

LAND USE COMMITTEE MEETING MINUTES

JULY 16, 2007

Members present:

**Istar Holliday, Chairman
El-Jay Hansson, Vice Chairman
Vince McCarthy
Reggie Dion
Ed Eby
Dan Woodson
Mike Winn
John Brantingham
Dan Gaddis**

Substitute recording secretary: Elaine Thomas

Others present:

Debbie Sprague

Meeting was called to order by Istar Holliday at 9:45 a.m.

El-Jay Hansson was elected unanimously to Vice Chairman

Developers were notified of the meeting but did not attend. (Questions were asked how they were notified and it was agreed that phone messages were not adequate).

Item 1. Ramos Project, 1180 Eucalyptus involves splitting 40 acres into 7 parcels. The property is surrounded by agriculture and includes three wells.

Ed Eby questioned the water availability thinking that 3 wells were not adequate for this project.

It was moved El-Jay Hansson to table this item until the regular meeting with the following concerns to be addressed:

- 1. water availability**
- 2. lot size**
- 3. horse trails**
- 4. Agriculture surround**
- 5. court documentation concerning water litigation**

Second by Reggie Dion - motion passed.

Item 2. Vista Grande, 557 Grande, Nipomo: 18 unit condo, unknown if this "entry level" housing or "affordable housing". Istar will find out the classification of this project.

John Brantingham stated one acre cannot handle this much density because too many cars on the property, too much traffic will be generated and no space for playground.

Mike Winn indicated that the Quimby Fees for land use must be used legally that is to purchase land.

**Motion by Vince McCarthy that this item is tabled until developers answer questions and we request their presence at the regular meeting.
Second by Ed Eby - passed**

Item 3. 750 Grande, Nipomo: 52 units on 3 acres by Global Premier Developers.

Developers request modification approval from 3 to 4 bedroom units. The project includes only 104 parking spaces and will be three stories with no senior access.

Questions about the project:

- 1. number of feet in set-backs especially by carports**
- 2. percentage of recreational or landscape areas**
- 3. number of parking spaces**
- 4. no ADA (disabled citizens) compliance**
- 5. what is a "recreation" center**
- 6. fire truck access**

Motion by El-Jay to table the item and contact developers to answer questions and appear before the Advisory Council. It was pointed out that they have only come before our board once.

Second by Ed Eby - Motion passed.

Item 4. 1841 Los Berros Rd, Puhek-MUP: permit request to demolish an existing garage and build a barn with living quarters on 2nd story.

Vince McCarthy pointed out this is a Granny Unit - not a barn. It is a garage with apartment upstairs. It was pointed out that there is no exterior staircase to the 2nd story in case of fire.

Motion by Mike Winn to bring this to the attention of the Advisory Council with these concerns.

Second by Reggie Dion - passed

El-Jay will write letter to Advisory Council indicating these concerns.

Item 5. Mike Winn stated the Ortiz family are requesting sub-dividing their land into three lots and selling them. In the past they were requesting additional water and twice were turned down. It was discovered that at that time they had about 40 field workers living on the property and the water use increased because of this. Now they seem to be after a Negative Dec.

Item 6. Mike Winn said the Affordable Housing Ordinance is requesting change of RSF housing a minimum parcel size from 6000 feet to 5000, which would impact:

- 1. 20% additional water use**
- 2. reduce landscaping to allow higher density**
- 3. 80% of these units to be built in Nipomo**
- 4. a density BONUS that can increase the number of units built is a State Law and not discretionary.**

Mike said we MUST fight this.

Meeting adjourned by Istar Holliday at 10:45 a.m.