



## **SOUTH COUNTY ADVISORY COUNCIL**

PO BOX 2355 NIPOMO, CA 93444-2355

### **SCAC - AGENDA**

Zoom Meeting

148 South Wilson, Nipomo, CA 93444

Monday June 28th, 2021 – 6:30 PM

Area 1 – vacant & vacant	Area 7 - Ron Smith & Lauri Shiffrar
Area 2 - Dan Woodson & Harry Walls	Agriculture - Pat Duron
Area 3 - Elaine Thomas & vacant	Public Safety - Richard Wright
Area 4 – vacant & vacant	Prior SCAC Chairman – Art Herbon
Area 5 – vacant & vacant	LMUSD (School District) - Vern Dahl (Ex-Officio)
Area 6 – Gary Spelbring & Kevin Beauchamp	NCSD (Water District) - Dan Woodson (Ex-Officio)

1. Code Enforcement information: [www.slocounty.ca.gov/Departments/Planning-Building/Code-Enforcement/Report-Suspected-Code-Violation.aspx](http://www.slocounty.ca.gov/Departments/Planning-Building/Code-Enforcement/Report-Suspected-Code-Violation.aspx); or (805)781-5600; (805) 788-2350 (After hours).
2. Citizen Self Serve permit applications [https://energov.sloplanning.org/EnerGov\\_Prod/SelfService#/home](https://energov.sloplanning.org/EnerGov_Prod/SelfService#/home)

### **COMMUNITY PRESENTATIONS – Lynn Compton**

**San Luis Obispo Council of Governments (SLOCOG)** - Anna Devers / Stephan Hanamaikai  
Present information on long-range planning document, the 2023 Regional Transportation Plan (RTP).

### **CONSENT AGENDA - Approval of April 26th Minutes**

### **OLD BUSINESS**

Request by **Flint**, a General Partnership, for a Vesting Tentative Tract Map (Tract Map 3056) and Conditional Use Permit (SUB2019-00092). The project site consists of two existing legal parcels (APNs 092-575-001 and 092-576-005). The Tract Map will subdivide one existing parcel of approximately one acre (APN 092-575-001) into twelve parcels ranging in size from 2,591 to 2,858 square feet for the purpose of sale and/or development. The Conditional Use Permit will authorize smaller lot sizes as a planned development and allow for the construction of twelve detached single-family units of 1,654 square feet each on the south side of Flint Place (APN 092-575-001), and 24 one-bedroom apartment units of 651 square feet each on the north side of Flint Place (APN 092-576-005). The project includes off-site road improvements to Flint Place. The project will result in the disturbance of the entire approximately two-acre site. The project includes adjustments to the access and improvement design standards pursuant to Title 21. The proposed project is within the Commercial Retail and Residential Multi-Family land use categories and is located at 651 West Tefft Street in the community of Nipomo. The site is in the South County Sub-Area of the South County planning area.

### **NEW BUSINESS**

**PROJECT DESCRIPTION\***: A request by Briar Rose Estates LLC and Monte J. Cool to allow for 1) a planned development; 2) to subdivide an approximate 2.73-acre parcel into 25 lots; and 3) allow for grading and construction of 24 single-family residences, a pocket park, and an on-site road. The proposed project is located at 695 Hill Street, Nipomo, CA 93444 (APN: 092-578-003) within the Residential Multi-Family Land Use Category APN(s): 092-578-003

SCAC Mission: SCAC provides a forum for citizen involvement, and an advisory role to county government entities, on issues affecting unincorporated South SLO County.

**PROJECT DESCRIPTION\*:** Proposed 5-lot land subdivision on a 2.9-acre parcel, with an airspace condominium subdivision for 20 residential units over a common area parcel (Lot 1). This project was previously referred on June 26, 2020. The site has three existing commercial buildings to remain, proposed on separate parcels, and an existing parking lot and paved circulation. APN(s): 092-577-008

**Project description\*:** SLO Driver, LLC. Is requesting a conditional use permit for a commercial Cannabis Microbusiness, that includes 2,225sf non-storefront delivery, manufacturing, and distribution, within an existing 12,035sf metal building. The project will be located within suite #a. No exterior improvements are proposed. APN(s): 091-195-003

### **SCAC COMMITTEE REPORTS AND UPCOMING MEETINGS**

1. Treasures Report – Gary Spelbring
2. Land Use Committee (Kevin Beauchamp) – Next meeting is Monday, July 12th – 10am – via Zoom
3. Traffic & Circulation Committee (Dan Woodson) - TBA
4. Correspondence and Website Management (Dick Wright)
5. Next SCAC Meeting July 26th – 6:30pm via Zoom

### **Procedural Guidelines for items on Old and New Business**

- |  |                                       |
|--|---------------------------------------|
| 1. Introduction and report on item by staff, committee and applicant | 5. Invitation for motion from council |
| 2. Initial questions from SCAC members                               | 6. Clarification of motion            |
| 3. Public comments (3 minutes each)                                  | 7. Council discussion of motion       |
| 4. Follow-up questions from cce results                              |                                       |