

**NIPOMO COMMUNITY ADVISORY COUNCIL  
AGENDA  
October 24, 2005 6:30 PM  
NCSO BLDG. 148 South Wilson**

**Call to Order**

**Pledge of Allegiance**

**Roll Call :** Harry Walls

**Additions/Deletions to Agenda**

**Approval of Minutes from September 26**

**Treasurer's Report:** Stephanie Frank  
Status of ordered books from County

**Vacancies on NCAC Board**

Election of Ag rep and Area 5 Geographical rep, if applicants present

**Correspondence**

**Chairmans Comments:**

Wildlife Ordinance  
Affordable Housing Workshops

**Community Presentations:**

**SLO County Sheriff:** Sheriff Commander Martin Basti, South Co. Station  
**CDF:** Battalion Chief Dan Andersen  
**SLO County Parks Commissioner :** Paul Teixeira  
**Senior Nutrition Program of SLO County:** Jim Burke  
**Nipomo Park Tree Planting Ceremony:** Mike Eisner  
**SLO County Planning Staff:** Chuck Stevenson/Brian Pedrotti

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

**Consent Agenda:**

**Doty / SUB2005-00049:** Equal lot line adjustment (Properties are on the bluff near Mesa View Dr and Kip Lane). Doty parcel exceeds allowable number of dwelling units. Lot line adjustment will have a condition for the lot to be brought into conformance. **Land Use recommends approval of this project**

**Schultz/ Robinson-SUB2005-00059:** Lot Line Adjustment corner of Dawn Rd and Calle Fresa on 4 acres. The lot line is only 10 feet from the house. There is an established front yard and driveway that extends beyond that line. Signed request from both neighbors for this lot line adjustment are included. **Land Use recommends**

## **approval of this project**

**Gamboa//SUB2005-00071:** Subdivide 10.16 acres into two 5+ acres. Located at 1024 Hetrick Ave. **Land Use recommends approval of this project upon review by Jan DiLeo for possible trail easements.**

**Gascho/SUB 2005-00064:** Divide 10 acres into two 5-acre parcels. Located at 1655 Quiet Oaks Dr. **Land Use recommends approval of this project upon review by Jan DiLeo for possible trail easements.**

## **New Business:**

**Considine/ DRC2005-00062:** 800 sq. ft. secondary dwelling waiver of minimum distance. Located at 270 Quarter Horse on 1.5 acres. Ed Eby to give report on Secondary Committee standards

**Pearson/Global Premier/ DRC 2005-00011:** 40 affordable units. 20-2 bedroom units at 908 sq .ft. and 20- 3 bedroom units at 1,058 sq. ft. Located on 3 acres at the northwest corner of Grande and Blume. This project will be re-designed for consistency with the West Tefft Corridor study plan, but the planner and owner would like our comments on traffic issues at this time. **Land Use recommends that Traffic and Circulation present comments at the Council meeting to be approved and sent to applicant. Land Use strongly encourages this project to be re-submitted to Council after re-design.**

**Economic Opportunity Health Screenings/Senior Citizen Issues:** Rick Dean

## **Old Business:**

**Marinai/DRC 2005-00007:** CUP for 71 unit three-story motel located on 1.20 acres on Hill Street, directly adjacent to west side of King Ventures Frontage Road project **Land Use recommends :project be no higher than two-stories/ impact on traffic be evaluated with recommendation for Hill Street to be four-lane / due to the fact that the national response time for public safety services is 5 minutes, concern that with current traffic congestion these services can not meet time standards and fees need to be collected to provide additional staffing and facilities for fire, police, etc.**

**Gray Trust:** 3.8 acre parcel located at corner of Grande and Blume; to be divided into 39 lots ranging from 2,600 to 5,280 sq ft, 38 residences, one pocket park; underground detention basin and three on-site streets; **NCAC recommended denial of this project in December 2004 due to lack of compliance of 6,000 sq ft lots; Project was denied by Planning Commission on 9/22/05; Appeal to be heard before BOS on 11/8/05**

**Ken Craig and Lucia Mar School District :** Project to be heard at the 10/26/05 Planning Commission mtg.;Land use category change of a forty (40) acre areain the Residential Rural (RR) land use category to: 20.41 acres of Recreation (to accommodate up to sixteen (16) residential lots); and 19.59 acres of Public Facilities

(for use by Lucia Mar Unified School District for a future Middle School [800 student]) or Recreation (for passive recreational use). The site is located at the northwest corner of WillowRoad and Via Concha Road

**Planned Rural Ordinance:** Workshop to be held on November 3 at SLO Co Library on Palm Street, SLO; Representative from NCAC needed

**TDCs:** Report by Chair Hermreck of conversation with Katcho

**West Tefft Corridor Design Study**

**Park and Rec:** Committe was suspended for six months; time expired; direction to take for this committee

**Committee Reports:**

**Traffic and Circulation:** Appointment of New Chair/ Dan Woodson  
Recommended

**By-Laws :** Collette Hyder

**GPA :** Jesse Hill

**Incorporation Committee:**

**Park and Rec:**

**WebSite:** Bonnie Eisner

**Adjournment**