



SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE AGENDA – Zoom Meeting

Monday, May 8th, 2023 – 10:00 am. To be held via Zoom Meeting

Call to Order

Roll Call –

Kevin Beauchamp LUC Chair – [kevin.beauchamp@kw.com](mailto:kevin.beauchamp@kw.com)

Tom Ryan - [whitneyhiker888@yahoo.com](mailto:whitneyhiker888@yahoo.com)

Gary Spelbring - [nogrownups2@gmail.com](mailto:nogrownups2@gmail.com)

Barbara Verlangiere – Secretary - [blondmare@gmail.com](mailto:blondmare@gmail.com)

Jerry Bridge – [Jerry@JerryBridge.com](mailto:Jerry@JerryBridge.com)

Additions or Deletions - Correspondence and Comments from the Chair

Approval April 10<sup>th</sup> 2023 Minutes

### **New Business**

**PROJECT NUMBER & NAME: N-SUB2022-00025 C021-0009 Viejo Parcel Map Lot Split**  
**PROJECT DESCRIPTION\*:** Request for a parcel map to split a 10 acre residential rural for into 2 – approximately 5 acre residential rural lots. The property currently hosts two manufactured homes proposed to remain. The project site is located at 1721 Viejo Rd. within the community of Nipomo. **APN(s): 091-063-041**

**PROJECT NUMBER & NAME: N-DRC2022-00050 AT&T**  
**PROJECT DESCRIPTION\*:** A request by AT&T to construct an unmanned wireless communications facility (stealthed as a water tank) on a 900 sf leased area. The project site is located at 594 Orchard Road in the community of Nipomo. The land use category at the project site is Residential Suburban. **APN(s): 092-181-006**

**PROJECT DESCRIPTION\*:** A request by John Mussell for a CUP to allow for construction of 3 multi-family buildings that are 24 units each with 1 attached community room at the entrance of the property and approximately 104 parking spaces. The proposed project consists of 71 deed restricted affordable apartment units available to low and very low-income levels. The commercial use requirements are requested to be waived through the use of a density bonus concession. The proposed project is within the Commercial Retail and Office Professional land use categories and is located at 170 Magenta Lane, in the community of Nipomo. The site is in the South County Inland Sub Area of the South County Planning area. [APN\(s\): 092-572-025](#)

**These applications were recently filed with the Planning Department for review and approval. Because the proposals may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the projects.**

**Community Advisory Groups:** You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the links above.

**SCAC Meeting – May 22nd 2023 – 6:30pm – In Person**

**Next LUC Meeting – June 10<sup>th</sup> 2023 – 10:00am Via Zoom**

**Adjourned**