

Nipomo Community Advisory Council Minutes  
February 27, 2006  
Chair: Susie Hermreck

Roll Call:

Present: Bonnie Eisner	Harry Walls
Clyde Cruise	Dan Woodson
Rick Dean	Jesse Hill
Stephanie Franks	Susie Hermreck
Jim Harrison	Phil Henry
Vince McCarthy	El Jay Hansson
Kevin Beauchamp	Ed Eby

Absent: Curt Curtis, Alex Mendoza, Carol Mitchell

Minutes of January 23, 2006 – Moved by El Jay Seconded by Bonnie Eisner. Passed (unanimous).

Treasurer's Report

Board Meetings	Dump Fees	Library Incorporation	Total
\$2667.49	\$204.86	\$505.45 \$183.00	\$5360.80

Correspondence:

Correspondence filed with the minutes

Chairperson's Comments:

The Chair reminded everyone of the NCAC election. Town hall Meeting to meet the candidates will be on March 13th at the NCSD building. Election will be held on March 20th at the NCSD building.

Community Presentations:

SLO County Sheriff: Not present. Assisting with the Mardi Gras in SLO

CDF: Captain Camacho reported 610 medial aids, 228 vehicle accidents and 69 calls at the same time. This was their busiest year with a total of 1191 calls.

SLO County Parks Department: Pete Jenny talked with us about using our PFF/Quimby Fees to assist in the building of a bathroom at the high school sports fields.

Motion- By Bonnie Eisner and seconded by El-Jay Hansson to support the use of PFF fees to build public restroom at the high school sports fields. Cost estimates are \$ 300,000.00.

SLO Planning Staff, Brian Pedrotti- Presented upcoming land use applications and instructions on E-Connect to search permit status. Brian announced that he is now our official planning representative.

Special Surprise Guest, Supervisor Katcho Achadjian- Presented certificates of appreciation to all NCAC members. The NCAC board presented outgoing chair Hermreck with a token of their appreciation.

NCSD Presentation by Ed Eby/Mike Winn: Ed announced that the EIR public draft for the pipeline should be ready by May 19<sup>th</sup> and certified by June 14<sup>th</sup>. Mike handed out the new regulations as of January 1, 2006, under title 6, section 61451 that enable the NCSD more powers in our community.

Consent Agenda:

Two items were pulled from the consent agenda-

Centner-motion to pull by El Jay Hansson seconded by Phil Henry

Woodlands- motion by Bonnie Eisner seconded by Vince Mc Carthy

Consent Agenda amended:

**Nipomo Partners/DRC2005-00129:** CUP for removal of existing RV storage; construct 6600 sq ft commercial bldg. And 14,400 sq ft storage in three phases; located at 720 South Frontage Road **Land Use recommends approval of this project as presented**

**Gonzales/DRC 2005-00135:**MUP for 780 sq ft mobile home to be included in waiver of pavement requirement; Located at Hwy I, west on Hillview, right on Los Reyes **Land Use recommends approval of this project if CDF requirements are met.**

**Burnett/ DRC 2005-00147:** MUP for remodel and addition to existing SFR; Located at 719 Calle Bendita; adding 692 sq ft for total of 2340 sq ft; new garage 528 sq ft; existing bldgs consist of 800 sq ft (20X40) shop and 216 sq ft (12X18) greenhouse **Land Use recommends this project be approved as presented**

Consent agenda motion to approve by Bonnie Eisner seconded by Vince Mc Carthy.

Public Comment:

Jim Tefft- Ol' Towne golf tournament

Herb Kandell- Report on land conservancy regarding the willow rd extension and oak tree removal mitigation. Park Dedication at Callender.

Old Business:

South County Circulation Study- Dale Ramey: Dale was not present so motion by Dan seconded by El Jay Hansson to write Dale about the presentation of the traffic study. Yes-12 No- 0 abstain- Rick Dean

Village at Nipomo: Tabled until March meeting due to request from applicant

Centner /DO20184D: Commercial storage and minor vehicle repair on Commercial Service zoned property located at 538 Sandydale; Project previously came before NCAC on 1/28/03; **Land Use recommends the motion: NCAC strongly feels this project should not move forward until the following conditions are met: there should be sufficient landscaping and screening for the west side of this property. Consideration should be given to non-point source pollution from the intended and current use , with paving in the vehicle storage area. There should be substantial upgrades to the bldg. aesthetics and a wall on the residential or south side. Lights and noise should be contained to the site**

Motion by El Jay Hansson, seconded by Jim Harrison to not allow this project to move forward until the following concerns are addressed: Correction of the existing code enforcements issues, noise abatement, traffic issues, limited hours of operation, dust from the unpaved areas abated, metal building inconsistent with surrounding neighborhood and need to see improvement in building aesthetics, landscape screening, masonry walls along property line, 10 foot offset for building with respect to the site, abatement of lighting to site, all hazardous materials must meet specified codes. Motion passed unanimously

Woodlands Venture/DRC2004-00261: Phase 1B : 369 SFR; nine hole golf course; 11.5 acre public park; three neighborhood parks; Project is consistent with specific plan; Park site MAY be a shared site with District/Parks Department; total size of project is 206 acres **Land Use recommends that this project be approved as presented if all of the specific plan conditions and requirements are being fulfilled and there are no changes**

Jay Johnson brought us up to speed concerning the connection of Camino Caballo as a secondary access to the woodlands. Noted that one change has been made to the specific plan. Motion by Jim Harrison seconded by Harry Walls to accept the project as presented. Yes – 8 No 3 Abstain El Jay Hansson

#### NEW BUSINESS:

Growth Management Ordinance: motion by Stephanie Franks, seconded by El Jay Hansson that the following letter be sent to the BOS : **The Nipomo Community Advisory Council recommends that the BOS direct County Planning Staff to study the current growth management ordinance with an emphasis on redistribution of allotments to be more in proportion with current demands, and to include an emphasis on OI' Towne Nipomo. NCAC also recommends a study of the criteria that places a project in Category 8 or 9. NCAC feels strongly that there should be no carry-over of allotments from the past.**

Yes 9 No 2 Abstain – Jesse Hill

Rodrigues/DRC 2005-00137 MUP for 1m950 sq ft steel building. Motion by Jim Harrison, seconded by E;-Jay Hansson to not allow this project to move forward because NCAC feels this project is incompatible with the surrounding residences and needs an improvement in regards to aesthetics.

Yes 12 No 0 Abstain- Rick Dean

Villanueva/SUB 2005-00153: Lot Line Adjustment for 2.5 acres located at 1020 Camino Cordorniz. Motion by Jim Harrison seconded by Dan Woodson to deny the application because a lot line adjustment needs to be accompanied with a MUP to bring dwellings into compliance. Passed Unanimously.

Adams/DRC2005-00144: CUP for self-storage complex located on 4.67 acres at 750 Willow Road. Motion by Stephanie Franks, seconded by Rick Dean that NCAC feels strongly that to approve this project the following conditions must be met: sufficient landscaping for screening, recirculating car wash, buildings parallel to Willow Road would be more compatible with surrounding projects, improved architectural aesthetics, containment of light to site, limit of hours of operation and an encroachment permit from Cal Trans concerning Hwy 1. Yes 11 No 1

Election Committee: Mary Woodson spoke about the upcoming election and town hall meeting. Motion by Harry Walls seconded by Rick Dean to budget \$ 400.00 for use by the election committee. Yes 13 No 0

Traffic Committee: Motion by Dan Woodson, seconded by that NCAC send a letter to the BOS requesting that the BOS direct staff to explore a means of charging a fee to fund traffic modeling. Such fee shall be paid by the developer for any proposal requiring a general plan amendment. These funds shall be used to update and maintain the appropriate County traffic models and related geographic information systems and determine the cumulative traffic effects of the proposal throughout the traffic model area

GPA: Jesse Hill suggested that we create our GPA committee based on NCAC members and others from the public.

By-Laws: Motion by El Jay Hansson seconded by Rick Dean to change the NCAC name to the South County Advisory Council. Approved Unanimously.

Website: Bonnie Eisner- She will generate the new domain and begin the process of changing everything over to the new name.

Meeting adjourned Feb 28, 2006 at 12:30 A.M.