



SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE MINUTES – Zoom Meeting

Monday, December 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 - present

Tom Girard – present

Barbara Verlengiere – Secretary - present

Gary Adams - present

Carmen Morales-Board - absent

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.

Approval of October 13, 2025 Minutes was tabled until the next meeting

PROJECT NUMBER AND NAME: Primary Care Animal Hospital CUP [AMEND2025-00008](#)

DESCRIPTION: A request by Primary Care Animal Hospital to amend Conditional Use Permit D980343D to modify condition of approval 4 to allow on-site kenneling and animal daycare services for animals not receiving medical care. The site is within the Residential Rural (RR) land use category and is located at 1129 and 1123 Mesa View Drive, approximately 0.5 miles south of the Palo Mesa village reserve line. The project site is within the South County Sub Area of the South County Planning Area. APN: 075-311-016 & 075-311-018

Heather Fries-Lewis | 1127 Mesa View Dr, Arroyo Grande, CA 93420 | 805-489-4307 | heather@primarycarevet.com

After presentation by the owner, the committee had questions about the facility’s capacity and separation from hospitalized pets. The committee voted to place the project on the full SCAC for a presentation, with a recommendation for approval. (Gary A / Barbara / unanimous)

<https://sanluisobispo-county-ca-energogovweb.tylerhost.net/apps/selfservice#/plan/1676143c-7209-4b4b-a003-dal1a6dfba8e0?tab=attachments>

PROJECT NUMBER AND NAME: Monarch Dunes Village Center CUP [N-SUB2025-00061](#)

DESCRIPTION: A request by Monarch Village Nipomo, LLC for a mixed-use project consisting of Phased Vesting Tentative Parcel Map (CO 25-0044) to subdivide and reconfigure three existing parcels totaling 2.54 acres into six parcels ranging from 10,720 sq. ft. to 27,820 sq. ft., four of which will include airspace condominiums with commercial units and common areas on the first floor and residential condominium units on the second floor, and a Conditional Use Permit for site development that includes two commercial retail buildings and four mixed-use commercial/residential buildings containing 28,259 sq. ft. of commercial space, 40 second-floor two-bedroom condominiums and support areas (e.g. circulation, storage, electrical, etc.) totaling 96,019 sq. ft. of total floor area, along with associated architectural plans and elevations, grading and drainage improvements, on-site utilities and circulation, parking, and common area landscaping. APNs 091-603-007, 008, 039, 040, & 042.

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

After presentation by the developer, the committee discussed clientele mix, parking, and HOA input. The committee voted to place the project on the full SCAC agenda with a recommendation for approval. (Tom G / Gary A / unanimous)

<https://sanluisobispo-county-ca-energogovweb.tylerhost.net/apps/selfservice#/plan/c349dd3d-3a7b-4e81-9727-7bde8b4debd3?tab=attachments>

PROJECT NUMBER AND NAME: APC Towers CUP [N-DRC2024-00019](#)

DESCRIPTION: A revision of previously reviewed project. Revision is for 132' height instead of previous 77' height. **Original Description:** APC Towers is proposing a new, collocatable 77' high antenna support structure disguised as a eucalyptus tree with ground mounted equipment cabinets, all within a 900 sf. walled lease area enclosure. The faux eucalyptus design, with "antenna socks", high density branching, and bark cladding will conceal the geometric shapes of the antennas/RRUs and tower. In addition, the lease area wall will conceal the equipment cabinets from public view. The proposed project is within the Residential Rural land use category and is located at 1389 Dawn Road. APN 091-232-015

Jerry Ambrose, Eukon Group for APC Towers | 3905 State St, Ste 7-188, Santa Barbara, CA 93105 | 805-637-7407 | jambrose@wireless01.com

After presentation by the developer, the committee discussed concerns over the tower's increased height, necessity for this specific location versus alternate options, and wind tolerance. The committee voted to place the project on the full SCAC agenda with a recommendation against approval. (Tom R / Tom G / unanimous)

Original plan: <https://sanluisobispo-county-ca-energogovweb.tylerhost.net/apps/selfservice#/plan/537181c0-4f4c-48f9-9d7c-2eb89a498a9a?tab=attachments>

Revised plan – **Click on V2 Packet:** <https://sanluisobispo-county-ca-energogovweb.tylerhost.net/apps/selfservice#/plan/1676143c-7209-4b4b-a003-dal1a6dfba8e0?tab=attachments>

Next SCAC Meeting – January 26, 2026 – 6:30pm – In Person, Dana Adobe Cultural Center
Next LUC Meeting – January 12, 2026 – 10:00am Via Zoom

Adjournment