



SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE MINUTES – Zoom Meeting

Monday, January 12, 2026 – 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 - absent

Carmen Morales-Board - 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 October 13 and December 8, 2025 meetings were approved (Spelbring / Girard / unanimous)

PROJECT NUMBER AND NAME: Flint Tract Map/CUP [N-SUB2025-00026](#)

DESCRIPTION: A request by Flint, a General Partnership, for Tract Map and Conditional Use Permit covering two adjacent project sites. The project site consists of two existing legal parcels. The Conditional Use Permit will authorize smaller lot sizes as a planned development and allow for the construction of twelve detached single-family residences of 1,654 square feet each on the south side of Flint Place (APN 092-575-001). Additionally, the Conditional Use Permit will authorize 24 one-bedroom apartment units of 651 square feet each on the north side of Flint Place (APN 092-576-005). The project will include off-site road improvements to Flint Place and project-related infrastructure. The project will result in the disturbance of the entire approximately two-acre site. Adjustments to the access and improvement design standards pursuant to Title 21 are also included in the request. The project sites are within the Commercial Retail and Residential Multi-Family land use categories and are located at 651 West Tefft Street in the community of Nipomo. APN: 092-575-001 & 092-576-005

<https://sanluisobispo-county-ca-energy.gov/web/tylerhost.net/apps/selfservice#/plan/4373c4fe-eafa-4c3d-8528-80f7f540e685?tab=attachments>

After a presentation from the developer and discussions of emergency egress and parking, especially HOA enforcement of garage parking requirement, the Land Use Committee unanimously voted to forward the project to full SCAC, for a presentation by the developer, without a recommendation. (Ryan / Verlengiere / unanimous)

PROJECT NUMBER AND NAME: Butterfly Ln MUP/Map [N-SUB2025-00085](#)/CO 25-0053

DESCRIPTION: A request by Margarita Valley Ranch LLC for a Minor Use Permit and Vesting Tentative Parcel Map to subdivide an existing 1.13 acre parcel (APN 092-142-016) into four parcels for the purpose of sale and or development. The resulting parcels sizes are configured as follows: Parcel 1 is 18,613 sf gross and 9,897 sf net, Parcel 2 is 7,800 sf gross and 7,180 sf net, Parcel 3 is 7,800 sf gross and 6,502 sf net, and Parcel 4 is 7,800 sf gross and 7,278 sf net. Each resulting parcel will be served by Nipomo Community Services District for water and sewer services, and access via a proposed 25' private access and utility easement off of Butterfly Lane. The property is located at 365 Butterfly Lane in the Residential Multi Family (RMF) land use category, in the Nipomo Urban Reserve Line of the South County Inland Sub-Area of the South County Planning Area. APN 092-142-016

Greg Nester | P.O. Box 219, Arroyo Grande, CA 93421 | 805-471-3782 | greg@gregnesterhomes.com

After presentation by the developer and discussion of road widening, the committee voted to place the project on the full SCAC Consent Agenda. (Spelbring / Girard / unanimous)

<https://sanluisobispo-county-ca-energy.gov/web/tylerhost.net/apps/selfservice#/plan/05ea378d-e340-49c6-ab87-4cb9f9be420a4?tab=attachments>

PROJECT NUMBER AND NAME: Stop N' Buy expansion MUP [N-DRC2024-00044](#)

DESCRIPTION: A request by George Ghazaly for a Minor Use Permit to allow four (4) additional fuel kiosks with eight (8) total additional vehicular fuel pumps, overhead canopy, detached restroom facility, 2,000 SF underground fuel storage tank, and other site improvements to the existing Stop N' Buy gas and convenient store. The site shares access, parking, and signage with recently approved drive-thru restaurant (N-DRC2023-00023) on a 26,139 square foot site. The proposed project is within the Commercial Retail land use category and is located at 459 West Tefft Street at the corner of West Tefft Street and the northbound Tefft Street exit ramp of Highway 101 in Nipomo. The site is in the South County Inland Sub-Area of the South County Planning Area within Supervisorial District 4. Also to be considered is the determination that this project is exempt from environmental review under CEQA based on the common sense exemption, CEQA Guidelines § 15061(b)(3). APN 092-251-025, -024, -022

C.J. Horstman, HAB Design Group | 134 W Branch St Suite B, San Luis Obispo, CA 93401 | 805-544-4334 x105 | C.Horstman@habgroup.net

<https://sanluisobispo-county-ca-energy.gov/web/tylerhost.net/apps/selfservice#/plan/c860516f-2159-40eb-81c8-32bf1c04d3e9?tab=attachments>

Without contact back from the developer, the committee reviewed the project and discussed concerns over excess traffic, ingress/egress challenges, and safety concerns. The committee voted to place the project on the full SCAC for a presentation, with a recommendation against approval. (Verlengiere / Morales-Board / unanimous)

Next SCAC Meeting – January 26, 2026 – 6:30pm – In Person, Dana Adobe Cultural Center
Next LUC Meeting – February 9, 2026 – 10:00am Via Zoom

Adjournment