



SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE MINUTES – Zoom Meeting

Monday, September 8, 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 - present

Gary Spelbring - absent

Tom Girard - present

Barbara Verlengiere – Secretary - absent

Gary Adams - present

Robert Wachsmuth - absent

Additions or Deletions – Carmen Morales-Board has volunteered to join the committee. Unanimously approved.

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 August 11, 2025 meeting were approved (Girard/Morales-Board/unanimous)

PROJECT NUMBER AND NAME: McKenna Residence MUP [N-DRC2025-00035](#)

DESCRIPTION: A request by Ronald and Heather McKenna for a Minor Use Permit to allow a 4,490 square foot residence. This proposed 3 bedroom, 4 1/2 bathroom house will include an attached 4-car garage, gym, mudroom, mechanical room and decks. There will be 4,490 s.f. of habitable space, 1,650 s.f. of garage, 3,354 s.f. of decks, and a 639 s.f. home gym. Total area for all spaces (including others not listed) is 11,446 s.f. The proposed structure height is 34'-6" above average natural grade. MUP is required to modify the Highway corridor standards. APN: 090-471-018

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<https://sanluisobispo-county-ca-energogovweb.tylerhost.net/apps/selfservice#/plan/7f87a9e3-afc5-46d1-a14e-0b268295f71f?tab=attachments>

After a presentation from the developer and discussions of neighbor views and exterior lighting, the Land Use Committee unanimously voted to forward the project to full SCAC, for a presentation by

the developer, with a recommendation for approval. (Girard / Ryan / unanimous)

PROJECT NUMBER AND NAME: Los Berros Country, LLC CUP [N-DRC2025-00033](#)

DESCRIPTION: A request by Los Berros Country, LLC for a Conditional Use Permit to allow for the conversion of a 2,800 square-foot (sf) barn to a 6,300-sf indoor temporary event venue. The expansion includes the construction of a new entry hall, accessible restrooms, storage areas, and additional interior space to accommodate up to 250 guests and staff. The maximum height of the structure is 17-feet. On-site parking will be provided on an unimproved lot with 100 total parking spaces, including 5 ADA compliant spaces. A modification to site access, adjustments to time limitations for temporary events, placement of cargo containers for storage purposes, and parking within the front setback are all included in this request. The proposed project is within the Residential Rural land use category and is located at 1383 Los Berros Road, in the unincorporated area of Arroyo Grande. The project is within South County Inland Sub-Area of the South County Planning Area.. APN 091-081-014.

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<https://sanluisobispo-county-ca-energygovweb.tylerhost.net/apps/selfservice#/plan/db4a86c0-3c95-4378-b9f9-a979cb3d54b7?tab=attachments>

After a presentation from the developer and discussions of neighbor notification/feedback, secondary egress, and event schedule, the Land Use Committee unanimously voted to forward the project to full SCAC, for a presentation by the developer, without a recommendation for approval, and encouraged the developer to contact neighbors in time for them to provide input at the meeting.

Next SCAC Meeting – September 22, 2025 – 6:30pm – In Person, Dana Adobe Cultural Center
Next LUC Meeting – October 13, 2025 – 10:00am Via Zoom

Adjournment