

**NIPOMO COMMUNITY ADVISORY COUNCIL  
AGENDA  
February 27, 2006 6:30 PM  
NCSD BLDG. 148 South Wilson**

**Call to Order**

**Pledge of Allegiance**

**Roll Call :** Harry Walls

**Additions/Deletions to Agenda**

**Approval of Minutes from January 23rd**

**Treasurer's Report:** Stephanie Franks

**Correspondence**

**Chairmans Comments:** Upcoming Elections for Board Positions on NCAC

**Community Presentations:**

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

**CDF:** Battalion Chief Dan Andersen

**SLO County Parks Department:** Pete Jenny/Paul Teixeira

Request for Quimby fees for Public Restroom at Nipomo High

**SLO County Planning Staff:** Chuck Stevenson/Brian Pedrotti

**NCSD Presentation:** Ed Eby/ Mike Winn

**Consent Agenda:**

**Centner/DO20184D:** Commercial storage and minor vehicle repair on Commercial Service zoned property located at 538 Sandydale; Project previously came before NCAC on 1/28/03; **Land Use recommends the motion: NCAC strongly feels this project should not move forward until the following conditions are met: there should be sufficient landscaping and screening for the west side of this property. Consideration should be given to non-point source pollution from the intended and current use , with paving in the vehicle storage area. There should be substantial upgrades to the bldg. aesthetics and a wall on the residential or south side. Lights and noise should be contained to the site**

**Nipomo Partners/DRC2005-00129:** CUP for removal of existing RV storage; construct 6600 sq ft commercial bldg. And 14,400 sq ft storage in three phases; located at 720 South Frontage Road **Land Use recommends approval of this project as presented**

**Gonzales/DRC 2005-00135:**MUP for 780 sq ft mobile home to be included in waiver of pavement requirement; Located at Hwy I, west on Hillview, right on Los Reyes **Land Use recommends approval of this project if CDF requirements are met.**

**Woodlands Venture/DRC2004-00261:** Phase 1B : 369 SFR; nine hole golf course; 11.5 acre public park; three neighborhood parks; Project is consistent with specific plan; Park site MAY be a shared site with District/Parks Department; total size of project is 206 acres **Land Use recommends that this project be approved as presented if all of the specific plan conditions and requirements are being fulfilled and there are no changes**

**Burnett/ DRC 2005-00147:** MUP for remodel and addition to existing SFR; Located at 719 Calle Bendita; adding 692 sq ft for total of 2340 sq ft; new garage 528 sq ft; existing bldgs consist of 800 sq ft (20X40) shop and 216 sq ft (12X18) greenhouse **Land Use recommends this project be approved as presented**

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

**Old Business:**

**South County Circulation Study :** Dale Ramey/SLO County Public Works

**Village at Nipomo / CO 01-0351/ SUB 2005-00135:** Five lot parcel map and CUP for 28,638 sq ft retail bldg; Located on 3.62 acres on West Tefft, extending to Hill Street (Ted Moore Project)

**New Business:**

**Growth Management Ordinance:**

Possible letter from NCAC to present on changes to GMO for Tuesday, February 28 at BOS / **Land Use recommends a discussion on re-distribution of allotments to be more in proportion with current demands and to include an emphasis on Ol' Towne and RMF "attached" units as currently zoned in SCAP. Also a recommendation for discussion to ask County staff to study the criteria that places projects in Category 8 or 9**

**Rodriguez/DRC 2005-00137:** MUP for 1,950 sq ft steel bldg ( 30 X 35 X14) located on 1.4 acres at 838 Alejandro Way **Land Use has asked for plot plan from County Staff**

**Villanueva/SUB 2005-00153:** Lot Line Adjustment for 2.5 acres located at 1020 Camino Cordorniz; adjustment is to correct residential encroachment / Ed Eby to view site at request of Land Use and report

**Adams/DRC2005-00144:** CUP for self storage complex located on 4.67 acres at 750 Willow Road /**Land Use has requested clarification of description from County Planning Staff**

**Committee Reports:**

**Election Committee:** Mary Woodson

**Traffic and Circulation:** Dan Woodson

**GPA:** Jesse Hill

**By-Laws:** Vote on the recommendation that the Nipomo Community Advisory Council change name to South County Advisory Council

**Website:** Bonnie Eisner

**Adjournment**