



SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE AGENDA – Zoom Meeting

Monday, September 14, 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 July 13, 2026 Minutes

PROJECT NUMBER AND NAME: Monarch Dunes Specific Plan Amendment [LRP2026-00006](#)

DESCRIPTION: An application by Monarch Dunes LLC to amend the Monarch Dunes Specific Plan (County File Number: LRP2026-00006). The proposed amendment would increase the maximum allowable lot coverage for attached single-family dwellings in specific sites from 54% to 65% or 2,970 square feet, whichever is less. Exempt from CEQA. District 4. APN 091-500-012 & 091-500-010

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

<https://sanluisobispo-county-ca-energogovweb.tylerhost.net/apps/selfservice#/plan/0148adaa-fbe9-43ca-90b0-17758f12ea2d?tab=attachments>

PROJECT NUMBER AND NAME: Norgrove Parcel Map CO 01-0399 Amendment
[AMEND2026-00005](#)

DESCRIPTION: A request by Peter Nott (Norgrove Gardens, LLC) for an Amendment AMEND2026-00005 to Parcel Map CO 01-0399 (S010102P) to modify the boundaries of the approved building envelope. The proposed amendment would expand the building envelope by 2.38 acres and create an additional .44-acre building envelope for future Accessory Dwelling Units and farm worker housing. Additionally, a modification to Condition of Approval #5 is requested to allow a new agricultural access driveway from El Campo Road. The project site is located about one mile southeast of the City of Arroyo Grande at 2449 Brady Lane in the South County Inland Sub-Area of the South County Planning Area. APN 075-081-007

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PROJECT NUMBER AND NAME: Santana/ICB MUP [DRC2026-00023](#)

DESCRIPTION: Construction of a new single-story commercial retail building of 2,750 sq. ft. containing two tenant spaces (Retail Space 1 - 1,670 sq. ft.; Retail Space 2 - 1,080 sq. ft.), plus a detached 160 sq. ft. CA CRV beverage container recycling collection unit and adjoining trash/recycling enclosure (2,910 sq. ft. total structure area). Maximum building height 20'-0" to top of parapet, one story. Site improvements include a 12-space on-site parking area, new sidewalk and street trees along W. Tefft St. APN 090-161-020

Nicklaus Schwaller, Schwaller Studio Architecture | 6 Harbor Way #244, Santa Barbara, CA 93109 | 402-709-4828 | nick@schwallerstudio.com

<https://sanluisobispo-county-ca-energygovweb.tylerhost.net/apps/selfservice#/plan/46d457f2-122e-4526-95b3-d3288e515f79?tab=attachments>

Next SCAC Meeting – September 28, 2026 – 6:30pm – In Person, Dana Adobe Cultural Center
Next LUC Meeting – October 12, 2026 – 10:00am Via Zoom

Adjournment