



SOUTH COUNTY ADVISORY COUNCIL

PO BOX 2355 NIPOMO, CA 93444-2355

SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE AGENDA – Zoom Meeting

Monday, July 8, 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 June 10, 2024 Minutes

New Business

PROJECT NUMBER AND NAME: Ramirez Subdivision [N-DRC2024-00023](#)

DESCRIPTION: Dividing the existing parcel into two parcels (CO 24-0016). APN: 091-011-057

Emilio Ramirez | 1688 Quiet Oaks Dr, Arroyo Grande, CA 93420 | 805-714-8691 | goldcoastcollision@yahoo.com

https://energov.sloplanning.org/energov_prod/selfservice#/plan/916587b0-ce74-4b57-9aeb-b77cb2301b51?tab=attachments

PROJECT NUMBER AND NAME: Mehlschau CUP [N-DRC2023-00028](#)

DESCRIPTION: Request for approval of a 145-foot multi-carrier wireless telecommunication facility consisting of a faux mono-eucalyptus tree with nine-panel antennas, six remote radio units, three surge suppressors, two microwave dishes and equipment cabinets within a 1,660 sq. ft. enclosure area. APN: 091-301-064

Kim Columbo, Anthemnet; Franklin Orozco | 5944 Luther In Suite 725, Dallas, TX 75225 | 909-202-3484 | kim@anthemnet.com; franklin@blk-rock.com

https://energov.sloplanning.org/energov_prod/selfservice#/plan/f4e39a7e-e443-4414-b612-3e438ed7418c?tab=attachments

PROJECT NUMBER AND NAME: Bachman Lot Line Adjustment [N-SUB2024-00027](#)

DESCRIPTION: A request by Rudy Bachmann for a Lot Line Adjustment to reconfigure the three (3) parcels to achieve a more equitable distribution of land, ensuring that they are relatively equal in size and have an equal opportunity to establish an onsite wastewater treatment system. The newly configured parcels will be 0.634 acres (Parcel 1), 0.642 acres (Parcel 2), and 0.657 acres (Parcel 3). The adjustment will not result in the creation of any new parcels. The site is located between US 101 south bound Los Berros Road and the East US 101 Frontage Road at the southwest corner of the US 101 and Los Berros Road interchange. APNs: 091-091-063, 091-091-064, 091-091-065

Ian McCarville | 8830 Morro Rd, Atascadero, CA 93422 | 805-461-5765 |
ian@kirkconsulting.net

https://energov.sloplanning.org/energov_prod/selfservice#/plan/7e7fad5b-c2fc-4d57-8629-babed98ef2d7?tab=attachments

PROJECT NUMBER AND NAME: Monarch Dunes Lot Line Adjustment [N-DRC2024-00042](#)

DESCRIPTION: A request by Rudy Bachmann for a Lot Line Adjustment (N-SUB2024-00042) to reconfigure 4 lots resulting in 3 adjusted lots that can then be subdivided with another (third) project for condominium purposes. The 4th lot that may be subdivided into smaller lots and/or condominiums in the future under a fourth application. The newly configured parcels will be 11,140 SF (Lot 1), 21,710 SF (Lot 2), 67,640 SF (Lot 3), and 77,536 SF (Lot 4). The adjustment will not result in the creation of any new parcels. The site is located at the Village Center in Trilogy at Monarch Dunes - 1111 Via Conch Road. The project is located in the South County Inland Sub Area in the South County Planning Area. Map number COAL 24-0014. APNs: 091-603-017; 091-603-010; 091-603-014; 091-603-019; 091-603-021; 091-603-020; 091-603-013

Rob Miller, Wallace Group | 612 Clarion Ct, San Luis Obispo, CA 93402 | 805-441-5610 |
robm@wallacegroup.us

https://energov.sloplanning.org/energov_prod/selfservice#/plan/f94c6146-4812-4aa2-bc3e-4f8cbb20a87d?tab=attachments

Next SCAC Meeting – July 22, 2024 – 6:30pm – In Person, NCSD Board Room

Next LUC Meeting – August 12, 2024 – 10:00am Via Zoom

Adjournment