



February 3, 2025

Supervisor Jimmy Paulding, 4th District Supervisor
County Government Center
San Luis Obispo, CA 93408

Dear Supervisor Paulding:

The South County Advisory Council held an in-person meeting on Monday, January 27, 2025, at 6:30 p.m. at 148 S. Wilson Street in Nipomo. During the meeting the Council took the following action:

655 Juniper, LLC / Tract Map with CUP – N-SUB2024-00014 - A request for vesting a Tentative Tract Map (TR3223) to subdivide an existing 5-acre parcel into fifty-five (55) residential lots ranging from 0.05 to 0.10 acres and five (5) open space lots ranging from 0.01 acres to 0.33 acres and a Conditional Use Permit to construct 55 single-family residential units and nine (9) junior Accessory Dwelling Units (JADUs). The project would include the development of twelve (12) detached market-rate residential units, nine of which would contain a JADU, configured in two-story buildings, 38 common-wall market-rate residential units configured in two-story buildings, and five (5) very-low-income deed restricted common-wall single-family units configured in two-story buildings, frontage improvements on Juniper Street and Primrose Lane, a new paved connector road, designed to Public Improvement Standard A-2c and connecting Juniper Street to Primrose Lane, lateral private access alleys to the common wall units, a guest parking area, site landscaping and amenities, drainage conveyance systems, walkways, pad grading of lots, streetlights, open space improvements, and utility connections. The site is located at 655 Juniper Street in the community of Nipomo. The project is within the South County Inland Sub Area of the South County Planning Area. APN:092-572-014.

After the presentation from the 655 Juniper developer's design team and a lengthy councilmember discussion with numerous comments from members of the community, the Council voted 9-1 to recommend denial of this project. The Council expressed concerns regarding emergency services egress/ingress and capacity, increased traffic, lack of community school capacity, dedicated play areas, and pedestrian sidewalks to access Tefft Street.

On behalf of the South County Advisory Council,

Richard Wright,
Correspondence Secretary