



SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE AGENDA – Zoom Meeting

Monday, November 18, 2024 – 10:00 am via Zoom :

<https://us06web.zoom.us/j/88905362794?pwd=ILl6YvUHl1L7eXxbkssRXynzsHRlr9.1>

Call to Order

Roll Call –

Darrell Sisk, LUC Chair – [pismodarrell@gmail.com](mailto:pismodarrell@gmail.com)

Tom Ryan - [whitneyhiker888@yahoo.com](mailto:whitneyhiker888@yahoo.com)

Gary Spelbring - [nogrownups2@gmail.com](mailto:nogrownups2@gmail.com)

Tom Girard – [tomgirard@charter.net](mailto:tomgirard@charter.net)

Barbara Verlengiere – Secretary - [blondemare@gmail.com](mailto:blondemare@gmail.com)

Robert Wachsmuth – [rlwachsm@yahoo.com](mailto:rlwachsm@yahoo.com) - absent

Additions or Deletions - Correspondence and Comments from the Chair – Welcome to members of the public wishing to comment on the listed project. Please refrain from commenting until invited to do so after the applicant’s presentation and questions from the committee.

Minutes of October 14, 2024 were approved (Tom R, Tom G, unanimous)

**PROJECT NUMBER AND NAME:** 655 Juniper, LLC / Tract Map with CUP [N-DRC2024-00014](#)

**DESCRIPTION:** : Vesting Tentative Tract Map (TR 3223) 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 (9) 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

Ian McCarville, Kirk Consulting | 8830 Morro Rd, Atascadero, CA 93422 | 805-461-5765  
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<https://sanluisobispo-county-ca-energogovweb.tylerhost.net/apps/selfservice#/plan/ff6d0c76-7f4a-4b63-98b5-d76cb33f4907?tab=attachments>

After discussion of primarily traffic concerns, as well as fire access, parking, fill/drainage, and play areas, the committee voted unanimously to forward the project for review by the full SCAC without a recommendation.

**Next SCAC Meeting – November 25, 2024 – 6:30pm – In Person, NCSD Board Room**

**Next LUC Meeting – December 9, 2024 – 10:00am Via Zoom**

**Adjournment**