

## Minutes of SCAC Land Use Committee

**Monday, February 12, 2024 – 10:00 am. Meeting held via Zoom**

Call to Order at 10:00am

### **Roll Call –**

Darrell Sisk LUC Chair  
Gary Spelbring  
Tom Ryan

### **Correspondence and Comments from the Chair:**

Darrell Sisk – Happy to be joining the committee and thanks for your patience during the sudden transition with Kevin's relocation.

The minutes from the January 2, 2024 meeting were approved.

### **New Business:**

**PROJECT NUMBER & NAME:** N-DRC2023-00006 / MUSSELL

**PROJECT DESCRIPTION:** A request by John Mussell for a conditional use permit to allow for construction of three 3-story multi-family buildings that are 24 units each, with 1 attached community room at the entrance of the property. The project includes access improvements, 104 parking spaces, solar panels, utilities and landscaping. The proposed project consists of 72 apartment units, 71 will be deed restricted affordable apartment units and one unit will be utilized for the live-in property manager. The project includes four concession requests in accordance with the State Density Bonus Law (California Government Code Section 65915); 1) to modify Nipomo Community Standards Section 22.108.040(E)(4) to allow multi-family dwellings as a principle use in the office professional (OP) category 2) \*\*to increase the maximum allowable density from 66 to 72 units 3) to increase the maximum allowable floor area ratio (FAR) from 48% or 49,763 SF, to 67% or 69,730 SF 4) to decrease the required common community gathering area of the Planned Development Standards from the required 9,000 SF to the proposed 3,000 SF. The project also includes a request for a modification to the West Tefft Corridor Design Standards to allow for continuous parking bays with more than 24 parking spaces. Additionally, the project includes a request to Planned Development Standards to decrease the required private outdoor open space from the required 175 square-feet per unit to the proposed 55 square-feet per unit. The proposed project is within the Commercial Retail and Office Professional land use categories and is located at 170 Magenta Lane, in the community of

Nipomo. The site is in the South County Inland Sub Area of the South County Planning area. Also to be considered is the determination that this project is categorically exempt from environmental review under CEQA. APN 092-572-025

Dino Adelfino, Dawson Holdings, Inc | 3250 Redwood Blvd #214, Novato, CA 94945 | 808-294-2452 | [da@d-h-i.net](mailto:da@d-h-i.net)

Presenter was John Mussell

After discussion of landscaping, building height, and inadequate parking, the committee voted unanimously to approve the project to be put on the Consent agenda at the February 26, 2024 SCAC meeting.

**PROJECT NUMBER & NAME:** N-SUB2023-00058 / Monarch Dunes Phased Vesting Tentative Tract Map (Tract 3127) & CUP

**PROJECT DESCRIPTION:** A request by Monarch Dunes, LLC for a Phased Vesting Tentative Tract Map (Tract 3127) and concurrent Conditional Use Permit to subdivide an existing 18.3-acre parcel into a Planned Development consisting of 76 residential lots ranging from 4,000 square feet to 5,500 square feet and nine open space parcels ranging from 2,061 square feet to 71,325 square feet. The applicant is proposing twin homes on each lot with a shared common wall. About 25% of the twin homes will include an ADU. Phase I includes residential lots 3037-3052 and open space lots (F, G, and I). Phase II includes residential lots 3001-3036 and 3053 - 3076 and open space lots (A-E and H). Each phase will include subdivision improvements consisting of asphalt paved drives, drainage conveyance systems, walkways, pad grading of lots, streetlights, open space improvements and amenities, and utility connections. The Conditional Use Permit is for the site disturbance related to the construction of 76 single-family residences. The project will result in 18.3 acres of site disturbance including 62,800 cubic yards (CY) of cut and 62,800 CY of fill. The parcel is located within the community of Monarch Dunes (APN 091-500-012) in Nipomo. The parcel is also located in the South County Inland Sub Area within the South County Planning Area. APN: 091-500-012

Ian McCarville, Kirk Consulting | 8830 Morro Rd, Atascadero, CA 93422 | 805-491-5765 | [ian@kirk-consulting.net](mailto:ian@kirk-consulting.net)

Presentation was by Ian McCarville and associates from Kirk Consulting for the applicant.

After discussion of walking trails, ADU locations, and driveway materials, the committee voted unanimously to approve the project to be put on the Consent agenda at the

February 26, 2024 SCAC meeting, but with the recommendation the developer explicitly state whether the driveways will be pavers or concrete.

**PROJECT NUMBER & NAME:** N-DRC2023-00046 / Carefield Assisted Living Facility CUP

**PROJECT DESCRIPTION:** A request to consider a request by SH4 Nipomo, LLC for a Conditional Use Permit (N-DRC2023-00046) to allow for the development of a 145,171 square-foot, 134-unit assisted living facility on a vacant parcel. The project will result in the disturbance of the entire 4.57 acre site. The proposed project is located within the Office and Professional land use category and is adjacent to the Woodlands Village Center at 1555 Mesa Road, within the Woodlands Village. The site is located in the South County sub area of the South County Planning Area. APN 091-604-010 & 011

Steve Barklis, Carefield Living | 201 Lomas Santa Fe Dr, Suite 500, Solana Beach, CA 92075 | 619-206-5890 | [sbarklis@carefieldliving.com](mailto:sbarklis@carefieldliving.com)

Presenter was Steve Barklis for SH4/Carefield Living

This project was previously reviewed in 2017 by Land Use Committee and full SCAC and was approved by SLO County Planning. The issued permits expired before construction could begin, and the applicant is resubmitting the same plans, with the only potential change being a possible reduction in the number of units.

After brief discussion, the committee voted unanimously to approve the project to be put on the Consent agenda at the February 12, 2024 SCAC special Dana Reserve Plan meeting in order to get the SCAC input to County Planning prior to their upcoming meeting on February 22, 2024.

Meeting Adjourned at 11:00am

**Note:**

**SCAC Special Dana Reserve Meeting February 12th – 6:30pm – In Person  
Nipomo High School**

**SCAC Regular Meeting – February 26th – 6:30pm – In Person, NCSD Board Room**

**Next LUC Meeting March 14th – 10:00am – Via Zoom**

