



SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE MINUTES – Zoom Meeting

Monday, October 13, 2025 – 10:00 am via Zoom :

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

Call to Order

Roll Call –

Darrell Sisk, LUC Chair -

Tom Ryan -

Gary Spelbring -

Tom Girard -

Barbara Verlengiere – Secretary -

Gary Adams -

Robert Wachsmuth –

Carmen Morales-Board -

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 September 8, 2025 meeting were approved

**PROJECT NUMBER AND NAME:** Nipomo Food Basket MUP [N-DRC2025-00042](#)

**DESCRIPTION:** New 3,480 square feet metal warehouse/office building that will be used for food distribution. The project is located in the South County Planning Inland Sub Area within the South County Planning Area. APN: 090-135-018

Tom Martinez, Tom B Martinez and Associates | 2624 Airpark Dr, Santa Maria, CA 93455 | 805-934-5737 | [tom@martinezassoc.net](mailto:tom@martinezassoc.net)

After presentation by the developer, the committee voted to place the project on the full SCAC Consent Agenda.

<https://sanluisobispo-county-ca-energogovweb.tylerhost.net/apps/selfservice#/plan/4984a60a-5a18-4f73-a6f8-eb2fde791ba1?tab=attachments>

**PROJECT NUMBER AND NAME:** Herrera MUP/Coast Development Permit [C-DRC2025-00033](#)

**DESCRIPTION:** A request by Daniel and Cristina Herrera for a Minor Use Permit/ Coastal Development Permit to allow for an addition and remodel to an existing approximately 984 square-foot single family residence. The project is located within the Residential Suburban land use category, located at 819 Rizal Avenue. APN 091-194-008.

Cesar Sierra, Cesar Sierra Design | 2633 Tienda Pl, Arroyo Grande, CA 93420 | 805-345-7696 | [csierra2779@gmail.com](mailto:csierra2779@gmail.com)

After presentation by the developer, the committee voted to place the project on the full SCAC Consent Agenda.

<https://sanluisobispo-county-ca-energovweb.tylerhost.net/apps/selfservice#/plan/796d23ed-cf49-4dff-943a-c24e00c40a2e?tab=attachments>

**PROJECT NUMBER AND NAME:** T-Mobile MUP [N-DRC2025-00039](#)

**DESCRIPTION:** A request by T-Mobile for a Minor Use Permit to allow for the co-location to an existing wireless communications facility consisting of the following: 6 new panel antennas, 6 Remote Radio Units (RRUs), 1 microwave dish antenna, new utility panels, 3 new HCS cables, 24 new fiber jumpers, 24 new coax jumpers, and a new 6 foot high retaining wall. The project also includes outdoor equipment cabinets and associated equipment located on a new concrete pad within an approximate 200-square-foot lease area. The proposed project will result in the disturbance of approximately 300 square feet (including utility trenching) on a 40-acre parcel. The proposed project is within the Rural Lands land use category and is located at 8420 Temettate Drive, approximately 1-mile northwest of Suey Creek Road, and approximately 5.7 miles north of Highway 166 near the community of Nipomo. The site is in the South County Inland Sub Area of the South County Planning Area. APN 048-151-052

Damien Pichardo, Coastal Business Group Inc | 2410 Moulton Parkway, Suite O, #1009, Laguna Hills, CA 92637 | 949-336-1550 | [dpichardo@coastalbusinessgroup.net](mailto:dpichardo@coastalbusinessgroup.net)

After presentation by the developer, the committee voted to place the project on the full SCAC Consent Agenda.

<https://sanluisobispo-county-ca-energovweb.tylerhost.net/apps/selfservice#/plan/71cace27-7305-43a0-ac08-5b1624f212ff?tab=attachments>

**PROJECT NUMBER AND NAME:** Matson MUP [N-DRC2025-00043](#)

**DESCRIPTION:** A request by Michael Matson for a Minor Use Permit to allow the development of two buildings totaling 11,889 square feet on a 0.97 acre undeveloped parcel. BLDG A on the north side of the site is a 6188 SF shell building for office & warehouse use and BLDG B on the south side is a 5701 SF shell building for office & warehouse use with a shared parking lot at the center. The project site is within the Commercial Service land use category and is located at 1255 Professional Pkwy Nipomo CA, 93444. The site is in the Woodlands Village within the South County Inland Sub Area of the South County Planning Area. APN 091-508-012

Laura Gough, studio 2G Architects | 811 Palm St, San Luis Obispo, CA 93401 | 805-594-0771 | [laura@studio-2g.com](mailto:laura@studio-2g.com)

After a presentation from the developer and discussions of street parking, roofing, HOA input, and other exterior design items, the Land Use Committee unanimously voted to forward the project to full SCAC, for a presentation by the developer, with a recommendation for approval.

<https://sanluisobispo-county-ca-energovweb.tylerhost.net/apps/selfservice#/plan/46172fc2-5a57-46d6-9028-1c7d7f51e4c4?tab=attachments>

**PROJECT NUMBER AND NAME:** Monarch Dunes CUP [N-DRC2024-00052](#)

**DESCRIPTION:** a request (N-DRC2024-00052) by Monarch Dunes Golf Resort, LLC for a Conditional Use Permit to allow a 2,675 square foot indoor driving range building to be located near the existing outdoor Driving Range and practice green at the Monarch Dunes Golf Course. The project site is within the Recreation land use category and within the Monarch Dunes Specific Plan area. The site is located on the Nipomo Mesa, approximately two miles west of the community of Nipomo, east of State Route 1, and approximately half a mile south of Willow Road. The site is also located within the South County Inland Sub Area and South County Planning Area. APN 091-603-003

Tricia Knight, Protective Weather Structures | 123 Seacliff Dr, Pismo Beach, CA 93449 | 805-448-4221 | [triciaknight.tekconsulting@gmail.com](mailto:triciaknight.tekconsulting@gmail.com)

<https://sanluisobispo-county-ca-energogovweb.tylerhost.net/apps/selfservice#/plan/408695c3-c612-4c95-8848-35eb9ad8955a?tab=attachments>

**Next SCAC Meeting – October 27, 2025 – 6:30pm – In Person, Dana Adobe Cultural Center**  
**Next LUC Meeting – November 10, 2025 – 10:00am Via Zoom**

**Adjournment**