



SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE AGENDA – Zoom Meeting
Monday, Jan 8th, 2024 – 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 Nov 13th 2023 Minutes

New Business



PROJECT NUMBER & NAME: N-SUB2023-00036 (SB9 Project) CO-23-0027

PROJECT DESCRIPTION: A request for an SB9 project by Victor and Teresa Oneschuck for a (vesting) tentative parcel map (CO23-0027) to subdivide an existing 3 acre parcel into two parcels of 1.8 acres and 1.2 acres each for the purpose of sale and/or development. The site is currently developed with an existing primary residence, secondary residence, and residential accessory structures. Both proposed parcels will be served by community water and individual on site septic systems. The proposed project is within the Residential Suburban land use category and is located at 1067 Evergreen Way, in the community of Nipomo, within the

Nipomo Urban Reserve Line. The site is in the South County Inland Sub-area of the South County Planning Area. APN: 091-284-043

Dave Cross Fletcher-Cross & Associates Land Use & Permitting Assistance 801 S. Broadway, Suite 1 Santa Maria, CA 93454 Tel: (805) 928-6463, Cell: (805) 680-5016

dcross@impulse.net

www.fletchercrossconsulting.com

PROJECT NUMBER & NAME: N-DRC2023-00043 MARR CUP PROJECT
DESCRIPTION: A request by Lesley Marr for a Conditional Use Permit to allow a non-motorized trailer and fifth wheel storage yard to provide approximately 150 designated parking stalls. The project site is to be surrounded by fencing, have controlled access gates, and there are no proposed buildings, water, or sewage connections. All existing Eucalyptus trees and several Oak trees on site are to be removed. The project will result in the disturbance of approximately 4.42 acres on a 4.42-acre parcel. The proposed project is within the Commercial Services (CS) land use category and is located at 255 N Oak Glen Avenue, Nipomo, approximately 800 feet north of the Nipomo Central Business District in the community of Nipomo. The site is in the South County Inland Sub Area of the South County Planning Area. APN: 090-151-015

Ron Reilly, PE Garing, Taylor & Associates, Inc. | 141 South Elm Street, Arroyo Grande, CA 93420 o. 805.489.1321 | m. 805.458.5230 |
www.garingtaylor.com Charles Amian to the distribution list for the link.
CharlesA@visitpcv.com

FROM: Jessica Macrae / 805-788-2714 / jmacrae@co.slo.ca.us
PROJECT NUMBER & NAME: N-DRC2023-00038 Amburgey Minor Use Permit
PROJECT DESCRIPTION: A hearing to consider a request by John Amburgey for a Minor Use Permit to allow development outside of the approved building envelope. Proposed development includes a 2-story structure with a 1,108 SF ADU, a 584 SF Guest House / Office room, a 2,593 SF garage / barn with wine processing and barrel storage on the first floor. The second floor includes a 1,815 SF storage loft space. The project will result in the disturbance of approximately 0.62 acres on an 11-acre parcel and also includes a 250 LF retaining wall. The proposed project is within the Residential Rural land use category and is located at 950 Riata Lane in the community of Nipomo. The site

is in the South County Sub Area of the South County Inland Planning Area.

PROJECT DESCRIPTION: A hearing to consider a request by John Amburgey for a Minor Use Permit to allow development outside of the approved building envelope. Proposed development includes a 2-story structure with a 1,108 SF ADU,

a 584 SF Guest House / Office room, a 2,593 SF garage / barn with wine processing and barrel storage on the first floor. The second floor includes a 1,815 SF storage loft space. The project will result in the disturbance of approximately 0.62 acres on an 11-acre parcel and also includes a 250 LF retaining wall. The proposed project is within the Residential Rural land use category and is located at 950 Riata Lane in the community of Nipomo. The site is in the South County Sub Area of the South County Inland Planning Area. APN: 090-012-029

Randy Rea 805.541.0294

RREA@realuker.com

SCAC Meeting – Jan 22nd 2024 – 6:30pm – In Person

Next LUC Meeting – Feb 12th 2024 – 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.