

**SOUTH COUNTY ADVISORY COUNCIL
LAND USE COMMITTEE
MINUTES**

**MONDAY, May 19, 2008 - 9:00 am
148 South Wilson**

Meeting commenced 9:00 a.m.

In attendance:

Istar Holliday, Chair

El-Jay Hansson, Vice Chair

Ed Eby

Bonnie Eisner

Jim Harrison

Vince McCarthy

Dick Wright

New Business:

CROSNO - DRC2007-00161 MUP - 817, 819 & 827 Sheridan - Construct Paint Booth and large metal warehouse - property backs on RS. Ray Crosno operates an on-going business manufacturing storage tanks, and his goal is to enclose the painting and blasting operations plus streamline the production. He is sending us the EPA report. Several major concerns were voiced. Paint booth will be less than 200 feet from residential houses in high wind area and it could be difficult to control all emissions. Extreme high pitched noise will impact residences within 200 feet of this industrial site. Suggestions were made of an sound wall, attractive articulation on buildings, attractive landscaping, and assurances that toxic substances will not be leaked into the ground. Crosno said work hours would normally be 7 to 4:30, but there are instances where weekend and later hours will be needed. Will be on June 23rd SCAC agenda.

BORGES - DRC2007-00170 MUP - APN 092-05-065 - Calle Cielo - - Need Grading and Erosion Control Permit to construct home on Bluff plus driveway. This proposed building permit is on the bluff with no setback. Terry Orton, Westland Engineering, is confident this is not a problem, but Land Use was not convinced. Several committee members were concerned that this house, if built, could slide down the bluff in spite of the pylons, and also weaken the neighboring properties. Terry Orton confirmed pylons designed to stabilize the structure will not reach bedrock, and the hill on which the structures are proposed is sand. Placed on the June SCAC agenda.

CARD ROOM - Steve Waldman and Russ Shore are proposing to open a card room, possibly at 671 W. Tefft. The room could accommodate up to 36 players, and no alcohol would be served. It could operate 24/7. Light food could be served. No more than 6-7 thousand cash would ever

be on hand as they deal in letters of credit, plus they would install security cameras and have a “zero tolerance” policy on problematic behavior. The land lord for this property has not approved the additional outside lighting and security cameras. Also the existing businesses have not been notified about the potential use of building. There is relatively little tax benefit to the community - \$300 per table per year. Employee hours might reach 320 per week. Land Use members expressed concern about violent incidents associated with other card rooms in South County and, therefore, the safety of customers.

GRIETENS - 1075 Dakota - Winery - FYI -- Just in the beginning stages -- A long way from town if this is going to be open to the public.

ALLSHOUSE- SUB2006-00232 - SW corner Avenida de Amigos and Grande - Coming before the Planning Commission on June 12, 2008- SCAC had many concerns -- were they addressed? Istar will write a letter to the Planning Commission expressing SCAC’s concerns and seeking information on any mitigations

Discussions on the following

New Septic Laws - that could potentially be an enormous financial burden on all Septic users were only recommended. At present the cost to enforce is too high, but we must keep on top of this

Fate of the Rec Building - It is not economically feasible to repair this landmark, plus the local Nipomo Recreation Center Board Members are very adamant they do not want this. They want the community to build them a place in the park.

List of projects we gave input on, and have not heard back, was reviewed. Concern was expressed that several projects which we have commented on are passed, ignoring our input.

Meeting adjourned at 11:00 am