



November 29, 2023

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, November 27, 2023, at 6:30 p.m. at 148 S. Wilson Street in Nipomo. During the meeting the Council took the following action:

Abbott / Reed Inc. and the Housing Authority of San Luis Obispo (HASLO) - N-DRC2023-00001 and N-SUB2023-0001 - A request for a Conditional Use Permit to construct 313 multi-family residential units on three parcels totaling approximately 10.48 acres (project; Mesa Trails Apartment Community). The project would include development of 240 market-rate residential units configured in 15 three-story buildings, 73 affordable residential units configured in two three-story buildings, on-site parking areas, a variety of on-site amenities, and landscaping. The project would also include off-site roadway improvements along the project site frontages of Hill Street, South Frontage Road, and Grand Avenue.

The project includes a request for two concessions in accordance with State Density Bonus Law (California Government Code Section 65915) to allow for building heights up to 49.5 feet where a height of up to 35 feet is currently allowed by County Land Use Ordinance (LUO) Section 22.10.090.C, and to allow for front and side setbacks of 19 feet 2 inches and 42 feet 1 inch for a portion of the project site along Hill Street and South Frontage Road where a 0-foot maximum is currently required by Policy 5.3 of the West Tefft Corridor Design Plan. The project also includes a request to modify the maximum fencing and screening height standards set forth in County LUO Section 22.10.080 to allow for construction of a noise wall 8 feet in height along a southern portion of the eastern frontage of the project property where 6 feet 6 inches is currently allowed. The project would be located on the west side of Frontage Road south of Hill Street within the community of Nipomo, in the Inland subarea of the South County Planning Area and is partially located within the West Tefft Corridor Design Plan Area.

Following the presentation and question and answer period, a discussion ensued concerning the parking issues in the area and vehicular traffic access to the 101 Fwy. A subsequent motion was made and approved 7 – 1 recommending project approval on condition that the curbs around the project be red curbed to prohibit on-street parking and that the County make a S/B on-ramp from Frontage Road and Southland Street to the 101 Fwy a high priority.

On behalf of the South County Advisory Council,

A handwritten signature in black ink that reads "Richard Wright".

Richard Wright,
Correspondence Secretary

