



SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE AGENDA – Zoom Meeting

Monday, April 13, 2026 – 10:00 am via Zoom :

<https://us06web.zoom.us/j/88306949858?pwd=D5F3fif5VOvx85NmjwebbsMbTqihOx.1>

Call to Order

Roll Call –

Darrell Sisk, LUC Chair -

Tom Ryan -

Gary Spelbring -

Tom Girard -

Barbara Verlengiere – Secretary -

Gary Adams -

Carmen Morales-Board -

Additions or Deletions –

Correspondence and Comments from the Chair – Welcome to members of the public wishing to comment on the listed projects. Please refrain from commenting until invited to do so after the applicant’s presentation and questions from the committee.

Approval of January 12 2026 Minutes

PROJECT NUMBER AND NAME: Nipomo Food Basket MUP [N-DRC2025-00042](#)

DESCRIPTION: New 3,480 square feet metal warehouse/office building that will be used for food distribution. The project is located in the South County Planning Inland Sub Area within the South County Planning Area. APN: 090-135-018

Tom Martinez, Tom B Martinez & Associates | 2624 Airpark Dr, Santa Maria, CA 93455 | 805-934-5737 | tom@martinezassoc.net

<https://sanluisobispo-county-ca-energogovweb.tylerhost.net/apps/selfservice#/plan/4984a60a-5a18-4f73-a6f8-eb2fde791ba1?tab=attachments>

PROJECT NUMBER AND NAME: McKenna Map Amendment [AMEND2026-00004](#) & [N-DRC2025-00035](#)

DESCRIPTION: A request by Ron McKenna for a Map Amendment to Item E on the Additional Map Sheet of parcel map CO 99-0254 to raise the height of a single-family residence from 20 feet to 35 feet, where the placement of the building against the hillside does not silhouette against the sky. The proposed amendment is linked to Minor Use Permit [N-DRC2025-00035](#). The parcel is located

within the Residential Rural Land use Category in the south county Sub Area of the South County Planning Area, approximately 2.5 miles outside of the Community of Nipomo. APN 090-471-018

Kerry Margason / Macy Sheets, MBS Land Surveys | 3559 S Higuera St, San Luis Obispo, CA 93401 | 805-594-1960 | permitting@mbslandsurveys.com

<https://sanluisobispocountyca-energovweb.tylerhost.net/apps/selfservice#/plan/e57a0b14-116c-4dcf-b51b-c126122ec9f4?tab=attachments>

PROJECT NUMBER AND NAME: Felmlee EV Charging Station CUP [N-DRC2026-00004](#)

DESCRIPTION: The applicant proposes an EV charging station consisting of 1) ten net stalls, 2) four standard evcs equipped with dedicated ccs, 3) three standard evcs equipped with dedicated nacs, 4) one van accessible evcs equipped with nacs, 5) one van accessible evcs equipped with ccs, 6) one standard accessible evcs equipped with ccs, 7) one proposed 2500a service switchboard, and 8) proposed transformer. The project is located in the South County Inland Sub-Area within the South County Planning Area. APN 092-083-009

Meg Brown, Dewberry Engineers | 4805 Lake Brook Dr Ste 200, Glen Allen, VA 23060 | 804-499-0187 | mebrown@dewberry.com

<https://sanluisobispocountyca-energovweb.tylerhost.net/apps/selfservice#/plan/21ec7e7f-3b53-4646-9d20-d3cb69cf9166?tab=attachments>

PROJECT NUMBER AND NAME: Jim Miller Park MUP [N-DRC2025-00052](#)

DESCRIPTION: Hearing to consider a request by San Luis Obispo County for a Minor Use Permit (N-DRC2025-00052) for the Jim Miller Community Park in Olde Towne Nipomo. The new park includes the Dana Adobe History Wall, Nipomo History Wall, Pacific Coast Railroad History Wall, a polygon steel structure, play structures and areas and walking paths. The proposed 1.05 acre park is within the Public Facilities land use category and is located at the southeast corner of West Tefft Street and Carrillo Street, in the community of Nipomo. The site is in the South County Inland sub-area of the South County planning area. This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]. APN 090-142-007

Don Miller | P.O. Box 51, Nipomo, CA 93444 | 805-264-6449 | milljet@hotmail.com

<https://sanluisobispocountyca-energovweb.tylerhost.net/apps/selfservice#/plan/c1d46fd3-02b8-43a0-a752-66b7632a38e9?tab=attachments>

Next SCAC Meeting – April 27, 2026 – 6:30pm – In Person, Dana Adobe Cultural Center
Next LUC Meeting – May 11, 2026 – 10:00am Via Zoom

Adjournment