



June 29, 2021

Supervisor Lynn Compton, 4th District Supervisor
County Government Center
San Luis Obispo, CA 93408

Dear Supervisor Compton:

Due to coronavirus restrictions, the South County Advisory Council met via an internet Zoom meeting on Monday, June 28, 2021 at 6:30 p.m.

The Council took the following actions at the meeting:

FLINT, A GENERAL PARTNERSHIP – SUB2019-00092 – A proposed Tract Map with a Conditional Use Permit for new construction of twelve (12) single family homes (2-story, 2-car garage) and twenty-four (24) 1-bedroom apartments in three (3) 2-story buildings with four (4) units on each level. The project is located at 561 West Tefft Street in Nipomo. APN(s): 092-575-001 &-005.

This project was initially presented and discussed by the Council on November 25, 2019. At that time concerns were raised involving modifying the exterior to a design more appropriate to the neighborhood, increasing the number of parking spaces, increasing the play area for children and alleviating the potential traffic issues at Flint Street and Mary Ave. Additionally, there was a concern regarding the need to provide vehicle access to an adjacent street.

The developer and/or the County have addressed and resolved most of the issues previously raised. The exceptions are the traffic related concerns. Both the potential traffic issues at Flint Street and Mary Ave. and vehicle access to an adjacent street could be resolved by connecting the dead end of Flint Street within this project to Blume Street. This would require coordination with an adjacent pending project, Mashayekan – SUB2020-00021 / TR 3148. After discussion, the Council recommended approval of this project by a vote of 4-2.

HILL STREET TERRACES – SUB2021-00035 / TR 3135 – A request by Briar Rose Estates LLC and Monte J. Cool to allow for a planned development to subdivide an approximate 2.73-acre parcel into 25 lots and to allow for grading and construction of 24 single-family residences, a pocket park and an on-site road. The proposed project is located within the Residential Multi-Family Land Use Category at 695 Hill Street in Nipomo (APN: 092-578-003). After the presentation and discussion, the Council voted unanimously to recommend approval of this project.

MASHAYEKAN – SUB2020-00021 / TR 3148 – A 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: 092-577-008). The County is awaiting further information on this project and thus the Council tabled it for future discussion.

SLO DRIVER, LLC – DRC2021-00096 – A request for a Conditional Use Permit for a commercial cannabis microbusiness that includes 2,225 sf non-storefront delivery, manufacturing and distribution, within an existing 12,035 sf metal building. This building contains four separate units. One of the other units houses an approved cannabis operation. No exterior improvements are proposed. This project is located at 2115 Willow Road, Suite A. Following a presentation and Council discussion, a motion to recommend approval was passed with a unanimous vote.

On behalf of the South County Advisory Council,



Richard Wright,
Correspondence Secretary