

April 29, 2006

Office of the Board of Supervisors
Attn: Katcho Achadjian, Board of Supervisors
County Government Center
San Luis Obispo, California 93408-2040

Re: SCAC Recommendations from April 24, 2006 SCAC meeting

Gentlemen:

The preliminary minutes from the March 27, 2006 SCAC meeting can be found at:

<http://scac.ca.gov/m/scacm2006-4-24.pdf>

A summary of the recommendations by the council is found below:

Planning ID	Project Name	Motion
SUB2005-00193	Krejci	The SCAC recommends approval as presented, since RR zoning allows for 5-acre minimum.
SUB2005-00192	Manning	The SCAC recommends approval, since RSF zoning allows 6,000 sqft minimum (if access is not off a collector). In addition, the SCAC suggests that tree removal for road paving be minimized.
DRC 2005-00169	Vance	The SCAC recommends approval according to grading standards.
SUB2005-00204	Walker/Stevenson	The SCAC recommends approval as presented, since lot line adjustment is only 1.5 feet.
DRC 2005-00183	Aloha	The SCAC recommends approval, since industrial zoning allows this type of development. In addition, the SCAC suggests additional building articulations and sufficient landscaping for screening on Hwy 1.
DRC2005-00187	Tomasini	The SCAC recommends approval, since industrial zoning allows this type of development. In addition, the SCAC recommends the addition of architectural features such as gables and awnings on Building C visible from Highway 1.
SUB2005-00198	Russ	The SCAC recommends approval as presented, since no net perimeter property



SOUTH COUNTY ADVISORY COUNCIL

PO Box 1165 Nipomo, CA 93444-1165

Planning ID	Project Name	Motion
		lines change
SUB2005-00218	Gutierrez	The SCAC recommends approval as presented, since RS zoning allows for 1-acre minimum
DRC2005-00179	Gutierrez	The SCAC <u>recommends denial</u> of the MUP, since the size of the secondary unit exceeds the LUO requirements.
LRP2005-00011	Title 26 Amendments	<p>The SCAC generally approves of the amendments to Title 26, the Growth Management Ordinance with the following exceptions:</p> <p>Section 3: The SCAC objects to an increase of the growth cap from 1.8% to 2.3% in the Nipomo Mesa area for the categories of Smart Growth, Senior Housing, Mixed Use, and Green Build, since those categories are vague, not properly referenced, or well defined.</p> <p>Section 4: The SCAC objects to an increase of the multi-family dwelling allotment, since that category has been misused in Nipomo to allow Single Family Residences in Residential Multi-family zoning, reducing the availability of true multi-family housing.</p> <p>Section 9: The SCAC recommends elimination of paragraph f. (3), since Smart Growth, Senior Housing, Mixed Use, and Green Build are not clearly defined. In addition, the SCAC recommends language in this paragraph that would foster commercial and mixed-use development (with appropriate definition) in Old Town Nipomo.</p>
LRP2005-00007	PFF/Quimby Fees	The SCAC generally agrees with the amendments, with strong reservation about the reduction in Quimby fees.

The SCAC also voted to support the Traffic and Circulation recommendation to provide a driver feedback sign on Stanton Road. The text of the recommendation is as follows:

Existing Conditions

Summary

At the April 20th T&CC meeting a motion was made to request installation of a solar powered, driver feedback sign on Stanton. The motion passed unanimously.

Recommendation

Approve proposed motion and forward to Director of Public Works with cc to County Supervisor, District 4 and Dale Ramey.

Background

Stanton Road is used as a principal means of access from Los Berros Road to several greenhouses near the hilltop. It also provides access to and from Pomeroy Road and Halcyon Road.

Discussion

Recently the road was widened to include shoulders, following that, a paving overlay was added. The resulting smooth surface has allowed a substantial increase in speed of the downhill traffic including large trucks operated by greenhouse vendors. Noise levels have increased accordingly. This activity is posing considerable risk and inconvenience to the residents at the bottom of the hill near Los Berros Road.

Due to canopy cover and limited vertical sight distance speed enforcement by the CHP is not possible. Due to the rural nature and minimum density of the area traffic calming by means of channelization and speed bumps, humps and pillows is not possible.

Discussions with the greenhouse owners have proven futile.

Temporary generator powered driver feedback signs (a large, radar generated, display of a drivers speed is shown) has resulted in some success in slowing down traffic. It is suggested that this may be a means of slowing down traffic.

Motion

SCAC requests that County Public Works installs a solar powered, driver feedback sign on Stanton Road in such a location to encourage downhill drivers to curtail their excessive speeds.

Respectfully submitted,

Ed Eby
2006-2007 SCAC Chairman

Cc: Brian Pedrotti, Department of Planning and Building
Dale Ramey, Department of Public Works
Board of Supervisors (please distribute)