



SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE MINUTES – Zoom Meeting

Monday, April 13, 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 - present

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 January 12 2026 meeting were approved (Girard / Verlengiere / unanimous)

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

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

There have been no changes since the last review by Land Use and full SCAC, and the committee recommends continued endorsement of the project as previously submitted. (Girard / Ryan / unanimous)

**PROJECT NUMBER AND NAME:** McKenna Map Amendment [AMEND2026-00004](#) & [N-DRC2025-00035](#)

**DESCRIPTION:** A request by Ron Mckenna for a Map Amendment to Item E on the Additional Map Sheet of parcel map CO 99-0254 to raise the height of a single-family residence from 20 feet to 35 feet, where the placement of the building against the hillside does not silhouette against the sky. The proposed amendment is linked to Minor Use Permit **N-DRC2025-00035**. The parcel is located within the Residential Rural Land use Category in the south county Sub Area of the South County Planning Area, approximately 2.5 miles outside of the Community of Nipomo. APN 090-471-018

Kerry Margason / Macy Sheets, MBS Land Surveys | 3559 S Higuera St, San Luis Obispo, CA 93401 | 805-594-1960 | [permitting@mbslandsurveys.com](mailto:permitting@mbslandsurveys.com)

<https://sanluisobispo-county-ca-energovweb.tylerhost.net/apps/selfservice#/plan/e57a0b14-116c-4dcf-b51b-c126122ec9f4?tab=attachments>

After a presentation by the developer and discussion of HOA bylaws and some neighboring building heights, the committee voted to place the project on the SCAC Consent Agenda with a recommendation for endorsement as submitted. (Girard / Adams / unanimous)

**PROJECT NUMBER AND NAME:** Felmlee EV Charging Station CUP **[N-DRC2026-00004](#)**

**DESCRIPTION:** The applicant proposes an EV charging station consisting of 1) ten net stalls, 2) four standard evcs equipped with dedicated ccs, 3) three standard evcs equipped with dedicated nacs, 4) one van accessible evcs equipped with nacs, 5) one van accessible evcs equipped with ccs, 6) one standard accessible evcs equipped with ccs, 7) one proposed 2500a service switchboard, and 8) proposed transformer. The project is located in the South County Inland Sub-Area within the South County Planning Area. APN 092-083-009

Meg Brown, Dewberry Engineers | 4805 Lake Brook Dr Ste 200, Glen Allen, VA 23060 | 804-499-0187 | [megbrown@dewberry.com](mailto:megbrown@dewberry.com)

This item was postponed to May for a presentation by the developer

<https://sanluisobispo-county-ca-energovweb.tylerhost.net/apps/selfservice#/plan/21ec7e7f-3b53-4646-9d20-d3cb69cf9166?tab=attachments>

**PROJECT NUMBER AND NAME:** Jim Miller Park MUP **[N-DRC2025-00052](#)**

**DESCRIPTION:** Hearing to consider a request by San Luis Obispo County for a Minor Use Permit (N-DRC2025-00052) for the Jim Miller Community Park in Olde Towne Nipomo. The new park includes the Dana Adobe History Wall, Nipomo History Wall, Pacific Coast Railroad History Wall, a polygon steel structure, play structures and areas and walking paths. The proposed 1.05 acre park is within the Public Facilities land use category and is located at the southeast corner of West Tefft Street and Carrillo Street, in the community of Nipomo. The site is in the South County Inland sub-area of the South County planning area. This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]. APN 090-142-007

Don Miller | P.O. Box 51, Nipomo, CA 93444 | 805-264-6449 | [milljet@hotmail.com](mailto:milljet@hotmail.com)

<https://sanluisobispo-county-ca-energovweb.tylerhost.net/apps/selfservice#/plan/c1d46fd3-02b8-43a0-a752-66b7632a38e9?tab=attachments>

This item was postponed to May for a presentation by the developer

**Next SCAC Meeting – April 27, 2026 – 6:30pm – In Person, Dana Adobe Cultural Center**  
**Next LUC Meeting – M a y 1 1 , 2026 – 10:00am Via Zoom**

**Adjournment**