

## Minutes of SCAC Land Use Committee

**Monday, January 8, 2024 – 10:00 am. Meeting held via Zoom**

Call to Order at 10:00am

### **Roll Call –**

Kevin Beauchamp LUC Chair  
Jerry Bridge  
Tom Ryan

### **Correspondence and Comments from the Chair:**

Kevin Beauchamp – no comments

Gary Spelbring and Darrel Sisk joined the meeting while it was in progress

### **New Business:**

**PROJECT NUMBER & NAME:** N-SUB2023-00036 (SB9 Project) CO-23-0027

**PROJECT DESCRIPTION:** A request for an SB9 project by Victor and Teresa Oneschuck for a (vesting) tentative parcel map (CO23-0027) to subdivide an existing 3 acre parcel into two parcels of 1.8 acres and 1.2 acres each for the purpose of sale and/or development. The site is currently developed with an existing primary residence, secondary residence, and residential accessory structures. Both proposed parcels will be served by community water and individual on-site septic systems. The proposed project is within the Residential Suburban land use category and is located at 1067 Evergreen Way, in the community of Nipomo, within the Nipomo Urban Reserve Line. The site is in the South County Inland Sub-area of the South County Planning Area. APN: 091-284-043

Dave Cross, Fletcher-Cross & Associates \_ Land Use & Permitting Assistance 801 S. Broadway, Suite 1 Santa Maria, CA 93454 Tel: (805) 928-6463, Cell: (805) 680- 5016

[dcross@impulse.net](mailto:dcross@impulse.net)      [www.fletchercrossconsulting.com](http://www.fletchercrossconsulting.com)

Presenter was Dave Cross, for the applicant

Kevin Beauchamp asked a number of questions to clarify what was planned for the new sub-divided parcel, as well as to the planned building construction. The plan was for son of the owner to build a home on the new parcel.

Jerry Bridge had no questions.

Tom Ryan asked about the ingress and egress from the new parcel. It is to be off of the street East of the parcel, not the street used for the existing parcel.

Gary Spelbring had no questions.

A motion was made by Jerry Bridge to approve the project to be put on the Consent agenda at the January 22nd SCAC meeting; and the motion was seconded by Tom Ryan. The vote on the motion was unanimous in favor.

**PROJECT NUMBER & NAME:** N-DRC2023-00043 MARR CUP PROJECT

**DESCRIPTION:** A request by Lesley Marr for a Conditional Use Permit to allow a non-motorized trailer and fifth wheel storage yard to provide approximately 150 designated parking stalls. The project site is to be surrounded by fencing, have controlled access gates, and there are no proposed buildings, water, or sewage connections. All existing Eucalyptus trees and several Oak trees on site are to be removed. The project will result in the disturbance of approximately 4.42 acres on a 4.42-acre parcel. The proposed project is within the Commercial Services (CS) land use category and is located at 255 N Oak Glen Avenue, Nipomo, approximately 800 feet north of the Nipomo Central Business District in the community of Nipomo. The site is in the South County Inland Sub Area of the South County Planning Area. APN: 090-151-015

Ron Reilly, PE Garing, Taylor & Associates, Inc. | 141 South Elm Street, Arroyo Grande, CA 93420 o. 805.489.1321 | m. 805.458.5230 | [www.garingtaylor.com](http://www.garingtaylor.com) Charles Amian to the distribution list for the link. [CharlesA@visitpcv.com](mailto:CharlesA@visitpcv.com)

Presenter was Ron Reilly, for the applicant

Kevin Beauchamp raised some questions about the project location, and received acceptable answers.

Tom Ryan questioned the height of the fence, as to whether it would shield the sight of the RVs. The fence was to be 8 feet high, which would shield most but not all of the RVs.

The fence line would be on the border of the property with the State of California highway shoulder area.

Night lighting would be at the entrance and exit areas, on Oak Glen Avenue, and security cameras would be placed within the storage area.

There would be no access to the property at night.

Signage for the storage business would be at the bottom of an existing billboard.

Jerry Bridge had no questions.

Gary Spelbring had no questions.

Kevin Beauchamp also raised a question about the area at the ingress and egress of the property to be certain there was enough room for big RVs to turn in and out easily.

He also questioned the distance between the east side property fence and the Oak Glen street. There may be a need for a set-back.

The presenter mentioned that the lot will be leveled and covered in Decomposed Granite.

A motion was made by Jerry Bridge to approve the project to be put on the Consent agenda at the January 22nd SCAC meeting; and the motion was seconded by Tom Ryan. The vote on the motion was unanimous in favor.

Meeting Adjourned at 10:40am

**Note:**

**SCAC Regular Meeting January 22nd – 6:30pm – In Person**

**SCAC Special Dana Reserve Meeting – February 5th – 6:30pm – In Person**

**Next LUC Meeting February 12th – 10:00am – Via Zoom**