



February 28, 2024

Supervisor Jimmy Paulding, 4th District Supervisor  
County Government Center  
San Luis Obispo, CA 93408

Dear Supervisor Paulding:

The South County Advisory Council held an in-person meeting on Monday, February 26, 2024, at 6:30 p.m. at 148 S. Wilson Street in Nipomo. During the meeting the Council took the following actions:

**Mussell – N-DRC2023-00006** – A request by John Mussell for a Conditional Use Permit to allow 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 project is within the Commercial Retail and Professional land use categories and is located at 170 Magenta Lane, in 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.

This project was recommended for approval by the Land Use Committee and placed on the Consent Agenda for the full Council. The Council subsequently voted to approve the Consent Agenda.

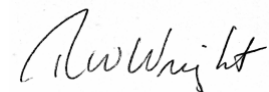
**Monarch Dunes, LLC – N-SUB2023-00058** – A request by Monarch Dunes, LLC for a phased Vesting Tentative Tract Map (Tract 3127) and concurrent Conditional Use Permit to subdivide an existing 18.3-acre parcel into a Planned Development consisting of 76 residential lots ranging from 4,000 square feet 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 the 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.

The Land Use Committee reviewed this project and recommended approval. It was placed on the Consent Agenda and subsequently approved by the full Council.

**Marr – N-DRC2023-00043** – 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 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 225 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.

This project had been previously tabled at the January meeting pending further information. Council member Robert Wachsmuth provided the requested information regarding tree removal and the Council subsequently voted to recommend approval for the project.

On behalf of the South County Advisory Council,



Richard Wright,  
Correspondence Secretary

