

**SOUTH COUNTY ADVISORY COUNCIL  
LAND USE COMMITTEE  
MINUTES**

**MONDAY, July 21, 2008 - 9:00 am  
148 South Wilson**

Meeting commenced 9:00 a.m.

In attendance:

Istar Holliday, Chair

El-Jay Hansson

Dan Gaddis

Vince McCarthy

Mike Winn - last part

Dick Wright

Pledge of Allegiance

Old Business:

**WALDMAN, Steve** - Presentation answering concerns about proposed Card Room - William Rutland announced the address will be 622 West Tefft. He stated that the surrounding business owners are looking forward to an increase in their customers. There will be uniformed security guards from 8 or 10 pm to closing. It was pointed out that they have to be responsible for their own security as our sheriff force is understaffed. No cash will be left on premises. They plan to open at 10:00 am and close Monday through Thursday at 2:00 am - Friday, Saturday and Sunday 4:00 am. If community objects when they post their notices, the closing times could be revised to like a midnight closing. They want the support of the SCAC before they apply to Sacramento for their license. Again their will be no alcohol allowed on premises, and no smoking in the room. There will be four tables, with a maximum number of about 36 customers and up to 5 employees. On Mondays through Fridays he expects about one game table operating during the daytime and about two tables at night. On weekends, he expects about two tables during the daytime and about three tables at night. They were asked by our committee to do a parking study and present it will present a parking plan at our Monday night SCAC meeting, July 28, 2008.

New Business:

**OSLER** - SUB2007-00210, CO08-0054 - 1720 Scenic Way - 20.1 acres on bluff- 4 lot parcel map. Christie Fry was on hand to answer questions. This allows three lots over five acres and a remainder lot of 3+ which will be open space in perpetuity. Also the steep bluff will be open space to meet the 60% rule. There will be a 25 foot wide trail along the bluff. The roads and

“dry utilities are in”, and they have permission to use wells and septic. Was placed on Consent Agenda. El-Jay motioned and Dan seconded - Dick abstained as he lives nearby.

**WOODLANDS** - DRC2007-00152 -Authorization for three business park buildings totaling 47,400 sq.ft. plus permanent golf course maintenance facility - consistent with specific plan, but location of latter moved for aesthetic reasons. Allison Donatello presented. El-Jay motioned with Dan’s second to put on Consent agenda.

**HESS** - SUB 2007-00215 CO 08-0021 - 410 Nopal Way - divide one acre into two parcels El-Jay had some questions about effect on entire neighborhood which need answering before a motion is made, Otherwise the project itself was received well.

**RODRIGUEZ** DRC2007-00194 - MUP - 138 E. Tefft -Construct 4-plex and convert existing pre school to SFR. Istar going to contact planner as there are many problems such as no yard for children, emergency vehicles access, inadequate parking, etc.

Other Business:

Allhouse was approved against all our objections. Our representative was given no chance of rebuttal at BOS. Istar will draft a letter which we recommend the SCAC send.

Inclusionary Housing is coming up again tomorrow. Request a letter from the SCAC to strongly recommend the EIR be shaved down to fit just this part of the plans. Mike will draft

Santa Margarita Ag Cluster - 550 homes - State laws says they must have a 20 year sustainable water supply. They must be held to this as it sets a precedent for the entire county. Request a letter be sent to acknowledge our concern.

Nipomo is being penalized on our tax bills as we do not meet the emission standards. Survey shows ATV use at the Oceano Dunes drive-on area is the culprit. Suggest instead of taxing us, add an equivalent cost to the Oceano Dunes area entrance fee. Letter being drafted by Mike Winn.

Suggest a letter of support for Code Enforcement. They are being pressured to ignore some problems that are occurring near SLO.

Jan DiLeo will be at our next meeting for an update on parks.

Meeting adjourned at 10:50