



SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE AGENDA – Zoom Meeting

Monday, May 13th, 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 April 8th 2024 Minutes

New Business

PROJECT NUMBER AND NAME: Nipomo New Beginnings Community Church of the Nazarene CUP ([N-DRC2022-00014](#))

DESCRIPTION: A request by Nipomo New Beginnings Community Church of Nazarene for a Conditional Use Permit (N-DRC2022-00014) to allow for a religious facility on a parcel less than 20,000 square feet in size. The request includes demolition of a 2,057 square foot building that is currently vacant, additions and alterations to the existing 1,943 square foot building to remain on site. Construction of twenty-two (22) on-site parking spaces including two (2) accessible parking spaces, ADA accessible ramps, and landscaping. Improvements to the project frontage along North Thompson Avenue will include complete curb, gutter and sidewalks to complete the project side to an A-2d urban street section and a new driveway entrance. The project will result in the disturbance of approximately 9,000 square feet on a 12,600 square foot parcel. The Conditional Use Permit includes two requested modifications; 1) to modify the minimum parcel size for religious facilities from 20,000 sf to 12,600 sf, 2) to allow for the use of 17 off-site parking spaces located across North Thompson Avenue at Joko's restaurant to be utilized during scheduled peak attendance. The proposed project is located at 136 N. Thompson Avenue within the Commercial Retail land use category and the Nipomo Central Business District in the South County Inland Sub Area of the South County Planning Area. APN: 090-385-020

Mark Valadez | 630 Juno Ct, Nipomo, CA 93444 | 805- | mark@nbccn.org

https://energov.sloplanning.org/energov_prod/selfservice#/plan/9ab44ffe-8e94-4f0b-99fe-d14c3d7b040d?tab=attachments

PROJECT NUMBER AND NAME: Jeff Gamble General Plan Amendment [LRP2023-00011/N-DRC2024-00020](#)

DESCRIPTION: A request by Jeff Gamble for a General Plan Amendment (LRP2023-00011) to change the land use category from Office Professional (OP) to Residential Multi-Family (RMF) on a 0.33-acre site. The request is concurrently processed with a Minor Use Permit (N-DRC2024-00020) to allow the construction of five new multi-family units within two, two-story buildings and two accessory dwelling units (ADUs) within one, one-story building (three buildings in total). The multi-family units and ADUs are proposed to range in size from 700 square feet to 1,400 square feet and contain a mix of two to three bedrooms. The project site is located at 213 West Dana Street, on the northeast corner of West Dana Street and South Mallagh Street, in the community of Nipomo. The site is in the South County sub-area of the South County planning area. APN: 090-136-001

Jeff Gamble | P.O. Box 1666, Nipomo, CA 93444 | 805-264-5576 | jg@jgcontracting.biz

https://energov.sloplanning.org/energov_prod/selfservice#/plan/fl151c77-da1a-4e09-9755-14eed71acc08?tab=attachments

https://energov.sloplanning.org/energov_prod/selfservice#/plan/635e9179-712b-4b10-aac9-d2ea9164ea01?tab=attachments

PROJECT NUMBER AND NAME Banta cell tower CUP [N-DRC2024-00019](#)

DESCRIPTION: CUP request for new stealth wireless telecom facility consisting of a faux eucalyptus tower design with ground equipment & stand by generator. APN: 091-232-015

Jerry Ambrose, Eukon Group for APC Towers | 3905 State St. Ste 7-188, Santa Barbara, CA 93105 | 805-637-7407 | jambrose@wireless01.com

https://energov.sloplanning.org/energov_prod/selfservice#/plan/537181c0-4f4c-48f9-9d7c-2eb89a498a9a?tab=attachments

PROJECT NUMBER AND NAME: Jackson/Dune Lakes Ltd MUP [C-DRC2024-00005](#)

DESCRIPTION: Minor use permit for outdoor events and modify / amend current vacation rental permit to include two additional buildings. APNs: 075-261-005, 075-261-001

Ingrid Jackson, Dune Lakes Ltd | 2701 Via La Selva, Santa Ynez, CA 93460 | 805-448-5800 | dunelakesltd@gmail.com

https://energov.sloplanning.org/energov_prod/selfservice#/plan/f661cec4-b122-48dc-994f-4e5ec1e81bd3?tab=attachments

PROJECT NUMBER AND NAME: LiUNA Local 220 Laborers Training School MUP [N-DRC2024-00010](#)

DESCRIPTION: Requesting 10,000sf outdoor area to be used for training area at the Laborers Training School center. APN: 090-135-013

Danny Zaragoza, Labor Union 220 | 257 W Tefft St, Nipomo, CA 93444 | 661-322-3460 | danny@local220.us

https://energov.sloplanning.org/energov_prod/selfservice#/plan/61bdb93a-8f1e-48ee-acc1-8ad71546d570?tab=attachments

PROJECT NUMBER AND NAME: Valencia Lot Line Adjustment [N-SUB2024-00004](#)

DESCRIPTION: Lot Line Adjustment (COAL 23-0050). APNs: 090-136-035, 090-136-036

Berta Valencia | 236 W Price St, Nipomo, CA 93444 | 805-266-4158 |
bertav805@gmail.com

https://energov.sloplanning.org/energov_prod/selfservice#/plan/46f53a56-f4d5-4da5-9d93-5d636b00dede?tab=attachments

SCAC Meeting – May 28, 2024 – 6:30pm – In Person, NCSD Board Room

Next LUC Meeting – J u n e 10, 2024 – 10:00am Via Zoom

Adjournment