

**NIPOMO COMMUNITY ADVISORY COUNCIL**  
**AGENDA**  
**January 23, 2006 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 December 19**

**Treasurer's Report:** Stephanie Franks

**Correspondence**

**Chairmans Comments:**

**Community Presentations:**

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

**CDF:** Battalion Chief Dan Andersen

**Nipomo Area Recreation Association:** Intro of new Executive Director,

Becky Crowe

**Incorporation**

**Committee Report:** Mike Eisner

**SLO County Land Conservancy:** Herb Kandel

Update on acquisition of Patterson Property; Status of Callendar Road

Acquisition of Banks Property and Action on Letter of Support from NCAC

Mitigation of Willow Road Ext Impacts

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

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

**New Business:**

**Lathrop/Tract 2797/SUB 2005-00140:** Seven Lot Tract Map with Planned Unit Development; Located at 1020 Division Street (corner of Division and Hazel) Lots will be 2,444 to 6,500 sq ft in size for three commercial retail bldgs. and five single family residences **Land Use recommends reading of South County Area Plan pg 7-70 and 7-71 pertaining to Neighborhood Commercial Centers (Five of these areas in Nipomo, this project is in this zoning)**

**Pearson/Global Premier/ DRC 2005-00011:** Presentation by applicant of multi-family project proposed for Grande Avenue on Pearson Xmas Tree property, called Cider Village

**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) **Land Use recommends a motion to table this project till the February NCAC Meeting to be held in con-junction with presentation of SLO County 2005 Circulation Study and discussion of effects of widening Hill Street to five lanes**

**Old Business:**

**Cypress Ridge LP / LRP2004-00005:** Request by Cypress Ridge LP for an authorization to proceed with a general plan 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)

**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 **NCAC recommended in December 2005, denial of this project unless the applicant returns to NCAC with a geo-technical report; photos of property, topo map and county geologist report**

**Draft of PFF Fees Proposed:** Jesse Hill/ Jim Patterson

**Initial Study of Master Park Plan:** Ed Eby

**Committee Reports:**

**Traffic and Circulation:** Dan Woodson

**Election Committee:** Approval of Chairman; Announcement of Meeting

**By-Laws :** Motion by Land Use to send to Committee the recommendation that our name be changed to South County Area Advisory Council

**GPA:** Jesse Hill

**Website:** Bonnie Eisner

**Adjournment**