



## SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE MINUTES – Zoom Meeting

Monday, February 10, 2025 – 10:00 am via Zoom :

<https://us06web.zoom.us/j/87545860485?pwd=oEMhl2n2KWsgagUKasY6ATmZkGLFkW.1>

### Call to Order

Roll Call –

Darrell Sisk, LUC Chair - present

Tom Ryan - present

Gary Spelbring - present

Tom Girard - present

Barbara Verlengiere – Secretary - absent

Gary Adams - present

Robert Wachsmuth - absent

A quorum was present.

Additions or Deletions – none

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.

Minutes of January 13, 2025 meeting were approved (Gary S / Tom R / unanimous)

**PROJECT NUMBER AND NAME:** Glotov lot subdivision [N-SUB2025-00002 / CO24-0062](#)

**DESCRIPTION:** Division of 4.77 lot into three new lots: 2.08 ac., 1.69 ac., 1.01 ac. for the purpose of residential development (construction of single-family homes). This is the third application for subdivision of this property, following tentative map expiration of SUB2019-00080 /CO19-0078, which superseded SUB2018-00025/CO18-0042. APN 091-325-059

Alexander Glotov |110 S Mary Ave Ste 2/127, Nipomo, CA 93444 | 323-447-2191 |  
[alexsvita@gmail.com](mailto:alexsvita@gmail.com)

<https://sanluisobispo-county-ca-energogovweb.tylerhost.net/apps/selfservice/SLOProd#/plan/68682f90-3aaf-496a-b447-0f99c1139d19?tab=attachments>

Alexander Glotov presented an overview of the project and answered questions regarding reduction from four parcels to three (for ease) and septic (each will be individual). The committee recommends approval on the full council's Consent Agenda (Tom G / Tom R / unanimous).

**PROJECT NUMBER AND NAME:** Herrera parcel subdivision [N-SUB2024-00078 / CO24-0037](#)

**DESCRIPTION:** A request by Jose M Herrera for a Vesting Tentative Parcel Map (N-SUB2024-00078 / CO24-0037) to subdivide an existing approximately 12.47-acre parcel into two parcels of 6.23 and 3.24 acres each for the purpose of sale and/or development. The site is currently developed with an existing single-family residence. Both will receive water service from the Nipomo Community Services District and will utilize on-site sewage disposal (septic) systems. The proposed project is within the Residential Rural land use category and is located at 1248 Futura Lane, approximately 1.3 miles north of the community of Nipomo. The site is in the South County Inland sub-area of the South County Planning Area. APN 091-081-060

Jose M Herrera | 1248 Futura Ln, Arroyo Grande, CA 93420 | 805-310-6160 | josehcorp@gmail.com

<https://sanluisobispo-county-ca-energy.gov/web/tylerhost.net/apps/selfservice#/plan/9916d47e-ab47-491f-87cc-7eccc6f6db4a?tab=attachments>

Jose Herrera's daughter provided an overview of the project and answered questions regarding lot access (each will have direct access from an existing road) and water connections (each has NCSD). The committee recommends approval on the full council's Consent Agenda (Gary S / Tom R / unanimous)

**Next SCAC Meeting – February 24, 2025 – 6:30pm – In Person, NCSD Board Room**

**Next LUC Meeting – March 10, 2025 – 10:00am Via Zoom**

**Adjournment**