

## Minutes of SCAC Land Use Committee

**Monday, March 11, 2024 – 10:00 am. Meeting held via Zoom**

Call to Order at 10:00am

### **Roll Call –**

Darrell Sisk LUC Chair  
Gary Spelbring  
Tom Ryan  
Tom Girard

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

Darrell Sisk – Welcome to our new committee member Tom Girard.

The minutes from the February 12, 2024 meeting were approved. (Gary motion / Tom R second / unanimous)

### **New Business:**

**PROJECT NUMBER & NAME:** Murray Family Lot Line Adjustment [N-SUB2024-00003](#)

**PROJECT DESCRIPTION:** Hearing to consider a request by Murray Family Trust, for a Lot Line Adjustment COAL 18-0078 to adjust the lot lines between two parcels of 109.45 acres (Parcel 1) and 40 acres (Parcel 2). The adjustment will result in two reconfigured parcels of 40.78 acres (Parcel 1), and 119.20 acres (Parcel 2). The project will not result in the creation of any additional parcels. The proposed Lot Line Adjustment will adjust the shared parcel lines between two existing parcels to provide access to both parcels from Suey Creek Road. After the adjustment both parcels are accessible from Suey Creek Road. The proposed project is within the Rural Lands land use category and is located at 8975 Suey Creek Road in unincorporated Santa Maria. The site is located approximately 4 miles east from the community of Nipomo and approximately 6 miles north of the City of Santa Maria. The site is in the South County Inland Sub Area of the South County planning area.

Murray Family Trust / Robert & Julia Bowles | P.O. Box 1083, Santa Maria, CA 93454 | 805-926-6463 | [dcross@impulse.net](mailto:dcross@impulse.net)

Presenter was Dave Cross

After clarification of the large change of property line to realign properties to use existing road as a natural division and for better access, the committee voted to approve the project to be put on the Consent agenda for recommended approval at the March 25, 2024 SCAC meeting (Gary / Tom G / unanimous).

**PROJECT NUMBER & NAME:** Williams MUP [N-DRC2023-00047](#)

**PROJECT DESCRIPTION:** A request by Joseph Williams for a Minor Use Permit to allow a MUP to allow for development of a new ADU w/ attached garage as well as a detached garage for the SFD outside of the building envelope of lot 33 of Tract 1516. One garage is for the ADU and the other is for the primary residence. The proposed project is within the Residential Rural (RR) land use category and is located at 925 Riata Lane, approximately 1.8 Miles Northeast of the community of Nipomo. The site is in the South County Sub-area of the South County planning area. APN: 090-012-035

Joe Williams | 670 S Frontage Rd, Nipomo, CA 93444 | 805-440-6207 | [joe@luggagebase.com](mailto:joe@luggagebase.com)

Presenter was Joe Williams.

After discussion of lack of documentation of HOA Architectural Committee approval and multiple items noted on an Information Hold letter from County Planning, the committee determined we are unable to make a recommendation for approval. Instead, the committee voted to place the project on the New Business agenda at the March 25, 2024 SCAC meeting. The applicant will need to provide the requested documentation and make an updated project presentation to the full SCAC addressing the items referenced in the Information Hold letter. (Gary / Tom R / unanimous)

**PROJECT NUMBER & NAME:** Gilbert MUP [C-DRC2023-00053](#)

**PROJECT DESCRIPTION:** A request by request by Claire and Abraham Gilbert for a Minor Use Permit to allow for the construction of an RV storage lot with associated security system. The proposed project will result in a site disturbance of approximately two acres of the approximately five-acre property. The proposed project is within the Industrial land use category and is located at 875 Sheridan Road within the Calendar Garret Village Reserve Line. The project is within the South County Coastal Planning area of the Coastal Zone. APN: 091-193-055

Abraham Gilbert, Gilbert Family Fun | P.O. Box 1294 | 805-441-6456 | [chino12401@gmail.com](mailto:chino12401@gmail.com)

Presenter was Claire Gilbert

After agreement that this use is similar to nearby storage and other industrial operations, the committee voted unanimously to approve the project to be put on the Consent agenda for recommended approval at the March 25, 2024 SCAC. (Gary / Tom R / unanimous)

Meeting Adjourned at 10:50am

**Note:**

**SCAC Regular Meeting – March 25th – 6:30pm – In Person, NCSD Board Room**

**Next LUC Meeting April 8th – 10:00am – Via Zoom**