



SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE AGENDA – Zoom Meeting

Tuesday, Nov 14th, 2023 – 10:00 am. To be held via Zoom Meeting

Call to Order

Roll Call –

Kevin Beauchamp LUC Chair – kevin.beauchamp@kw.com

Tom Ryan - whitneyhiker888@yahoo.com

Gary Spelbring - nogrownups2@gmail.com

Barbara Verlangiere – Secretary - blondmare@gmail.com

Jerry Bridge – Jerry@JerryBridge.com

Additions or Deletions - Correspondence and Comments from the Chair

Approval of October 9th 2023 Minutes

New Business

DESCRIPTION: A request by Abbott | Reed Inc. and the Housing Authority of San Luis Obispo (HASLO) for a Conditional Use Permit (N-DRC2023-00001) 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. [CCS portal](#)

SCAC Meeting – Nov 27th 2023 – 6:30pm – In Person

LUC / SCAC Meeting – Dark in December 2023

Next LUC Meeting – Jan 8th 2023 – 10:00am Via Zoom

Adjourned

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.