



PRE-APPLICATION MEETING SUMMARY

PRE2023-00071

Meeting Date and Time:

July 5th, 2023 - 10:00 a.m.

Attendees:

Applicant Team:

Amit Sarin
James Gerber
Abraham
Vishaw

Planning Division:

Elizabeth Moreno emoreno@co.slo.ca.us
Mason Denning mdenning@co.slo.ca.us

Building Division:

N/A

Public Works Division:

David Grim dgrim@co.slo.ca.us

CALFire:

Kevin Mclean kmclean@co.slo.ca.us

Project Description (as Submitted by Applicant):

We would like to move forward with the pre-application process for the lot. According to our understanding the lot is zoned for commercial / Residential and has the option to be used primary as residential with a conditional use permit.

We would like to know below:

- 1. Option to use for multifamily.*
- 2. Conditional use permit ("CUP") for development.*
- 3. Lot split options.*
- 4. Land development requirements.*
- 5. Flood zone requirements.*
- 6. Local old town Nipomo resolution requirements.*

Project Location:

APN: 090-122-013

Land Use Designation and Acreage:

CR (Commercial Retail) – 0.42 acres in the Nipomo

Applicable Planning Standards links:

- [Title 22](#)



- [Nipomo Community Standards](#)
- [South County Planning Area](#)
- [South County Inland Sub Area](#)
- [Nipomo Mesa Conservation Area-22.98.070 F](#)
- [Olde Town Nipomo](#)

Applicant Comments:

- Site plan provided; proposed use is specific to multifamily.
 - Not affordable housing.
 - Potential for 2 buildings – 12 apartments.

Building Division Comments:

- Not in attendance.
- Consult regarding impact fees for schools, etc.
 - Sylvia Aldana at saldana@co.slo.ca.us

Planning Division Comments:

- Multi-family dwellings as a principal use may be authorized by Conditional Use Permit approval.
- **Preliminarily Studies Required**
 - Biological Resources Assessment and Botanical Study (In-Season)
 - Traffic Study
 - Grading and Drainage Plan
 - Preferrably preliminary grading plans.
 - Nipomo Community Service Distric “Will Serve” Letter
 - Archaeological study
 - The studies required during the Environmental phase of the project will be used to make the environmental determination for the project, which would then indicate whether an MND or EIR would be required.
- **Standards / Land Development Requirements**
 - Relative to site constraints and design, keep open space, common areas, private space requirements in mind.
 - 22.98.070 – South County Planning Standards
 - Drainage plan required.
 - Landscape standards and plan required.
 - 22.108.040 – Nipomo Community Plan
 - CUP required for 100% multifamily.
 - Document required showing how Planning Standards for the Community Plan are met or are not met.
 - Olde Town Nipomo Plan
 - Adhere to standards and provide documentation on how the all of requirements are met, or not met, and why.
 - 22.10.130 - Density:
 - 26 per acre or 10.92 units for 0.42 acres.
 - 45% open space required.



- 22.22.145 – Planned Development
 - Requirements for community gathering areas, private areas, and open spaces.
 - Document required outlining how you meet the Planned Development ordinance and are met or not met.
- **Lot Split Options**
 - Not SB9 eligible.
- **Lot Legality**
 - You may request a certificate of compliance.
 - In the original submittal please provide lot legality information.
- **Oak Tree Removal**
 - Mitigation measures at 4:1 offset required if oak trees are removed.
 - Mitigation measures at 2:1 offset required if oak trees are impacted.
 - Add to site plan and grading plan.

Public Works Division Comments:

- **Flood Zone**
 - Parcel is located within 100 year flood zone (irregulated) – Zone “AE”.
 - Bottom floor of the structure needs to be a foot above the base flood elevation.
 - Civil Engineer / Surveyor will access information from FEMA documents.
 - Use information provided from Jeffrey within Public Works Division.
- **Curb, Gutter, Sidewalk**
 - Required along both frontages.
 - SLO County Public Improvement Standards provides standards for termination of sidewalk and driveway approaches.
- **Plans**
 - Stormwater Control Plan, Grading and Drainage Plan required via Civil Engineer.
 - Shall be compliant with FEMA regulations for floodzone, State Stormwater Control requirements, and design guidelines.
- **Creek**
 - Property owners have responsibility to maintain the creek on parcel.
 - Design guidelines for Nipomo Community Plan require setbacks from the creek.
 - Civil Engineer to define limits for creek (top of bank) and adequate setbacks.
 - Old Towne Community Plan suggests offers of dedication over creek.
- **Site Constraints**
 - Physical constraints of site may limit project, speak with Civil Engineer.
- **Traffic Impact Fee / Road Requirement Fee**
 - Cumulative growth and future regional infrastructure improvements fee.
 - AB 1600 – Development Impact Fees
 - Roughly \$6,000 per apartment unit, paid prior to Building Permit.
 - May be deferred to occupancy.
 - Can be calculated by the County or by own Traffic Engineer.

CALFire Comments:



- **Access Road**
 - 24' wide, with parking additional 8' on either side.
 - Roads over 150' that dead-end require hammerhead or turnaround.
- **Requirements**
 - Fire Protection Engineer required for review.
 - Buildings require numbering – 6" address numbers.
- **Gates**
 - 2' wider than road, include "knox" switch.
- **Standards**
 - Please visit CalFireSlo website for additional information on access.