



## SOUTH COUNTY ADVISORY COUNCIL

PO BOX 2355 NIPOMO, CA 93444-2355

### SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE AGENDA

Monday, October 14, 2024 – 11:00 am on site

#### Call to Order

Roll Call –

Darrell Sisk, LUC Chair – [pismodarrell@gmail.com](mailto:pismodarrell@gmail.com)

Tom Ryan - [whitneyhiker888@yahoo.com](mailto:whitneyhiker888@yahoo.com)

Gary Spelbring – absent - [nogrownups2@gmail.com](mailto:nogrownups2@gmail.com)

Tom Girard – [tomgirard@charter.net](mailto:tomgirard@charter.net)

Barbara Verlengiere – Secretary – absent - [blondemare@gmail.com](mailto:blondemare@gmail.com)

Robert Wachsmuth – [rlwachsm@yahoo.com](mailto:rlwachsm@yahoo.com)

Additions or Deletions - Correspondence and Comments from the Chair

Minutes of September 9, 2024 meeting approved (Tom R / Darrell / unanimous)

**PROJECT NUMBER AND NAME:** Norgrove Gardens LLC (Golden Spike Winery) CUP [N-DRC2024-00038](#)

**DESCRIPTION:** Request by Norgrove Gardens LLC (Golden Spike Winery) for a Conditional Use Permit (N-DRC2024-00038) to allow a new 7,345 sq. ft. winery and distillery facility with a shared tasting room and 4,980 sq. ft. of exterior use areas. At full buildout, the winery and distillery facility would total 12,325 sq. ft. with a 2,250 sq. ft. fermentation room, 2,015 sq. ft. barrel storage room, 1,515 tasting room, 165 sq. ft. kitchen, and 1,400 sq. ft. of supporting uses. The outdoor use area features a 1,420 sq. ft. covered crush pad, 1,430 sq. ft. loading area, 1,250 sq. ft. tram passenger loading area, and an 880 sq. ft. tasting deck. The winery facility would have a maximum production of 10,000 cases per year. The applicant is requesting three (3) modifications of the County's Title 22 Land Use Ordinance: (1) a modification to reduce the 200-foot setback requirement from the property line to facilities with public tastings to 155 feet, (2) a modification to the standard as applicable to winery special events to allow outdoor amplified music after 5:00 pm, and (3) a modification to the signage standards to allow two freestanding signs at a maximum height of 22'-2". The project also includes a request for reconsideration of the original Parcel Map (S010102P / CO01-0399) Condition of Approval #5 to allow for a new commercial / agricultural access road along El Campo Road. County Code, Section 22.30.020.D allows standards to be modified through a Conditional Use Permit if it can be proven to be unnecessary and the project meets all other development standards. The project would result in 3.67 acres of site disturbance on the 128-acre parcel, including 4,000 cubic yards of cut and 4,000 cubic yards of fill. The proposed project is located within the Agriculture land use category, at 2449 Brady Lane, in the South County Inland sub-area of the North County Planning Area. APN: : 075-081-007

Ian McCarville, Kirk Consulting | 8830 Morro Rd, Atascadero, CA 93422 | 805-461-5765  
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<https://sanluisobispo-county-ca-energogovweb.tylerhost.net/apps/selfservice#/plan/516dfff3-03ea-401c-9124-f0087cf40684?tab=attachments>

Ian McCarville presented the project and the committee was led on a tour of the property. After discussion and Q&A, the Land Use Committee determined the requested exceptions are not unreasonable and would cause no negative impact on the area, that the project could provide positive benefits to the area, and recommends the project's approval. (Tom R / Tom G / unanimous)

**Next SCAC Meeting - October 28, 2024 - 6:30pm - In Person, NCS Board Room**  
**Next LUC Meeting - November 18, 2024 - 10:00am Via Zoom**

**Adjournment**