

NIPOMO COMMUNITY ADVISORY COUNCIL

AGENDA

November 28, 2005 6:30 PM

NCS D BLDG. 148 South Wilson

Call to Order

Pledge of Allegiance

Roll Call : Harry Walls

Additions/Deletions to Agenda

Approval of Minutes from October 24th

Treasurer's Report: Stephanie Frank

Vacancies on NCAC Board

Vacancy still open for Ag representative to serve till March 2006

Correspondence

Chairmans Comments:

Initial Park Study for Nipomo Community Park

Community Presentations:

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

CDF: Battalion Chief Dan Andersen

SLO County Parks Commissioner : Paul Teixeira

Nipomo Park Tree Planting Ceremony: Mike Eisner

Incorporation Committee Report: Mike Eisner

South County Air Quality Mitigation Program Annual Update:

John McKenzie, SLO County Environmental Specialist

South County Circulation Study Update/Road Improvement Fee

Increase: Dale Ramey, SLO Co Public Works

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**

Goularte/DRC 2005-00075: MUP for site disturbance greater than one acre, located at 106,108,110,112 Branch St; clearing lots to build four 1897 sq ft homes / **Land Use recommends approval of this project**

New Business:

Harland LLC/ DRC 2005-00066: Project located behind Chevron station, known as San Antonio Apts; 46 senior apts and administrative bldgs. Located on 2.9 acres: **Land Use recommends further study and improvement of parking (possibly assigned); concern that size of radius of circle and emergency gate is large enough for emergency vehicle; number of elevators for access**

Cappelli/ CO 05-0326 / SUB2005-00111 :Parcel map to split two existing parcels, currently 2.37 acres, into 4 parcels of 20,000 sq ft each. Also asking for road exception. Property is accessed from Camino Del Rey and Camino De Unos; Located at 657 Camino De Unos; **Land Use recommends against road exemption; recommends the prevention of flag lot formation and improvement of emergency vehicle access by extending Camino De Unos to the west to access Lots 1 and 2**

Coffman/DRC 2005-00071: MUP to waive distance and size requirements for a secondary dwelling (1754 sq ft; on map looks like 120 ft) This is conversion of existing bldg.to correct code enforcement issue; staff will not support a dwelling larger than 1200 sq ft and recommends denial; project will go to hearing ; **Land Use recommends denial in accordance with County staff's comments. In keeping with the standards as set forth by the NCAC's Secondary Dwelling Committee; Land Use recommends that the architecture of the secondary dwelling should match or reflect the architecture of the primary**

Koon / CO 05-0325 / SUB 2005-00116: Parcel map to split two existing parcels of 2.28 acres into 4 parcels of 20,000 sq ft with a road exception request ; Located at 680 Camino Del Rey **Land Use recommends construction of a cul-de-sac in accordance with County standards to access Lots 1 thru 4 to discourage the formation of flag lots in the South County Planning Area; recommend against road fee exemption**

Land Use recommends action in the form of a letter to County Planning, Public Works, and Katcho to discuss the initiation of an ordinance to remedy the lack of a requirement for curb/gutter/sidewalk in the residential single family areas of downtown Ol' Nipomo

Old Business:

Urban Water Management Plan: Report by Ed Eby

Resource Management System : Will be under consideration at the 12/20/05 BOS;
Report by Ed Eby

Planned Rural Ordinance: Workshop was held on 11/3/05; Jesse Hill to report

Possible Change of Date for December Council Meeting due to holidays

Committee Reports:

Traffic and Circulation: Dan Woodson

By-Laws : Presentation of revisions by Ed Eby; Vote to be taken on revisions; Attached to e-version of agenda is a file containing the by-laws with proposed revisions to download

GPA : Jesse Hill

Closed Session

Report on Closed Session

Adjournment