



SOUTH COUNTY ADVISORY COUNCIL

PO Box 2355 Nipomo, CA 93444-2355

July 24, 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, July 22, 2024, at 6:30 p.m. at 148 S. Wilson Street in Nipomo. During the meeting the Council took the following actions:

Bachmann Lot Line Adjustment – N-SUB2024-00027 – A request by Rudy Bachmann for a Lot Line Adjustment to reconfigure the three (3) parcels to achieve a more equitable distribution of land, ensuring that they are relatively equal in size and have an equal opportunity to establish an onsite wastewater treatment system. The newly configured parcels will be 0.634 acres (Parcel 1), 0.642 acres (Parcel 2), and 0.657 acres (Parcel 3). The adjustment will not result in the creation of any new parcels. The site is located between US 101 south bound Los Berros Road and the East US 101 Frontage Road at the southwest corner of the US 101 and Los Berros Road interchange. APNs: 091-091-063, 091-091-064, 091-091-065.

The Land Use Committee reviewed this project and placed it on the Council's Consent Agenda with a recommendation to approve the project. The full Council subsequently approved the Consent Agenda.

Monarch Dunes Lot Line Adjustment – N-DRC2024-00042 – A request by Rudy Bachmann for a Lot Line Adjustment to reconfigure 4 lots resulting in 3 adjusted lots that can then be subdivided with another (third) project for condominium purposes. The 4th lot may be subdivided into smaller lots and/or condominiums in the future under a fourth application. The newly configured parcels will be 11,140 SF (Lot 1), 21,710 SF (Lot 2), 67,640 SF (Lot 3), and 77,536 SF (Lot 4). The adjustment will not result in the creation of any new parcels. The site is located at the Village Center Trilogy at Monarch Dunes – 1111 Via Concha Road. The project is in the South County Inland Sub Area in the South County Planning Area. Map number COAL 24-0014. APNs: 091-603-017, 091-603-010, 091-603-014, 091-603-019, 091-603-021, 091-603-020, 091-603-013.

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The Land Use Committee reviewed this project with a recommendation to approve and placed it on the Consent Agenda. The full Council voted to approve the Consent Agenda.

Ramirez Subdivision – N-SUB2024-00023 – This request would divide the existing parcel at 1688 Quiet Oaks Drive, Arroyo Grande into two parcels. This item was placed on the Council’s Agenda based on information that County Planning had a limited time frame to proceed. However, a representative for the project failed to appear at either the Land Use Committee hearing or at the Council’s July meeting to present the project and provide appropriate information. The Council subsequently recommended denial of the project.

Aspen Davis CUP – N-DRC2024-00016 – A request by Brandt Robertson (Aspen Davis, LLC) for a Conditional Use Permit (N-DRC2024-00016) for a Self-Storage Facility with 6 storage buildings with 92,930 square feet of storage and a 929 square foot office on site, with a total of a 93,859 square foot building footprint on an approximately 13-acre parcel/site. The project is located at 301 North Oakglen Avenue, approximately 1 half mile north of Tefft Street 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 was initially reviewed at the June 27, 2024 SCAC meeting. At that time, Sean Monk, the assigned planner for this request, indicated that this property was sold while in the planning process. He requested that SCAC table this project until further information was obtained. The project was subsequently tabled.

At the current meeting, it was learned that proper documentation had been received by the County and that the property had been sold prior to the application. The Council voted unanimously to recommend approval of the project.

On behalf of the South County Advisory Council,



Richard Wright,
Correspondence Secretary