

**NIPOMO COMMUNITY ADVISORY COUNCIL  
AGENDA  
June 27, 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 May 23**

**Treasurer's Report:** Stephanie Franks

**Correspondence**

**Chairmans Comments:**

**Presentation of Certificates for 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 Planning Staff**

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

**Consent Agenda:**

**Mesa View Market/D010057P:** MUP" re-do" of a previous MUP for gas station at Mesa View Market, Planning staff has concerns regarding the proposed canopy and the number of pumps; **Land Use moves that Council is in agreement with County staff on recommendations for MUP**

**David/SUB 2004-00385:** Subdivide one 6.7 acre parcel into 4 parcels as follows: 1.12 acres, 1 acre, 1 acre, and 3.8 acres located at 1070 Evergreen Way / **Land Use moves for approval of this project upon review of Jan DiLeo for trail easements in accordance with SCAP**

**Old Business:**

**West Tefft Corridor Design Plan:** Update by Marianne Buckmeyer about mtg held 6/21/05; Discussion of direction/adoption/ revision NCAC would like to take in regards to document

**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. At the May meeting, Land Use felt zoning was appropriate for area, project had to be reviewed by the Coastal Commission and that easement for trails needed to be co-ordinated with Jan DiLeo in accordance with the SCAP trail map. At the June Land Use meeting a motion was passed to ask County staff for an**

**explanation of this project in regard to possible encroachment of HWY 1 and compatibility of this project with surrounding zoning**

**Kaminaka/LRP 2004-00006:** Authorized GPA for project located at south side of Pomeroy, between Calle Fresa and Camino Caballo **Land Use moves that we strongly endorse the BOS direction that there would be no change nor movement of the URL; there would be a limit of 30 houses and the proposal must incorporate recreational areas for daytime use and trails. Land Use also moves to support studies which require special consideration of the effects to traffic and circulation created by this GPA.**

**Woodlands/DRC2004-00263:** MUP for Trilogy Community Building, located off Via Concha Way in Nipomo on an 8.38 acre site; Multi Family Housing Project; Presentation by Jay Johnson, SLO Co Planner

**New Business:**

**Crystal Oaks:** Presentation of two possible plans for the Canada property by RRM Design for feed-back

**Yettman / SUB 2004-0035/TR 2715:** Divide 1.14 acre parcel into 8 lots ranging in size from 1,436 sq ft to 1,717 sq ft with a common area of 34,478 sq ft; Request is for an adjustment from the parkway design because property is a flag lot parkway design and is not suitable for site. Located at 365 Butterfly Lane, off Grande Ave / **Land Use moved to table this project for discussion at Council**

**Ag and Open Space Element:** Jesse Hill

**Director's/Officers Insurance :** Rick Dean

**Committee Reports:**

**Park and Rec:**

**SLO County Public Review of Draft Park and Rec Element:**

Meetings to be held July 7, July 14, and August 11 at 6:30PM at SLO Vets Bldg; meetings to discuss review of proposed PRE projects, possible action by Council to submit requests for Nipomo

Letter of support thanking BOS for increased funding for Parks

Update on Nipomo Community Park Master Plan Environmental Review

Little Bits Preschool lease/renewal in Nipomo Park

Donation of Funds from Woodlands project and other fundraising to

Nipomo Area Recreation Association

**By-Laws:** Colette Hyder/ Meeting to be held to discuss update of by-laws on July 21st at NCSD

1:30 to 3:30PM

**Adjournment**