

NIPOMO COMMUNITY ADVISORY COUNCIL
AGENDA
December 19, 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 November 28

Treasurer's Report: Stephanie Franks

Vacancies on NCAC Board

Vacancy for Ag still open, possible election if candidate available

Area 1 Geographical Rep position available, Board action required to decide if position remain open or be advertised

Correspondence

Chairmans Comments:

West Tefft Corridor Design Study
Multi-Family Meeting

Community Presentations:

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

CDF: Battalion Chief Dan Andersen

Incorporation Committee Report: Mike Eisner

SLO County Planning Staff: Chuck Stevenson/Brian Pedrotti

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

Consent Agenda:

Vawter/ DRC 2005-00073: CUP for an industrial park on 13.74 acres located at 804 Sheridan Road; to be completed in phases; Phase 1 to be 9,168 sq ft; At completion to be 107,409 sq ft: Current use is 2 residences; metal building and outside storage **Land Use recommends to approve project as presented with the following conditions: 1. Table O to be strongly considered 2. Evaluation of water availability and conservation measures 3. Study of potential traffic impacts**

Camacho/SUB 2005-00124: Lot Line adjustment and Parcel map for 1.03 acres to be divided into two lots of 0.5 acres; located at 174 Orchard Road **Land Use recommends Lot Line Adjustment be approved as presented. Land Use recommends that the parcel map be approved as presented**

Romero/ SUB 2005-00128: Parcel map for 1.17 acres located at 852 Primrose Lane; Dividing into 3 parcels of 7,919, 7,919 and 35, 288 sq ft **Land Use recommends approval of this project**

with the recommendation of an evaluation and implementation of a regional drainage plan

Mitchell/DRC 2005-00100: MUP for size requirement (1200 sq ft) for secondary dwelling located on five acres at 1050 Hetrick Ave **Land Use moves to approve the MUP for size variance, but strongly recommends the use of one driveway for primary and secondary dwelling access and also recommends that the secondary dwelling's architecture reflect the primary dwelling**

New Business:

Cypress Ridge LP / LRP2004-00005: Request by Cypress Ridge LP for an amendment to SCAP by changing the land use category on approx 147 acres from RR to Residential Suburban; and moving the Palo Mesa VRL to include subject property; purpose is to allow 147 clustered homes and a 9-hole golf course (revised version) **As per SLO County Planning Staff information, the authorization for this proposed GPA will go before the BOS on 2/7/06, SLO County Staff report to be written in the last week of January; Land Use recommends that a Town Hall meeting be held in mid January of 2006, and a review of this project be provided by the NCAC's GPA Committee**

Stroom/DRC2005-00099: MUP for size requirement (1200 sq ft) for secondary dwelling located on 2.8 acres at 415 Victory Way **Land Use recommends denial citing Land Use 22.30.470; Paragraph F-2-B-1.**

Mayfield/DRC 2005-00102: MUP to waive the distance for a secondary residence located at 761 Riverside Road; secondary home to be 560 sq ft, but require MUP to waive the Bluff set-back **Land Use recommends denial of this project due to safety issues and non-compliance with SCAP**

Trail Easements for SCAP: El-Jay Hansson

Committee Reports:

Traffic and Circulation: Dan Woodson

Letter to be considered concerning Area 2 funds being used for Halcyon

By-Laws : Colette Hyder

GPA : Jesse Hill

Website: Bonnie Eisner

Adjournment