



SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE AGENDA – Zoom Meeting

Monday, February 12th, 2024 – 10:00 am. To be held via Zoom Meeting Call to Order

Roll Call –

Darrell Sisk, LUC Chair – [pismodarrell@gmail.com](mailto:pismodarrell@gmail.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)

Additions or Deletions - Correspondence and Comments from the Chair

Approval of January 8<sup>th</sup> 2024 Minutes

**New Business**

**PROJECT NUMBER AND NAME:** N-DRC2023-00006 / MUSSELL CUP

**DESCRIPTION:** A request by John Mussell for a conditional use permit to allow for construction of three 3-story multi-family buildings that are 24 units each, with 1 attached community room at the entrance of the property. The project includes access improvements, 104 parking spaces, solar panels, utilities and landscaping. The proposed project consists of 72 apartment units, 71 will be deed restricted affordable apartment units and one unit will be utilized for the live-in property manager. The project includes four concession requests in accordance with the State Density Bonus Law (California Government Code Section 65915); 1) to modify Nipomo Community Standards Section 22.108.040(E)(4) to allow multi-family dwellings as a principle use in the office professional (OP) category 2) \*\*to increase the maximum allowable density from 66 to 72 units 3) to increase the maximum allowable floor area ratio (FAR) from 48% or 49,763 SF, to 67% or 69,730 SF 4) to decrease the required common community gathering area of the Planned Development Standards from the required 9,000 SF to the proposed 3,000 SF. The project also includes a request for a modification to the West Tefft Corridor Design Standards to allow for continuous parking bays with more than 24 parking spaces. Additionally, the project includes a request to Planned Development Standards to decrease the required private outdoor open space from the required 175 square-feet per unit to the proposed 55 square-feet per unit. 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. Also to be considered is the determination that this project is categorically exempt from environmental review under CEQA. APN 092-572-025

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[https://energov.sloplanning.org/EnerGov\\_Prod/SelfService#/plan/85a1ee6f-fa65-4881-b238-b1d6933b2933?tab=attachments](https://energov.sloplanning.org/EnerGov_Prod/SelfService#/plan/85a1ee6f-fa65-4881-b238-b1d6933b2933?tab=attachments)

**PROJECT NUMBER AND NAME:** N-DRC2023-00046 / Carefield Assisted Living Facility CUP

**DESCRIPTION:** A request to consider a request by SH4 Nipomo, LLC for a Conditional Use Permit (N-DRC2023-00046) to allow for the development of a 145,171 square-foot, 134-unit assisted living facility on a vacant parcel. The project will result in the disturbance of the entire 4.57 acre site. The proposed project is located within the Office and Professional land use category and is adjacent to the Woodlands Village Center at 1555 Mesa Road, within the Woodlands Village. The site is located in the South County sub area of the South County Planning Area. APN 091-604-010 & 011

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[https://energov.sloplanning.org/energov\\_prod/selfservice#/plan/e9139ca3-1df9-4426-b70c-a2d0c0de8df0](https://energov.sloplanning.org/energov_prod/selfservice#/plan/e9139ca3-1df9-4426-b70c-a2d0c0de8df0)

**PROJECT NUMBER AND NAME:** N-SUB2023-00058 / Monarch Dunes Phased Vesting Tentative Tract Map (Tract 3127) & CUP

**DESCRIPTION:** A request by Monarch Dunes, LLC for a Phased Vesting Tentative Tract Map (Tract 3127) and concurrent Conditional Use Permit to subdivide an existing 18.3-acre parcel into a Planned Development consisting of 76 residential lots ranging from 4,000 square feet to 5,500 square feet and nine open space parcels ranging from 2,061 square feet to 71,325 square feet. The applicant is proposing twin homes on each lot with a shared common wall. About 25% of the twin homes will include an ADU. Phase I includes residential lots 3037- 3052 and open space lots (F, G, and I). Phase II includes residential lots 3001-3036 and 3053 - 3076 and open space lots (A-E and H). Each phase will include subdivision improvements consisting of asphalt paved drives, drainage conveyance systems, walkways, pad grading of lots, streetlights, open space improvements and amenities, and utility connections. The Conditional Use Permit is for the site disturbance related to the construction of 76 single-family residences. The project will result in 18.3 acres of site disturbance including 62,800 cubic yards (CY) of cut and 62,800 CY of fill. The parcel is located within the community of Monarch Dunes (APN 091-500-012) in Nipomo. The parcel is also located in the South County Inland Sub Area within the South County Planning Area. APN: 091-500-012

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[https://energov.sloplanning.org/energov\\_prod/selfservice#/plan/196cf5f2-e2e5-45c3-b367-f96e6c7ea89b](https://energov.sloplanning.org/energov_prod/selfservice#/plan/196cf5f2-e2e5-45c3-b367-f96e6c7ea89b)

**SCAC Meeting – February 12th 2024 – 6:30pm – In Person, Nipomo High School**

**SCAC Meeting – February 26th 2024 – 6:30pm – In Person, NCSD Board Room**

**Next LUC Meeting – M a r c h 14<sup>th</sup> 2023 – 10:00am Via Zoom**

**Adjourned**