



SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE MINUTES – Zoom Meeting

Monday, June 9, 2025 – 10:00 am via Zoom :

<https://us06web.zoom.us/j/88306949858?pwd=D5F3ff5VOvx85NmjwebbsMbTqihOx.1>

Call to Order

Roll Call –

Darrell Sisk, LUC Chair - present

Tom Ryan - present

Gary Spelbring - present

Tom Girard - present

Barbara Verlengiere – Secretary - present

Gary Adams - present

Robert Wachsmuth - present

Additions or Deletions –

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 May 12, 2025 meeting were approved (Barbara / Tom / unanimous)

PROJECT NUMBER AND NAME: Munoz MUP [C-DRC2025-00014](#)

DESCRIPTION: Applicant is submitting to install a new manufactured home on a permanent foundation on property as a primary residence. Property is located in Coastal zone. Per planning department, property requires a minor use permit. Adjacent properties are heavily developed with industrial type uses, auto junk yards, RV Storage, Self Storage, illegal chicken farms, residential homes, and active farming. It is assumed that this development plan will have little impact beyond the existing surrounding uses. As such, applicant would also like to process building plans concurrently with Land use application. This has been discussed with planning department staff and tentatively appeared to be a suitable project for doing so.

Marty Mohamed, Central Coast Project Planning | 1204 Kapareil Ln, Paso Robles, CA 93446 | 760-996-0888 | marty.mohamed@gmail.com

<https://sanluisobispo-county-ca-energovweb.tylerhost.net/apps/selfservice#/plan/29fb7bdd-e338-4ddc-a6f4-8f9f1828e9bc?tab=attachments>

After presentation by the developer, the committee had no questions and voted to place the project on the full SCAC Consent Agenda. (Barbara / Gary S. / unanimous)

PROJECT NUMBER AND NAME: Monarch Dunes Tentative Tract Map [N-SUB2025-00029](#)

DESCRIPTION: A request for a Vesting Tentative Tract Map (Tract 3218) to subdivide an existing 11.52-acre parcel into 46 residential lots ranging from 4,262 sq. ft. to 6,043 sq. ft. and 3 open space parcels ranging from 2,200 sq. ft. to 120,348 sq. ft. and a Conditional Use Permit for site development related to the construction of 46 single-family attached dwelling units in 23 twin homes (common wall development structures), including architectural floor plans and elevations, grading and drainage improvements, on-site utilities and circulation, common area landscaping, front yard landscaping, and site fencing and walls. The project also includes two Adjustments: an Adjustment from the Public Improvement Standards outlined in Section 3.1.2.H to reduce the curb return radius from 30 feet to 29 feet and an Adjustment from Public Improvement Standard A-2b to utilize a 4" rolled curb.

Ian McCarville / Jamie Jones, Kirk Consulting | 8830 Morro Rd, Atascadero, CA 93422 | 805-461-5765 | ian@kirk-consulting.net

<https://sanluisobispo-county-ca-energygovweb.tylerhost.net/apps/selfservice#/plan/cfbbdd0d-476f-450b-9d04-e0cc7b6a58da?tab=attachments>

After presentation by the developer, the committee discussed corner radii, tree selection, junior ADUs, water sources and usage, and trails, with all questions answered by the developer. The committee voted to place the project on the full SCAC agenda with a recommendation for approval. (Tom G / Gary A / unanimous)

PROJECT NUMBER AND NAME: Barca Farm to Table Market [N-DRC2025-00018](#)

DESCRIPTION: THIS LOT HAS AN EXISTING RESIDENCE WITH ~13,250 VACANT SPACE AT THE CORNER OF TEFFT ST AND SOUTH OAKGLEN AVENUE. PROPOSING A 1,372 SF FOOD AND BEVERAGE RETAIL ATTACHED TO THE 3,020 FOOD AND BEVERAGE STORAGE SPACE. PROJECT WILL INCLUDE NEW SITE WORK AND UTILITIES TO THE NEW BUILDING.

Alec Schwend, HAB Design Group | 134 W Branch St Ste B, Arroyo Grande, CA 93420 | 805-544-4334 x101 | a.schwend@habgroup.net

<https://sanluisobispo-county-ca-energygovweb.tylerhost.net/apps/selfservice#/plan/3165b788-ab2b-4884-a6c3-658d58dcbde8?tab=attachments>

After presentation by the developer, the committee voted to place the project on the full SCAC agenda with a recommendation for approval. (Robert / Barbara / unanimous)

Presentation from Claire Momberger of SLO County Planning Department to share pertinent information related Action 1 and Action 2 of the 2020-2028 Housing Element Implementation Framework, which was authorized by the Board of Supervisors in March 2024. Summary of the 2020-2028 Housing Element Implementation Framework can be found [HERE](#)

After the presentation, the committee discussed the in-lieu fee, especially with regards to low-income housing projects, and recurring concerns over insufficient minimum parking space

standards.

Next SCAC Meeting – July 28, 2025 – 6:30pm – In Person, Dana Adobe Cultural Center

Next LUC Meeting – A u g u s t 1 1 , 2025 – 10:00am Via Zoom

Adjournment