

Land Use Committee: Minutes of 8/20/07 Meeting

The meeting was called to order by Istar Holliday at 9 a.m.. Also present were John Brantingham, Reggie Dion, Ed Eby, El Jay Hansson, Vincent McCarthy, Michael Winn, and Richard Wright. After the pledge and the approval of the July 16th minutes as amended, Ed Eby nominated El Jay Hansson as Co-chair; Vince McCarthy seconded, and those present assented unanimously.

Old Business:

Sandra Ramos: application to subdivide 39.5 acres at 1180 Eucalyptus Rd. into seven parcels. Terri Green, agent, said project was being redesigned with help of Planning and a review would be requested when the new design is available.

Global Premier: application to increase size and occupancy of Roosevelt apartments (52 units on 3.85 acres at 750 Grande) from 26 2-BR and 26 3-BR to 24 3-BR and 28 4-BR. Global will provide the basic required 104 parking spaces but seeks waiver of requirement for guest parking. Steve Hernandez of Global presented Global's rationale for its request, claiming the the project would be a money loser if the increase in number of bedrooms was not approved. He then gave a visual presentation of the project. Many questions were raised about the current plans.

Apartment sizes:

How large are the bedrooms if an additional bedroom is carved out of essentially the same square footage allotted for fewer bedrooms before? Hernandez said he would bring actual dimensions to SCAC meeting.

Recreational areas and open space:

John B. asked about the slope of the "open space," which would make it unusable as a recreational area for the 100 -120 children expected from the 64 bedrooms added. Mr. Hernandez had no stats on square footage of available play area but said he would research it for the SCAC meeting. Vince asked about underground water retention facilities, which would free more open space, but Hernandez implied that was not possible because of the location. The safety of a retention basin so close to a complex so densely occupied by children was also questioned and details were requested about fencing, etc. It was also confirmed that the "barbecue and play area" would be shared with Cider Village, Global's adjacent apartment complex. The question was asked of the size of the Community Center shown us, which would house two management offices, restrooms, storage rooms, a "tech" room, a "lounge," and a "multipurpose room" for a total of 2,177 sq.ft. (not including the laundry room) Hernandez said the total usable activities space was 1200 sq.ft., which seems small for a facility of that size and expected use. Mike W. said the the child population is projected by Lucia Mar School District to be 120 children, equivalent to 1/5 of a elementary school.

ADA compliance:

The question was asked about accessibility in the 3-story buildings planned. Hernandez said the availability of some apartments on the ground floor would satisfy ADA requirements.

Vince M. and Ed E. questioned source of Global's "traffic model," which foresees no impact of this 52 apt. complex on already impacted Grande and Frontage Roads. Hernandez described flow to Tefft's 101 on-ramp unaware of Caltrans' proposals to eliminate Hill Street on-ramp and/or make Frontage Road one-way south. Importantly, who routes traffic **through** densely occupied complex with children at play? Mike suggested Global consider play area at center with roads leading to it rather than through the complex.

Parking:

Increase from 120 to 184 bedrooms renders 104 parking spaces inadequate and variance requesting elimination of guest parking unreasonable. Internal streets required by planning are also of insufficient width to allow for parking curbside, leaving nowhere to go but Grande.

Security:

Richard Wright requested Sheriff bring GIS records of calls received to SCAC, so factual record of concentration of "incidents" is available. El Jay will put in a request to Commander Basti. When committee members shared their concerns about higher density's relationship to increased criminality, Hernandez shared that cities such as San Bernadino, Colton, and Moreno Valley mandate security management plans for high-density multi-family projects. Nipomo needs to look into this with County.

Additional discussion: Mike brought up the need for non-saltbased water softening to avoid corrosion. John mentioned Global's tank-free water heaters would need to be placed in every unit for hot water to reach bathrooms quickly.

Summary:

The piecemeal approval high density projects such as Cider Village and Roosevelt Apartments allows the applicants to avoid a full EIR as each project may be less than 5 acres. Cumulative effects must be considered and each project of this density should be required to submit a full CEQA analysis. Committee members reiterated the absolute need of adequate play space, parking, traffic mitigation, and need for County to provide actual area footage and other details on these questions. Mr. Hernandez will take the questions and concerns back to Global and bring detailed answers back to SCAC at 8/27 meeting.

New Business:

4 M Landscape (Mark Doss): application to operate outdoor landscaping business at 2279 Willow Road.

Chad Patten appeared with photographs of past and present use of property. Landscaping materials such as decorative rocks, gravels, etc. (not plants) would be stored and sold, No water, pesticide or fertilizer use involved. Applicant's sketch includes intention to landscape to attractively screen business from highway. Mike Winn moved to put it on Consent Agenda; Ed Eby seconded, and all present agreed.

Von's Lighting:

Applicant requested to be placed on SCAC agenda so lighting engineer could make presentation. Phil Henry agreed to do so.

Charles Kelly/ Smith: application to adjust lot lines at 1019 Serenata Way:

Applicant did not appear but maps viewed and discussed. Permitted shop approved by County Planning without proof of lot lines: 1-2 years later, pre-sale property survey found shop protruded into lot to the north. Lot line adjustment would place it back within legal lot line. Telephone conversation with apologetic agent (computer down/ schedule off) revealed County has approved all changes as all setbacks were now legal (3-5 feet from lot line for auxiliary building under 12 feet in height), monetary reimbursement accepted by adjacent lot owner, both new lot areas more than necessary, etc.,etc. Request to be placed on Consent agenda.

Other Business:

El Jay shared her concern that Planning did not allow Phil more than 3 minutes to speak. Mike W. felt it was a miscommunication and that Chair did not get direct request in advance. We need to send more people with Phil to share the burden.

"The Framework for Planning" was discussed: we found no relation between the vision expressed and the reality imposed. Ed Eby will write a response to be vetted by SCAC and then sent to BoS.

"The Joint Policy Statement: SLO's Housing Crisis and Inclusionary Housing Principles": Istar said it apparently affords developers even more "incentives" to increase density by eliminating fees and restraints for them and using County funds to buy whatever they cannot sell for a profit.

The Affordable Housing Ordinance was discussed and found to be a GPA in disguise. Mike Winn reminded us of County Ordinance # 3090, which forbids GPA's on the Mesa until supplemental water is on site. It was suggested that these documents be rejected on legal grounds and that, when supplemental water is a reality rather than a dream, these proposals be brought back before us with attention to other vital issues such as open space and recreational areas, traffic solutions, policing, and other concomitant issues which need to be addressed.

Respectfully submitted,
Istar Holliday