

# Nipomo Community Advisory Committee Meeting

October 24, 2005  
Chair Susie Hermreck

Present:       Vince McCarthy                   Bonnie Eisner  
                  Harry Walls                   Carol Mitchell  
                  Dan Woodson                   Rick Dean  
                  Jesse Hill                   Curt Curtis  
                  El-Jay Hansson               Stephanie Franks  
                  Susie Hermreck               Jim Harrison  
                  Ed Eby                       Kevin Beauchamp

## **Additions/Deletions to the agenda**

The Considine secondary dwelling waiver will be heard under community presentations.  
Delete Economic Opportunity Health screenings/Senior citizens issues from New Business.

Motion by Bonnie Eisner and seconded by Vince McCarthy to accept the minutes of the September 26, 2005 meeting as posted with the following changes  
change NBCA to NCAC on last page.

Motion passed unanimously.

## **Treasurer's Report**

Board Meetings	Dump fees	Library	Park trees	Balance
\$2804.69	\$2004.86	\$845.45	\$1170	\$6825

## **Vacancies on the NCAC**

Kevin Beauchamp would like to serve and answered questions

Motion by Curt Curtis and seconded by Harry Walls to accept Kevin to the NCAC

Motion passed       Yes 11       No 0       Abstain Stephanie Franks

Kevin was sworn in by the Chair

## **Correspondence**

Letter from Jan Deleo of County Parks indicating that the Nipomo Community Park Master plan is ready for review. Susie stated that she, Bonnie Eisner and Ed Eby will meet with Jan Deleo and discuss the next move.

Letter from David and Vicki Crow concerned about pedestrians at Pomeroy and Juniper when the two left turn lanes are installed.

**Chair Comments**

An ordinance has been proposed in Atascadero to control the feeding of wildlife. Some one is feeding the deer and causing problems. Susie says the ordinance is bas for farmers.

Affordable Housing workshops will be held the on November 2 in SLO.

**Community Presentations**

Commander Basti County Sheriff-The Suey Ranch de-annexation noted the need for better police protection and now the the Rural Crime deputies are full time that protection should be there. There was a homicide in Oceano. Halloween in Nipomo should be quiet. He handed out a Holiday Crime Prevention brochure and reminded all holiday party hosts to get designated drivers so their gusts get home safely. Discussion about parking problems at the Senior Citizens Center.

CDF Chief Dan Anderson showed off the new fire engine. He noted that October was busy for the crew and that the Pancake breakfast was successful. He reminded us to check out fireplaces and furnaces.

Senior Nutrition Program of SLO County reported on the program and noted that a concerned citizen had reported the program to the state and suggested that the NCAC had asked for a report.

Motion by Jesse Hill and seconded by Bonnie Eisner indicating that NCAC has never made a motion, been presented with any report, nor taken any position with respect to the food and nutrition programs of San Luis Obispo County.

Motion passed            Yes 9            No 2

**Tree Planting**

Letter from Mike Eisner indicating that the community has purchased 27 trees to be planted this weekend.

County Planning Brian Pedrotti passed out upcoming Land use issues. He noted that November 5 will be the Residential Rezoning for low-income housing workshop on Nov 2.

**Land Conservancy Herb Kandell asking that the NCAC reconsider our stand on abolishing the Transfer of Development Credits (TDC) program.**

Motion by Rick Dean and seconded by Harry Walls to restate our views in the letter previously sent by Susie Hermreck and support the views expressed in the letter, which the NCAC previously approved. The NCAC supports and lets the letter stand.

Motion passed            Yes 9            No 3            Abstain Jesse Hill

## **Consent 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**

**Gamboal/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.**

Motion by Bonnie Eisner and seconded by Rick Dean to accept the Consent agenda as listed in the Meeting agenda except for the Doti matter which will tabled until the November meeting. Motion passed Yes 12 No 0 Abstain Kevin Beauchamp

## **Public Comment**

Jesse Hill noted that the Board of Supervisors has established Quimby and PFF areas. Monies that are collected from these areas are to be spent in those areas.

Peg Miller of Old Town Association reminding us of the Wine Art and Flower Festival on November 13 at the Kaleidoscope Inn.

Herb Kandell there is land for sale in South County that could be bought for open space in association with the Corps of Engineers.

## **New Business**

Considine request for a waiver of the secondary housing distance requirement.

Motion by Bonnie Eisner and seconded by Stephanie Franks to allow the waiver.

Motion failed Yes 3 No 9 abstain El-Jay Hansson.

Pearson/Global Premier 20-2 bedroom units. Dan Woodson presented a traffic study.

## **Traffic Impact Caused by an Addition of 40 Proposed Dwelling Units**

Recommendation: Require applicant to provide a traffic impact report conducted by a licensed traffic engineer. Report shall consist of traffic

### Current Peak Hour Trips

Northbound on Frontage Road	Left turn onto Tefft	Right turn onto Tefft	Total Entering Tefft
<b>AM</b>	55	387	442
<b>PM</b>	59	229	288
Southbound onto Frontage Road	From Eastbound Tefft	From Westbound Tefft	Total Entering Frontage Road
<b>AM</b>	31	111	142
<b>PM</b>	59	87	146

**Additional 40 dwelling unit adds 40 Peak Hour Trips**

### Added Peak Hour Trips

Northbound on Frontage Road			Total Entering Tefft
<b>AM</b>			482
<b>PM</b>			328
Southbound onto Frontage Road			Total Entering Frontage Road
<b>AM</b>			182
<b>PM</b>			186

counts taken at Grande and Frontage, Grande and Orchard and Grande and Blume. Report shall discuss existing conditions and traffic results and recommendations after completion of proposed project.

In addition on Friday October 21<sup>st</sup> I observed traffic on Grande from 7:30 to 7:50 and from 8:30 to 8:50 and entered Tefft at South Frontage Road.

During both time intervals I never counted more than six cars per minute approaching Frontage from Grande

During the first interval I got through the stop light within one cycle

During the second interval it took three cycles to get through the stop light.

Motion by Dan Woodson and seconded by Harry Walls to include Dan's report in our comments about the project.

## **Old Business**

Marinai CUP-Susie relinquished the gavel because of a conflict of interest.

Motion by Jim Harrison and seconded by Rick Dean to accept the project subject to adequate space for 4 South bound lanes to Hill street and take into account the NCAC's desire to limit the structure to 2 stories above grade.

Motion passed            Yes 12            No 0            Abstain Susie Hermreck

Gray Trust-Susie relinquished the gavel to Bonnie as she has a conflict of interest.

This matter has been appealed to the Board of Supervisors.

Motion by Jim Harrison and seconded by El-Jay Hansson directing Bonnie Eisner to write a letter to the Board of Supervisors indicating our opposition to the project as the developer is trying to use the Multi-family zoning to build single family houses on postage stamp size lots.

Motion passed            Yes 12            No 0            Abstain Susie Hermreck

Ken Craig project at Via Concha and Willow Road asking to change part of the 40 acres to Recreation.

Motion by El-Jay Hansson and seconded by Curt Curtis to deny the project because of the recreation zoning out side the Village Reserved Line however is the project is approved over a strong objections we want all mitigations in the EIR to be fully implemented.

Motion passed unanimously.

## **Planned Rural Ordinance**

Jesse Hill volunteered to attend the 11/3/05 meeting.

## **West Tefft Corridor Design Plan**

Motion by El-Jay Hansson and seconded by Stephanie Franks to have Susie Hermreck contact Richard Holquin to set a meeting to go over NCAC's requests to see what can be implemented.

Motion passed Yes    8            No 3

**Park and Recreation Committee**-Motion by Vince McCarthy and seconded by Rick Dean to delay restarting the committee for three months.

Motion passed            Yes 8            No 4

## **Committee Reports**

**Traffic and Circulation Committee**-Motion by Harry Walls and seconded by Bonnie Eisner to appoint Dan Woodson to the Chair of the committee.

Motion passed unanimously.

**By-Laws**

Colette Hyder passed out more recommended revisions to the by-laws. These recommendations will be acted upon next month.

**GPA**

Jesse Hill noted that the committee is still working on the Canada and Crystal Oaks GPA's.

Motion by Rick Dean and seconded by Harry Walls to have the committee report back to the NCAC on the feasibility of a GPA eliminating the minimum density requirements of the Land Use Element. Passed unanimously.

**Incorporation**

Letter from Mike Eisner listing the committee's activities.

Motion by Stephanie Franks and seconded by Rick Dean accept the monies and use it for educating the public about incorporation.

Meeting adjourned 11:42 PM