

SCAC LAND USE COMMITTEE MEETING MINUTES

October 15, 2007

Members present:

Istar Holliday, Chairman

El-Jay Hansson, Vice Chairman

John Brantingham

Reggie Dion

Bonnie Eisner

Vince McCarthy

Debbie Sprague

Mike Winn

Dan Woodson

Meeting was called to order by Istar Holliday at 9:05 a.m.

Report by Mike Winn: Thanks to the NCSD, Planning has pulled their reports on Affordable Housing and Inclusionary Housing, which share an EIR, to revise the description. On Framework, County is resisting an EIR and will get back with comments. County Council, Tim McNulty, stated the County does not have a General Plan, only Land Ordinances. This would negate the settlement that no more GPAs can be approved until water is on tap.

Tomorrow the NCSD will present info on desal to the BOS with three options on payment.

Everyone is urged to attend the Nov. 8th Planning Commission meeting.

New Business:

Nichols – MUP – DRC2007-00051 – Propose 20 Special Events per year on 7.32 acres – Zoned AG – 2018 Los Berros. Sunni Vogel, represented owner. Pending receipt and approval of Traffic Study, Noise Level (decibel levels) agreement and no external lighting statement, we recommend it be place on Consent Agenda. Bonnie made motion – Reggie seconded.

Leal – CO-06-0238 – 992 Grande SW corner South Tejas Place- Application to subdivide one acre into two _ acre lots – zoned RSF. Engineer presented perc test. Stated that owner wanted to build one building in the middle of

the lot, but County stated there is a “ghost line” which would allow the property to divide into four.

Inclusionary Housing – Istar appeared at the Planning Commission to raise many questions. Several felt that if she had not appeared, it would have passed as Planning gave a late and very weak request to postpone. She sent a letter to them outlining the wording she questioned – like if the developer has units not sold, the County would buy them.

Suggest the SCAC send a one-page letter addressing Inclusionary and Affordable Housing – Istar and Mike are going to draft.

Simple explanation of the two:

Inclusionary Housing is when a developer builds a large apartment or condo complex or a subdivision of single-family dwellings, and he sells a few of them at a very discounted price for those that qualify. The cost would be made up by increasing the price on the others.

Affordable Housing is a complete complex or subdivision that can be sold or rented to those who qualify, and the government subsidizes the project.

In both cases, the owner may not sell at a higher price for some 15 years. With renters they have to qualify each year.

Framework for Planning – We join the NCSD in questioning how the County can mitigate the problems of water and traffic. We are in a level 3 Severity and no amount of talk is going to change that. If it is not there, it simply is not there. The traffic circulation problem is here and no plans to correct it are in practice. Request the SCAC to send a letter asking an explanation.

Quimby Fees and PFF Fees – We want a breakdown of these fees. The California Public Records Act should be referenced. Nipomo and South County should have the fees collected here, be used here and not in any other area. Now the PFF funds are placed in the General Fund. Letter to be drafted.

Nipomo Arts Council has requested \$100,000 from the Quimby Fund to purchase art work.