

# SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE MEETING

**Tuesday, June 14th, 2022 – 10:00 am. Meeting was held via Zoom**

Called to Order at 10:00am by Chairperson, Kevin Beauchamp

Roll Call –

Present on the Zoom Call:

- Kevin Beauchamp, LUC Chair
- Gary Spelbring
- Tom Ryan

Excused absence:

- Barbara Verlangiere – Secretary

Correspondence and Comments from the Chair –

- Kevin received two letters commenting on the Phase 3 project with Shea Homes. One was regarding water conservation, and the other was regarding the proposed hotel. Both of these will be held over to when the Phase 3 project is on the agenda.

Approval of May 2022 Meeting Minutes-

- There were no additions or deletions to the May meeting minutes. Gary moved to approve the minutes, and Kevin seconded the motion. Approval by a unanimous vote.

Public Comment : None

New Business - The only application up for discussion at the meeting:

- PROJECT DESCRIPTION\*: Conditional Use Permit Request by Church of Nazarene to modify 1.) the minimum parcel size for religious facilities from the required 20,000 sf. to a lesser 12,600 sf., 2.) usage of off-site parking spaces at Joko's restaurant, 3.)waiver of several parking spaces \*#tbd APN(s): 090-385-020

Discussion:

**Kevin-** shared his computer screen, which showed the PDF file containing the application.

The application is for the proposed subdivision of the parcel, and it's use for religious services.

Kevin said he would speak to the Knott's family (owners of the Jocko's restaurant) as the applicant is planning on making use of some of the Jocko's parking facilities across the street from the church. There is a question of whether Jocko's owners will allow that.

Kevin mentioned that the areal phot in the application file shows a building on the property line. The applicant is to be questioned about that.

As the applicant, nor his agent is on the Zoom call, Kevin telephoned the applicant in the hopes of having them attend the meeting. No one answered the phone, and a message was left for them.

Kevin also called April Moulton, the real estate agent, who was mentioned in the application. April answered the call, and she explained that at this time she is no longer connected with the project.

April was kind enough to discuss what she knew of the purpose of the application to make changes to the buildings which would make them suited for church services, etc.

The property had been recently purchased by the applicant for over \$700,000, and needed significant work. Also, April stated that the Calvary Chapel on the corner of Thompson and Tefft is a separate church from the applicant's Church of the Nazarene.

**Committee Members** – After further discussion of the project by LUC Committee members, Tom made a motion to place this application on the full agenda of the upcoming SCAC Meeting. Gary seconded the motion, and there was a unanimous vote to place it on the full SCAC agenda.

Other Business -

**Committee Members** – There was a discussion of the upcoming SCAC meeting which will address the Shea Homes Phase 3 project. This item will cause the next SCAC meeting to be very well attended.

Adjournment:

- At 10:36am Gary made a motion to adjourn the LUC meeting, which was followed by Kevin's seconding. The vote was unanimous to adjourn the meeting.

Upcoming SCAC Meeting – June 27th 2022 – 6:30pm – **In Person** at Nipomo Community Services Building on Wilson Ave. in Nipomo

Next Land Use Committee Meeting – July 11th 2022 – 10:00am **Via Zoom**