



SCAC - AGENDA

525 N Thompson Ave, Nipomo, CA 93444

Monday, Feb 26, 6:30 PM

Area 1 – vacant & vacant	Area 6 - Gary Spelbring & Vacant
Area 2 - Harry Walls & Robert Wachsmuth	Area 7 – Vacant & Vacant
Area 3 – Darrell Sisk & Russ Hobbs	Agriculture - Pat Duron
Area 4 – Vacant & Vacant	Public Safety - Richard Wright
Area 5 – Steve Schumann & Jerry Bridge	LMUSD (School District) - Vacant
	NCSD (Water District) - Vacant

CORRESPONDENCE FROM THE CHAIR

Community Presentations

- Supervisor Jimmy Paulding
- CALFIRE - Battalion Chief Eric Shalhoob
- SLO Sheriff – Commander Jay Wells
- CHP – Sgt Perry Heidebrink & Lt Kevin Kurker
- Nipomo Community Service District – Mario Iglesias
- SLO County Parks and Recreation – Mike Eisner
- SLO County Planning – Elizabeth Moreno

Public Comment

- Items not scheduled on today's agenda. Speakers are allotted for 3 minutes.

CONSENT AGENDA - Council may pull items from 'Consent' to permit discussion after the Consent vote:

January 22nd, 2024 SCAC Minutes (Harry Walls) – Recommend approval

January 2024 Treasurer's Report (Gary Spelbring) – Recommend approval

PROJECT NUMBER AND NAME: N-DRC2023-00006 / MUSSELL CUP DESCRIPTION:

A request by John Mussell for a conditional use permit to allow for construction of three 3-story multi-family buildings that are 24 units each, with 1 attached community room at the entrance of the property. The project includes access improvements, 104 parking spaces, solar panels, utilities and landscaping. The proposed project consists of 72 apartment units, 71 will be deed restricted affordable apartment units and one unit will be utilized for the live-in property manager. The project includes four concession requests in accordance with the State Density Bonus Law

(California Government Code Section 65915); 1) to modify Nipomo Community Standards Section 22.108.040(E)(4) to allow multi-family dwellings as a principle use in the office professional (OP) category 2) **to increase the maximum allowable density from 66 to 72 units 3) to increase the maximum allowable floor area ratio (FAR) from 48% or 49,763 SF, to 67% or 69,730 SF 4) to decrease the required common community gathering area of the Planned Development Standards from the required 9,000 SF to the proposed 3,000 SF. The project also includes a request for a modification to the West Tefft Corridor Design Standards to allow for continuous parking bays with more than 24 parking spaces. Additionally, the project includes a request to Planned Development Standards to decrease the required private outdoor open space from the required 175 square-feet per unit to the proposed 55 square-feet per unit. The proposed project is within the Commercial Retail and Office Professional land use categories and is located at 170 Magenta Lane, in the community of Nipomo. The site is in the South County Inland Sub Area of the South County Planning area. Also to be considered is the determination that this project is categorically exempt from environmental review under CEQA. APN 092-572-025 Dino Adelfino, Dawson Holdings, Inc | 3250 Redwood Blvd #214, Novato, CA 94945 | 808- 294-2452 |

PROJECT NUMBER AND NAME: N-SUB2023-00058 /

Monarch Dunes Phased Vesting Tentative Tract Map (Tract 3127) & CUP DESCRIPTION: A request by Monarch Dunes, LLC for a Phased Vesting Tentative Tract Map (Tract 3127) and concurrent Conditional Use Permit to subdivide an existing 18.3-acre parcel into a Planned Development consisting of 76 residential lots ranging from 4,000 square feet to 5,500 square feet and nine open space parcels ranging from 2,061 square feet to 71,325 square feet. The applicant is proposing twin homes on each lot with a shared common wall. About 25% of the twin homes will include an ADU. Phase I includes residential lots 3037- 3052 and open space lots (F, G, and I). Phase II includes residential lots 3001-3036 and 3053 - 3076 and open space lots (A-E and H). Each phase will include subdivision improvements consisting of asphalt paved drives, drainage conveyance systems, walkways, pad grading of lots, streetlights, open space improvements and amenities, and utility connections. The Conditional Use Permit is for the site disturbance related to the construction of 76 single-family residences. The project will result in 18.3 acres of site disturbance including 62,800 cubic yards (CY) of cut and 62,800 CY of fill. The parcel is located within the community of Monarch Dunes (APN 091-500-012) in Nipomo. The parcel is also located in the South County Inland Sub Area within the South County Planning Area. APN: 091-500-012 Ian McCarville, Kirk Consulting | 8830 Morro Rd, Atascadero, CA 93422 | 805-491-5765 |

Procedural Guidelines for items on Old and New Business

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

Old Business, (one project from the 1/22/24 full council meeting, which was pulled from the Consent Agenda:

PROJECT NUMBER & NAME: N-DRC2023-00043 MARR CUP 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 https://energov.sloplanning.org/EnerGov_Prod/SelfService#/plan/36adfe42-68ca-4c89-894b-4739c29f95db?tab=attachments

I have notified the applicant for the Marr CUP project (the trailer storage lot) about the meeting on 2/26/24 and invited them to have a representative present to provide a presentation to the full council and answer questions. I do not know who, if anybody, will be attending. I was informed today by County Planner Lane Sutherland, who is the planner on this project, that they are still waiting for the applicant to provide some requested information. Not sure how it made it to SCAC LUC already, but we as well do our part of it since we've already started.

SCAC COMMITTEE REPORTS AND UPCOMING MEETING

1. Land Use Committee – Next meeting is Monday, March 11, 2024, 10:00 am Via Zoom
2. Treasures Report (Gary Spelbring)
3. Website Management (Darrell Sisk)
4. Correspondence (Richard Wright)
5. Next Regular SCAC Meeting March 25 at 6:30 PM.

Adjournment

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