



SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE AGENDA – Zoom Meeting

Monday, September 9, 2024 – 10:00 am. 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 – absent - blondemare@gmail.com

Robert Wachsmuth – rlwachsm@yahoo.com

Additions or Deletions - Correspondence and Comments from the Chair

Minutes from August 12, 2024 were approved (Tom R / Tom G / unanimous)

PROJECT NUMBER AND NAME: Marinai CUP [N-DRC2024-00037](#)

DESCRIPTION: A request by Robert Marinai for a Conditional Use Permit to allow for construction of two separate three-story residential multi-family buildings consisting of 39 units in total. The proposed project is within the Commercial Retail land use category, located at 549 Hill Street, in the community of Nipomo. The site is in the South County Inland Sub-Area of the South County Planning Area. APN: 092-579-004

Chris Tarcon, HAB Design Group | 134 W Branch St, Suite B, Arroyo Grande, CA 93420 | 805-544-4334 x110 | c.tarcon@habgroup.net

https://energov.sloplanning.org/EnerGov_Prod/SelfService#/plan/cca515ff-1dc9-42db-9216-a1ecc4093337?tab=attachments

Chris Tarcon presented. Despite the project meeting the required minimum number of parking spaces, the committee has concerns that it will be insufficient due to a trend of increasing number of vehicles per household, especially when considering guests. There was a question about emergency egress and the sufficiency of the hammerhead driveway for fire department vehicles. The developer will verify its adequacy with Cal Fire. There are also general concerns about increasing population density in this area without an increased capacity for surface street traffic and freeway access, which are beyond the scope of this individual project but need further study by the county and CalTrans. The committee voted to refer the project to the full SCAC without a recommendation at this time. (Tom R / Robert / unanimous)

PROJECT NUMBER AND NAME: Nipomo Food Basket new warehouse

DESCRIPTION: An initial review of a planned new warehouse and solicitation of input prior to submission of formal plans to SLO County Planning.

The committee reviewed the rough plans for the new building and suggested the architect have additional discussions with the Old Town Nipomo Association, whose representative was unable to attend this meeting.

Next SCAC Meeting – September 23, 2024 – 6:30pm – In Person, NCSD Board Room

Next LUC Meeting – O c t o b e r 14, 2024 – 10:00am Via Zoom

Adjournment