



SOUTH COUNTY ADVISORY COUNCIL

PO BOX 2355 NIPOMO, CA 93444-2355

SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE AGENDA – Zoom Meeting

Monday, April 8th, 2024 – 10:00 am. To be held via Zoom Meeting Call to Order

Roll Call –

Darrell Sisk, LUC Chair – pismodarrell@gmail.com

Tom Ryan - whitneyhiker888@yahoo.com

Gary Spelbring - nogrownups2@gmail.com

Tom Girard – tomgirard@charter.net

Barbara Verlengiere – Secretary - blondemare@gmail.com

Additions or Deletions - Correspondence and Comments from the Chair

Approval of March 11th 2024 Minutes

New Business

PROJECT NUMBER AND NAME: Oneschuck tentative parcel map (CO23-0027) [N-SUB2023-00036](#)

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

David Cross, Fletcher-Cross & Associates | 801 S Broadway Suite 1, Santa Maria, CA 93454 | 805-928-6463 | dcross@impulse.net

https://energov.sloplanning.org/energov_prod/selfservice#/plan/9d4acaff-4338-4340-a251-2bf3c94c2843?tab=attachments

PROJECT NUMBER AND NAME: Amburgey Minor Use Permit [N-DRC2023-00038](#)

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, Rea & Luker Architects, Inc | 444 Higuera St Suite 201, San Luis Obispo, CA 93401 | 805-541-629 | rrea@realuker.com

https://energov.sloplanning.org/energov_prod/selfservice#/plan/9394e61d-1e48-4c77-aace-568088172838?tab=attachments

PROJECT NUMBER AND NAME Amendment to the previously approved Minor Use Permit DRC2014-00069 [N-SUB2024-00001](#)

DESCRIPTION: A request for an Amendment to the previously approved Minor Use Permit DRC2014-00069 to increase the size of single-family residence and attached garage, reduce the size of the covered patio, remove the barn and trellis, add a new uncovered patio, relocate the driveway, apply the approved barn color and material board to the single-family residence, revise the fire water storage requirements, and modify the driveway approach from a B-1e standard to a B-1b standard. APN: 048-061-035 & 048-061-034

Ian McCarville, Kirk Consulting | 8830 Morro Rd, Atascadero, CA 93422 | 805-461-5765 | ian@kirk-consulting.net

https://energov.sloplanning.org/energov_prod/selfservice#/plan/f8837a43-c721-4895-bc02-ad76a936384a?tab=attachments

PROJECT NUMBER AND NAME: Phillips 66 Santa Maria Refinery Demolition and Remediation [C-DRC2022-00048](#)

DESCRIPTION: The project includes the demolition of aboveground and belowground facilities, equipment and associated infrastructure except for any essential infrastructure (e.g., outfall line) or utilities required to be kept in place by regulatory authorities or for use by subsequent site occupants. The project also includes soil remediation that meets applicable risk-based industrial standards. The proposed project estimates approximately 243,150 cubic yards of concrete, asphalt, mixed debris, and impacted soil. The site is in the Coastal Zone of the South County Coastal Planning Area. APN: 092-401-011

Brent Eastep | 1380 San Pablo Ave, Rodeo, CA 94572 | 510-245-4672 | Brent.P.Eastep@p66.com

https://energov.sloplanning.org/energov_prod/selfservice#/plan/4947ff7d-43ca-429b-8a75-43df23d047af?tab=attachments

SCAC Meeting – April 22, 2024 – 6:30pm – In Person, NCS D Board Room
Next LUC Meeting – May 13, 2023 – 10:00am Via Zoom

Adjourned