May 30, 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 Tuesday, May 28, 2024, at 6:30 p.m. at 148 S. Wilson Street in Nipomo. During the meeting the Council took the following actions:

Nipomo New Beginnings Community Church of the Nazarene CUP – N-DRC2022-00014 – A request by the New Beginnings Community Church for a Conditional Use Permit to allow for a religious facility on a parcel less than 20,000 square feet in size. The request includes demolition of a 2,057 square foot building that is currently vacant, additions and alterations to the existing 1,943 square foot building to remain on site. Construction of twenty-two (22) on-site parking spaces including two (2) accessible parking spaces, ADA accessible ramps, and landscaping. Improvements to the project frontage along North Thompson Avenue will include complete curb, gutter and sidewalks to complete the project side to an A-2d urban street section and a new driveway entrance. The project will result in the disturbance of approximately 9,000 square feet on a 12,600 square foot parcel. The Conditional Use Permit includes two requested modifications; 1) to modify the minimum parcel size for religious facilities from 20,000 sf to 12,600 sf, 2) to allow for the use of 17 off-site parking spaces located across North Thompson Avenue at Jocko's restaurant to be utilized during scheduled peak attendance. The proposed project is located at 136 N. Thompson Avenue within the Commercial Retail land use category and the Nipomo Central Business District in the South County Inland Sub Area of the South County Planning Area. APN: 090-385-020.

This project was recommended for approval by the Land Use Committee, and it was placed on the Consent Agenda. The full Council subsequently unanimously approved the Consent Agenda.

Jeff Gamble General Plan Amendment – LRP2023-00011/NDRC2024-00020 – A request by Jeff Gamble for a General Plan Amendment to change the land use category from Office Professional (OP) to residential Multi-Family (RMF) on a 0.33-acre site. The request is concurrently processed with a Minor Use Permit (N-DRC2024-00020) to allow the construction of five new multi-family units within two, two-story buildings and two accessory dwelling units (ADUs) within one, one-story building (three buildings in total). The multifamily units and ADUs are proposed to range in size from 700 square feet to 1,400 square feet and contain a mix of two to three bedrooms. The project site is located at 213 West Dana Street, on the northeast corner of West Dana Street and South Mallagh Street, in the community of Nipomo. The site is in the South County Sub Area of the South County Planning Area. APN: 090-136-001.

After the presentation of this project and some concern expressed by Council members regarding the limited on-site parking, the Council voted 10-2 to recommend approval of the project.

Jackson/Dune Lakes Ltd MUP – C-DRC2024-00005 – This request was for a Minor Use Permit for outdoor events and to modify/amend the current vacation rental permit to include two additional buildings. APNs: 075-261-005, 075-261-001. While on the agenda, this project was not discussed as the County indicated that further information would be forthcoming. Thus, this item was tabled for future action.

LiUNA Local 220 Laborers Training School MUP – NDRC2024-00010 – This request was for a Minor Use Permit to use a 10,000 square foot outdoor area for training at the Laborers Training Center at 257 West Tefft Street. APN: 090-135-013. The Council voted unanimously to recommend approval for this proposal.

Valencia Lot Line Adjustment – N-SUB2024-00004 – This was a request for a lot line adjustment at 236 West Price Street in Nipomo (COAL 23-0050). APNs: 090-136-035, 090-136-036. This project request was recommended for approval by the Council.

On behalf of the South County Advisory Council,

Richard Wright,
Correspondence Secretary