

**Nipomo Community Advisory Council Land Use Agenda
June 18, 2005
NCSD 9AM**

Call to Order

Pledge of Allegiance

Additions/Corrections to Agenda

Old Business:

West Tefft Corridor Design Plan : Updates Hernandez/TR 2719/SUB 2004-00296: Tract map to subdivide 18.77 acres into 7 lots of 2.5 and 2.95 acres each; Located off Hwy 1 and turning west on Ariba Place; currently vacant with native grasses and rows of pines and eucalyptus trees **Motion from 4/25/05 was: Land Use has contacted County staff for proper paperwork in relation to this project. At the May meeting, Land Use felt zoning was appropriate for area, project had to be reviewed by the Coastal Commission and that easement for trails needed to be co-ordinated with Jan DiLeo in accordance with the SCAP trail map. At the June Land Use meeting a motion was passed to ask County staff for an explanation of this project in regard to possible encroachment of HWY 1 and compatibility of this project with surrounding zoning . Motion at the 6/27/05 by NCAC was to reserve approval based on new information, with possible trails to be looked at by Jan DiLeo. NCAC strongly recommends that County staff take into consideration that the community of Callender - Garret is in strong opposition to clustering . NCAC needs further time and information before reviewing this project.**

Nipomo Commons: Presentation at NCAC July 25th meeting of new elevations

New Business:

Llamas/DRC2004-00268: CUP for 4,000sq ft residential home at 1710 Via Alta Mesa on 12.4 acres zoned open space

Troesch/DRC2004-00138: CUP for outdoor storage lot to house rental business and related equipment including landscape supplies and sales; Located on 4 acres, off Hutton Road

Vanderlei/CO-05-0170/SUB2004-00373: Parcel map for two lot split of an existing 13.97 acre parcel; located at 1475 Dawn Road; one parcel to be 7 acre, other 6.97 acres; zoned RR

Nipomo Oaks:TR2732-SUB2004-00324:Tract Map with CUP; Located on 3 acres at 620 Hill Street in RMF zoning; 22 parcels at 2,730 sq ft; 20 parcels at 2,418 sq ft; open space and parking at 13,659 sq ft and drainage basin of 7,890 sq ft

NEW Business (contd):

Growth Management EIR: Comments needed by August 12th

Announcements

Adjournment