

# **NIPOMO COMMUNITY ADVISORY COUNCIL MINUTES**

**January 23, 2006**

## **Call to Order**

## **Pledge of Allegiance**

## **Roll Call:**

Present: Clyde Cruise, Bonnie Eisner, Dan Woodson, Rick Dean, Jesse Hill, Kevin Beauchamp, El-Jay Hansson, Susie Hermreck, Jim Harrison, Phil Henry

Absent: Vince McCarthy, Carol Mitchell, Harry Walls, Curt Curtis, Stephanie Franks

## **Additions/Deletions to Agenda**

NCSD Presentation by Ed Eby, added by Susie Hermreck. No objections.

## **Approval of Minutes from December 19**

**MOVED** by Phil Henry, seconded by Bonnie Eisner. **PASSED** (unanimous)

## **Treasurer's Report:**

Bonnie Eisner submitted the Treasurer's report on behalf of Stephanie Franks who was absent. Submitted and filed with the Minutes.

## **Correspondence:**

The Chair read several letters from the public, giving positive and negative feedback on Cypress Ridge. Correspondence filed with the Minutes.

## **Chairperson's Comments:**

Susie Hermreck has a meeting with the County on Thursday re: the proposed Jack Ready Memorial Park. She will report back to the NCAC next month.

Rotary Club wants to build a snack bar and restroom at Nipomo High School. It would benefit most of the sports teams (possibly all the teams except basketball). NCAC may be asked to approve using Quimby/PFF fees to fund construction of the restrooms. SLO Parks Director Pete Jenny will make a presentation as to cost in the near future; date uncertain.

Assemblyman Sam Blakeslee hosted the kickoff campaign for the "Spirit of America" which will focus on homelessness, domestic violence, and other social issues during the coming year. Susie reported that the fastest rising segment of the homeless in SLO County are single mothers with kids and the elderly. She would like appeal for donated personal items (soap, towels, feminine hygiene products, etc.) and have the community donate these items in conjunction with the upcoming NCAC election in March.

## **Community Presentations:**

**SLO County Sheriff:** Sheriff Commander Martin Basti, South Co. Station, reported that an armed robbery occurred this past month at Domino's Pizza; one suspect was female, which he said is unusual.

Some juvenile crime was reported in Nipomo. Local Neighborhood Watch programs are paying off well. Showed a sample of the "stop stick" that has been successfully used to reduce pursuit speeds and protect the public. Introduced Sgt. David Kinnis, who has come down from Pismo Beach. He has 23 yrs experience and is a South County resident, so he is familiar with the issues. Audience questions were answered.

**Nipomo Area Recreation Association:** Becky Crowe introduced herself as NARA's new executive director. She said that NARA was collaborating with the Senior Center to host family night bingo and a spaghetti dinner on Feb 17 at St. Joseph's Catholic Church. In response to an audience question, she stated that Lil Bits Preschool currently serves about 30 children, and 15 others are scattered around in other location. They have been fortunate that Lucia Mar is letting them make use of the school facilities.

**Incorporation Committee Report:** Mike Eisner announced that committee meetings will now be held quarterly. Six new people attended the most recent meeting, so community interest is continuing to grow. The committee is now soliciting input from developers/builders on their vision of Nipomo's future. Next meeting of the Incorporation Committee will be April 18.

**SLO County Land Conservancy:** Herb Kandel gave an update on acquisition of the Patterson Property for Dana Adobe; Status of Callendar Road; acquisition of Banks Property and request for a Letter of Support from the NCAC.

**MOVED** by El-Jay Hansson, seconded by Rick Dean that the NCAC write a Letter of Support for the Land Conservancy to acquire the Banks property using grant money and various other means (excluding Quimby fees). Motion **PASSED** (unanimous)

**SLO County Planning Staff:** (1) Brian Pedrotti distributed to the Board a list of projects that have come in during the past month. There are only two projects on the list. (2) Brian mentioned that Village of Nipomo hearings won't happen until the summer. (3) Rick Dean requested that Planning provide the NCAC with a set of "campus-like designs for residential multi-family projects" showing examples of how RMF projects can be built which maximize open space and are consistent with the rural character of Nipomo. He stated that the NCAC had requested this information several times and Chuck Stevenson had promised to provide design examples. Brian said he would pass along the request, and he will bring some designs down in Chuck doesn't. (4) El-Jay Hansson raised concerns about the dangers of the Idyllwild road dedication. (5) Jesse Hill inquired if access to County maps were available online.

**NCS D Presentation:** NCS D director Ed Eby announced that the information packet for the next NCS D Board meeting is 100 pages long. The NCS D will be considering: (1) The Urban Water Management Plan, (2) the Holloway Conditional Annexation Agreement, (3) Contract approval to hire former Los Oso CSD manager, and (4) the pending lawsuit filed against the NCS D by a group of local developers who are challenging the legality of NCS D-approved assessments which are needed to fund supplemental water for Nipomo.

**SLO County Parks Commission:** Commissioner Paul Teixeira gave more details concerning the proposed concession stand and public restroom at Nipomo High School and said it would be a big plus for all the children. Also, the Parks Commission at its next meeting will discuss forming blue ribbon committee to address the County Grand Jury's findings on park maintenance shortcomings in SLO County.

#### **Public Comment:**

**Clyde Cruise** announced that the Chamber of Commerce will be doing something new this year: Roaming Chamber Booth will help raise money for local causes and community-specific improvements.

**Herb Kandel** spoke about recent flooding and urged all of the concerned parties in Nipomo to get involved in working toward a solution. He also stated that there is no emergency Preparedness Plan for Nipomo, and the NCAC should put this on its agenda.

**New Business:**

**Lathrop/Tract 2797/SUB 2005-00140:** Seven Lot Tract Map with Planned Unit Development; Located at 1020 Division Street (corner of Division and Hazel) Lots will be 2,444 to 6,500 sq ft in size for three commercial retail bldgs. and five single family residences.

**MOVED** by Rick Dean and seconded by Dan Woodson: The NCAC **supports** the proposed commercial uses and **recommends denial** of detached single family homes proposed for Lots 4, 5 and 6 because the parcel is not zoned for RSF, and the proposed lot sizes should not be under 6,000 square feet required for RSF. As an alternative, the NCAC **supports** a mix of commercial and Residential Multi-Family (RMF) as allowed under the Code, provided that the RMF units are subordinate to the commercial use of the parcel, and that the RMF units are rentals and under a single ownership.

Motion **PASSED** (unanimous)

**Pearson/Global Premier/ DRC 2005-00011:** Presentation by applicant of multi-family project proposed for Grande Avenue on Pearson Xmas Tree property, called Cider Village. After extensive discussion, applicant agreed that prior to issuance of building permits, applicant will return to the NCAC for further input on the layout and design of the project and architectural concerns. Rick Dean said that there was a lot he liked about the project, but he could not support it because of the three story building height, which the NCAC has consistently opposed not only for residential but also commercial buildings. Applicant indicated that they had originally proposed two-story construction but County Planners had stated that three-story construction would be required. El-Jay Hansson and jim Harrison expressed concerns about the impact that 90 new apartments would have on already congested traffic and limited water resources.

**MOVED** by El-Jay Hansson and seconded by Dan Woodson: The NCAC **recommends denial** of the project at this time because Nipomo does not have the infrastructure to support the proposed density. Specific impacts cited were traffic and water.

Motion **PASSED** – 6 in favor, 2 opposed, 2 abstentions.

**Village at Nipomo / CO 01-0351/ SUB 2005-00135:** Five lot parcel map and CUP for 28,638 sq ft retail bldg; Located on 3.62 acres on West Tefft, extending to Hill Street (Ted Moore Project)

**MOVED** by Bonnie Eisner, seconded by Rick Dean to table this item until the February meeting.  
Motion **PASSED** (unanimous)

**Old Business:**

**Cypress Ridge LP / LRP2004-00005:** Request by Cypress Ridge LP for an authorization to proceed with a general plan amendment to SCAP by changing the land use category on approx 147 acres from RR to Residential Suburban; and moving the Palo Mesa VRL to include subject property; purpose is to allow 147 clustered homes and a 9-hole golf course (revised version).

Discussion by the NCAC Board ran approximately one hour. Area 5 Rep Kevin Beauchamp, whose area includes Cypress Ridge, gave a detailed report on his meetings with the CR Homeowners Association and other residents. He said that sentiment was about equally divided with half opposed because they see no benefit to existing residents, and the other half supporting the GPA because they see no impacts. But they all agree that the NCAC should not represent them. Rick Dean pointed out that the South County only has one representative on the Board of Supervisors but that is how our democracy works and if Cypress Ridge residents want a stronger voice, they should run for NCAC election and bring their concerns to the table.

Jessie Hill gave a report summarizing the GPA Committee's opposition to the GPA, citing concerns about density expanding out into rural areas and the importance of maintaining green belts between the villages so that each community retains its own unique identity as envisioned in the General Plan.

El Jay Hansson declared that Cypress Ridge residents aren't the only ones who will be impacted by the proposed development and increased density. She said these impacts "are regional and thousands of people will be affected by traffic, water and other impacts." But her biggest problem with this GPA is moving the Village Reserve Line, which she opposes. "If it is allowed to happen in Cypress Ridge, it can happen everywhere and that's a dangerous precedent to set...that's the main problem I have."

Chair Susie Hermreck gave a summary of notes that she took at the recent Town Hall meeting and summarized residents' pros and cons. Pros included getting a new golf course and that Greenheart would be helped with their drainage problems. Cons were that the water all comes from the same aquifer, the traffic all goes over one road; and residents were adamant that they did not want any rental units to be built in their area.

Rick Dean said the proposed GPA raised concerns about cumulative impacts -- "cumulative impacts across the Mesa from more traffic and congestion, cumulative impacts chipping away at the green belts, cumulative impacts on water, cumulative impacts from moving the VRL, which will lead to even more density and development."

Public comments were given by several residents in the audience. One was generally in favor of the GPA. Another stated that a Level 3 Water Severity exists in Nipomo, and since "the water for the new golf course would be drawn from the aquifer, this should really be a no-brainer."

Following extensive discussion, Public Safety Rep Jim Harrison **MOVED**, Agriculture Rep Phil Henry seconded, and Rick Dean proposed additional language, which motion maker and second approved:

"The NCAC recommends that the GPA for the proposed Cypress Ridge Phase 2 GPA **not be allowed** for the following reasons: increased traffic congestion, disruption of the existing rural lifestyle, movement of the Village Reserve Line opposed, the existence of a Level 3 Water Severity, and a desire to preserve the green belts and to uphold existing AG and open space policies."

A roll call vote was requested. Motion **PASSED** with 9 "yes" votes (Cruise, Eisner, Woodson, Dean, Hill, Hansson, Hermreck, Harrison, Henry), 1 "no" vote (Beauchamp).

**Mayfield/DRC 2005-00102:** MUP to waive the distance for a secondary residence located at 761 Riverside Road; secondary home to be 560 sq ft, but require MUP to waive the Bluff set-back **NCAC recommended in December 2005, denial of this project unless the applicant returns to NCAC with a geo-technical report; photos of property, topo map and county geologist report**

Chair Susie Hermreck observed that the applicant had not returned to the NCAC with the requisite materials, so the NCAC's previous denial stands.

**Draft of PFF Fees Proposed:** Jesse Hill and Jim Harrison gave a 10-minute presentation and analysis of the proposed PFF Fee increases. No action was taken by the NCAC.

**Initial Study of Nipomo Community Park Master Plan:** Ed Eby inquired about the status of the long-awaited, overdue and promised Draft Initial Study of the Nipomo Community Park Master Plan. Susie Hermreck indicated that we are "in a holding pattern," and County Parks Director Pete Jenny said he did not have to provide the NCAC with a copy of the study. Ed Eby responded that "he doesn't have to do a lot of things, but he promised the NCAC that he would come back and we could decide what we want in the Park." Susie said that she would inquire again about the study when she next meets with Jenny.

### **Committee Reports:**

**Traffic and Circulation:** Dan Woodson gave an update on recent Traffic and Circ committee meetings and reviewed important issues currently before the committee and which will be coming to the NCAC in the near future.

**Election Committee:** Approval of Chairman; Announcement of Upcoming Meeting

**MOVED** by Bonnie Eisner, seconded by Rick Dean, that the NCAC accept Mary Woodson to serve as chairperson of the Election Committee. Motion **PASSED** (unanimous)

**By-Laws :** Discussion on changing the NCAC's name to South County Advisory Council. Bylaws chair Collette Hyder indicated that this was not something that the Bylaws committee needed to debate, and that the NCAC should simply move the matter to a vote.

**MOVED** by Kevin Beauchamp, seconded by El-Jay Hansson, that the NCAC vote on changing its name from Nipomo Community Advisory Council to South County Advisory Council at the next meeting in February." Motion **PASSED** (unanimous)

Chair Susie Hermreck declared that the "30-day notice" rule would be observed and this question would be called for a vote at the February NCAC meeting.

**GPA:** Jesse Hill

**Website:** Ed Eby reported that he had been told by the NCAC webmaster that after recent news stories about Cypress Ridge and the NCAC were published in the local papers, the number of "hits" on the NCAC website climbed from the usual 20-30 per day to 90 hits per day.

**Meeting Adjourned at 11:45 p.m.**