



SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE MINUTES – Zoom Meeting

Monday, August 11, 2025 – 10:00 am via Zoom :

<https://us06web.zoom.us/j/88306949858?pwd=D5F3fif5VOvx85NmjwebbsMbTqihOx.1>

Call to Order

Roll Call –

Darrell Sisk, LUC Chair - present

Tom Ryan - absent

Gary Spelbring - present

Tom Girard - present

Barbara Verlengiere – Secretary - absent

Gary Adams - absent

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 June 9, 2025 meeting were approved (Tom G / Robert / unanimous)

PROJECT NUMBER AND NAME: Willow IOS Group CUP [C-DRC2025-00023](#)

DESCRIPTION: A request by Willow IOS Group for a Conditional Use Permit / Coastal Development Permit (C-DRC2025- 00023) to allow for the construction of approximately 83,969 square-feet of Storage Yards & Sales Lots with associated site improvements, including a proposed modular office building. The project will result in the disturbance of the entirety of both parcels totaling approximately 1.4 and 1.07 acres each. The proposed project is within the Industrial land use category and is located at 2111 and 2113 Willow Road (APNs: 091-195-001 and 091-195-002) within the Callendar-Garrett Village Reserve Line. The project is within the South County Coastal Planning Area of the Coastal Zone. APN: 091-195-001 & 091-195-002

Mandy Pickens, Angle Land Use Entitlement | 3940 Broad St Ste 7 PMB 323, San Luis Obispo, CA 93401 | 805-459-5334 | mandi@anglelanduse.com

After presentation by the developer, the committee discussed turn lane width, fencing, and Hwy 1 view, with all questions answered by the developer. The committee voted to place the project on the full SCAC agenda without a recommendation. (Gary S / Tom G / unanimous)

<https://sanluisobispo-county-ca-energygovweb.tylerhost.net/apps/selfservice#/plan/7ea08905-c016-443b-8548-e58772148acc?tab=attachments>

PROJECT NUMBER AND NAME: Ponce MUP [N-DRC2025-00030](#)

DESCRIPTION: A request by Salvador and Rosa Ponce for a Minor Use Permit to allow for construction of a new single-family residence with approximately 7,480 square feet of living area, a 2,435 square-foot garage, 1,066 square feet of shop/storage space, and 2,003 square feet of covered porch and patio areas. The project also includes major grading for site preparation, driveway construction, and road access improvements, as well as permitting of as-built grading work. Total site disturbance is approximately 1.34 acres, with earthwork consisting of 4,100 cubic yards of cut and 4,100 cubic yards of fill. The project is located at 1270 Grace Lane, in the community of Nipomo, within the Rural Lands (RL) land use category, in the South County Inland Sub Area of the South County Planning Area. The site is identified as Assessor Parcel Number 090-321-018.

Esmarie Carlon | 909 N Palisade Dr, Santa Maria, CA 93454 | 805-878-6709 | esmariecarlon@gmail.com

After presentation by the developer, the committee had a question about grading which was answered by the developer. The committee voted to place the project on the full SCAC Consent Agenda. (Robert / Gary S. / unanimous)

<https://sanluisobispo-county-ca-energygovweb.tylerhost.net/apps/selfservice#/plan/6605af79-16d5-4697-9e33-705d7ba4372d?tab=attachments>

Next SCAC Meeting – August 25, 2025 – 6:30pm – In Person, Dana Adobe Cultural Center
Next LUC Meeting – September 8, 2025 – 10:00am Via Zoom

Adjournment