7 - Ron Smith <b>P</b> & vacant
Area 2 - Dan Woodson <b>P</b> & Harry Walls <b>A</b>	Agriculture - Pat Duron <b>P</b>
Area 3 - Elaine Thomas <b>P</b> & vacant	Public Safety - Richard Wright <b>P</b>
Area 4 - Cody King <b>P</b> & vacant	Lucia Mar Unified School District - Vern Dahl (Ex-Officio) <b>P</b>
Area 5 - Gary Spelbring <b>P</b> & vacant	Nipomo Community Services District - Dan Woodson (Ex-Officio) <b>P</b>
Area 6 - Art Herbon <b>P</b> & Kevin Beauchamp <b>P</b>	

### **Quorum established 9/10 members present**

**CORRESPONDENCE FROM THE CHAIR** (Art Herbon) - SCAC provides a forum for citizen involvement, and an advisory role to county government entities, on issues affecting unincorporated South SLO County.

1. SCAC Candidate Applications due February 25, 2019 at 6:30 PM. **Election report following regular meeting**
2. After hour code enforcement - (805) 788-2350 (Fridays 5pm to 10pm; Saturdays, Sundays, Holidays 8am to 10pm); or (805)781-5600 during normal hours. <https://www.slocounty.ca.gov/Departments/Planning-Building/Code-Enforcement/Report-Suspected-Code-Violation.aspx>
3. Resource Summary Report –Severity levels for SLO Co resources: Water, wastewater, roads, schools, parks, air quality. <https://scac.ca.gov/documents/2016-2018-public-review-draft-rsr-volume-i-and-ii.pdf>
4. Pre-noticing neighbors of cannabis project applications - ... language in our [cannabis] ordinance now requires applicants to send the pre-notice to the applicable Advisory Group as well as the neighbors (Stephanie Fuhs)
5. Vince McCarthy resignation letter, effective 2/20/19

**SPECIAL MEETING** – Oso Flaco entrance for Oceano/Pismo Dunes OHV users

**COMMUNITY PRESENTATIONS** - The SCAC Council may ask questions at the conclusion of each presentation. The Chairman may invite questions from the public if time permits.

- Supervisor Lynn Compton **A**
- CALFIRE - Battalion Chief Eric Shalhoob **A**
- SLO Sheriff – Sergeant Jeff Nichols **Gave crime stats and talked about new case law affirming homeless rights. Sherriff needs property owner consent to engage.**
- CHP - Lieutenant Greg Klingenberg **Still investigating fatal collision on Hill St. 16 collisions and 4 DUI arrests.**
- South County Chamber – Jocelyn Brennan **A**
  - Nipomo Community Service District - Dan Woodson **See attached**
  - Lucia Mar Unified school District - Vern Dahl **Reviewed new grant**

**opportunities and bond projects.**

- SLO County Parks and Recreation – Jesse Hill **No report**
- SLO County Planning - Stephanie Fuhs **A**

**PUBLIC COMMENT** - Items not scheduled on today's agenda. Speakers are allotted 3 minutes for comments.  
**No public comment**

**CONSENT AGENDA** - Council may pull items from ‘Consent’ to permit discussion after the Consent vote:

1. January, 2018 SCAC Minutes (Cody King) – recommend approval.
2. February, 2019 Treasurer’s Reports (Gary Spelbring) – recommend approval.
3. DRC2019-00016 REROC - Conditional Use Permit. Distribution and 2,500 sf cannabis nursery at 2115 Willow Rd. Suite E, Arroyo Grande. 3 employees. Package cannabis, and deliver nursery plants. Uses 1500 gal/ water per month. Land Use Committee (LUC) recommends approval on consent agenda.  
[https://www.slocounty.ca.gov/getattachment/726c7522-6c9b-412e-8ea6-1d41dfcf5c41/DRC2019-00016REROC\\_Sackley-Referral-Package.aspx](https://www.slocounty.ca.gov/getattachment/726c7522-6c9b-412e-8ea6-1d41dfcf5c41/DRC2019-00016REROC_Sackley-Referral-Package.aspx)
4. DRC2018-00218 Watkins Sackley - Conditional Use Permit for cannabis manufacturing, distribution, and nonstorefront retail deliver facility at 2115 Willow Road, Suite C, Arroyo Grande. “Clean room ixing and

packaging operation. No cooking. LUC recommends approval on consent agenda.

[https://www.slocounty.ca.gov/getattachment/2a5247a8-ccde-4cee-8446-b8d4892a4c84/DRC2018-00218Watkins\\_Sackley-Referral-Package.aspx](https://www.slocounty.ca.gov/getattachment/2a5247a8-ccde-4cee-8446-b8d4892a4c84/DRC2018-00218Watkins_Sackley-Referral-Package.aspx)

5. DRC2018-00202 BERGANTZ - Minor Use Permit for 1 story 4,000 sq ft house, 1,725 sq ft garage and a 2 story barn w/1200sq ft 2nd unit & a 2400 sq ft workshop at 1272 Dana Foothill Rd, Nipomo. Property on 10 acres. Entrance on Dana Rd to be removed. LUC recommends approval on consent agenda.  
<https://www.slocounty.ca.gov/getattachment/c0c9457a-f909-4504-afc0-ad7d442dbb0f/DRC2018-00202BERGANTZ-Referral-Package.aspx>

**Richard Wright pulls items 3 and 4 from the consent agenda.**

**Consent agenda unanimously approved.**

**Consent Agenda Item 3**

**Applicant has no relationship to the applicant on item 4.**

**Distribution will only be wholesale**

**No visibility from the road**

**Plants won’t mature so there won’t be significant odors.**

**Legal team from the county can’t regulate concentration of businesses.**

**Project is limited to repackaging and wholesale distribution.**

**Dan Woodson recommends approval**

**Second by Pat Duron.**

**6 supporting votes**

**1 opposed**

**1 abstain**

**Consent Agenda Item 4**

**Application is for non-storefront delivery. They will repackage bulk items and make topical products.**

**Motion for approval by Gary Spelbring**

**Second by Dan Woodson**

**7 supporting votes**

**1 abstain**

## **NEW BUSINESS**

1. DRC2018-00227 Powles-Syzmcak - Minor Use Permit for 3 acres outdoor and 20,625 sq/ft indoor greenhouse, with drying and bagging, at 530 Joshua St., Nipomo. However, project is located on the east side of Hwy-101, at Cherry Blossom 'underpass'. [https://www.slocounty.ca.gov/getattachment/acf7fc7d-6989-488b-a54e8ac149349dfa/DRC2018-00227-POWLES\\_SZCYMAK-Referral-Package.aspx](https://www.slocounty.ca.gov/getattachment/acf7fc7d-6989-488b-a54e8ac149349dfa/DRC2018-00227-POWLES_SZCYMAK-Referral-Package.aspx)
2. DRC2018-00226 Thomas-Syzmcak - Minor Use Permit for 3 acres outdoor and 20,625 sq/ft indoor greenhouse cannabis cultivation, including drying and bagging at 1000 S. Thompson Ave, Nipomo. [https://www.slocounty.ca.gov/getattachment/5a19d534-52af-49d6-9ff0-6431cc6c2f38/DRC2018-00226Thomas\\_Syzmcak-Referral-Package.aspx](https://www.slocounty.ca.gov/getattachment/5a19d534-52af-49d6-9ff0-6431cc6c2f38/DRC2018-00226Thomas_Syzmcak-Referral-Package.aspx)

**Holds on both projects. County Planning has 30 days to review the projects once their holds are lifted. Discussion of projects would be premature.**

**Public Comment on new business.**

**Rod Couture- Concerned over the amount of cannabis and the impact on the community**

**Jan Delio- Setback is for odor abatement and projects will be reviewed 4 times per year. Projects can be shut down and fined for violations**

**Susan Halls- asked about a threshold of complaints to trigger a review. County requires 10 calls before issuing a response.**

## **OLD BUSINESS**

**Table item 1 of new business.**

1. How to improve publicity to neighbors of projects prior to SCAC hearings. Continuing discussion before action. Prior meeting comments and ideas:
  - 1.1. Signup for agendas on [www.SCAC.CA.GOV](http://www.SCAC.CA.GOV)
  - 1.2. Use Library Fund for advertising costs. Discuss legality of using fund (Dan – ask Jesse)
  - 1.3. Notify users of Nextdoor Nipomo, Nextdoor Trilogy, etc.
  - 1.4. New Times Paper

- 1.5. Santa Maria Times
  - 1.6. San Luis Obispo Tribune
  - 1.7. Physically post agendas (barber shops, stores, etc.)
  - 1.8. Facebook page –
  - 1.9. Google Forum (Kevin – ask Steve Depaul)
2. LRP 2017-00001; Accessory Dwelling Unit (ADU) Ordinance Phase II Amendments - SLO County proposes eight revisions. The Land Use Committee reviewed the proposals (LUC recommendations are in parentheses). <https://www.slocounty.ca.gov/Departments/Planning-Building/Housing/Housing-Forms->

**Housing is County BOS top priority.  
SCAC recommendations on ADUs**

[Documents/Informational-Documents/ADU-Phase-II-Public-Review-Draft.aspx](#)

- 2.1. **YES-** Eliminate 34 ADU exclusion areas in order to add 17,000 parcels eligible for ADU's. Two of the areas are in SCAC: (1) RS Zoned areas served by septic systems near Orchard Ave, between Story and Southland; and the south side of Camino Caballo east of Pomeroy; and (2) Black Lake Canyon Specific Plan. (LUC - 'OK' if it doesn't supersede Homeowner Association Rules)
- 2.2. **YES-** Allow ADU's on parcels that already have non-conforming development. For instance, allow ADU's that comply with setbacks even if the existing primary dwelling has a non-conforming setback. (LUC – Yes)
- 2.3. **NO-** Eliminate minimum lot size rules for parcels on sewer and community water. Current minimum is 6,000+ sf, or 1-acre if served by septic system. (LUC – No, lots smaller than 6,000 sf are too small for an ADU)
- 2.4. **YES-** Allow ADUs to be 60% as large as primary units for parcels less than 2 acres, similar to current rules for a guesthouse. (LUC- OK)
- 2.5. **NO-** Eliminate parking requirements for ADUs. However, parking spaces that are removed in converting an existing garage to ADU would have to be replaced. (LUC – OK)
- 2.6. **YES-** Eliminate maximum separation distance between the primary dwelling and the ADU. Currently, ADU's must be within 50 feet of the primary dwelling, or within 250 feet if parcel is larger than 2 acres. (LUC – OK)
- 2.7. **No Recommendation-** Prohibit ADU's from being used as short-term rentals (such as AIRBNB) to ensure they are used for the purpose of housing affordable to the county's workforce and aging family members. (LUC – OK)

- 2.8. **NO-** Allow ADUs in Residential-Multi-Family (RMF), Commercial-Retail (CR) and “OP” . RMF, CR, and O/P can currently have ADU’s when part of a Workforce Housing Subdivision. (LUC – no)

**Motion by Pat Duron**

**Second by Dan Woodson**

**Recommendations pass unanimously.**

## **SCAC COMMITTEE REPORTS AND UPCOMING MEETINGS**

1. Land Use Committee (Kevin Beauchamp) – Next meeting is Monday, February 11, 9 AM at NCSD **Next meeting 3/11**
2. Traffic & Circulation Committee (Dan Woodson) - Next meeting Thursday, February 14, 10AM at NCSD. The following grants have been approved: Frontage Road, along the easterly side, at Hill Street; Frontage Road, along the easterly side, at Grande Street; and Frontage Road, along the easterly side, at Division Street  
**See attached**
3. Correspondence and Website Management (Dick Wright) -  
**Links and names are updated.**
4. Election Committee (Cody King) -  
**No election. Pat Duran, Dan Woodson, and Kevin Beauchamp submitted candidate materials  
Vince McCarthy is retiring**
5. Next SCAC Meeting – Next meeting is Monday, February 26, 6:30 PM at NCSD

**Meeting adjourned at 9:10**