

**NIPOMO COMMUNITY ADVISORY COUNCIL  
AGENDA  
May 23, 2005 6:30 PM  
NCS D BLDG. 148 South Wilson**

**Pledge of Allegiance**

**Roll Call :** Harry Walls

**Additions/Deletions to Agenda**

**Approval of Minutes from April 25th**

**Treasurer's Report:** Stephanie Franks

**Correspondence**

**Chairmans Comments:**

**West Tefft Corridor Design Public Review at 7PM on May 26th at NCS D  
Advisory Council Training**

**Community Presentations:**

**SLO County Sheriff:** Sheriff Commander Martin Basti, South Co. Station

**CDF:** Battalion Chief Dan Andersen

**SLO County Parks Commissioner :** Paul Teixeira

**SLO County Code Enforcement:** Harley Voss

**Kevin Bates:** Cal Poly Student to do presentation on Ol Towne Nipomo

**Public Comment: (Limited to 3 minutes, Items Not on Agenda)**

**Consent Agenda:**

**Papageorge/DRC 2004-00229:** MUP for new 16,000 sq ft commercial office with retail space; Located on 22,500 sq ft lot on Tefft and Branch-Wilson Street/ **Land Use moves for approval of this project**

**Newton/CO 04-0516/SUB 2004-00329:** Parcel Map to divide one 10 acre parcel into two 5 acre parcels; Located at 422 Camino Perillo; new parcel will be accessed off Lyn Road/ **Land Use moves for approval of this project upon review of Jan DiLio in accordance with the South County Trails Map**

**Committee Reports:**

**Website Committee:** Bonnie Eisner

**Traffic and Circulation:** Marianne Buckmeyer

**Park and Rec:**

**Sub Committee of Tree Situation in Nipomo Park:** Mike Eisner

**By-Laws:** Colette Hyder

**Old Business:**

**San Antonio Multi Family Project:** Proposed 32 multi family development located on 2.2 acres directly behind the Chevron Station on Tefft/ Presentation by applicant to discuss converting to Senior Housing; architectural style and report on meetings

**Hernandez/TR 2719/SUB 2004-00296:** Tract map to subdivide 18.77 acres into 7 lots of 2.5 and 2.95 acres each; Located off Hwy 1 and turning west on Ariba Place; currently vacant with native grasses and rows of pines and eucalyptus trees **Motion from 4/25/05 was: Land Use has contacted County staff for proper paperwork in relation to this project. Land Use feels zoning is appropriate for area, project must be reviewed by the Coastal Commission and that easement for trails be co-ordinated with Jan DiLeo in accordance with the SCAP trail map**

**New Business:**

**Mallory / DRC2004-00225:** MUP for secondary dwelling/ request to waive standard distance of 250 ft / Located at 1020 Patricio Lane on 5 acres/ **Land Use recommends Council Members to view proposed site**

**Puhek/DRC2004-00195:** CUP for 8,924 sq ft commercial bldg with 9 additional parking spaces; remodel of existing structure to include 180sq ft bell tower; Located at 671 W Tefft (site of Nipomo Cleaners, Tonios, etc,)

**Resource Management Results from BOS meeting: Ed Eby  
Growth Management Ordinance Update**

**Adjournment**