



**Minutes of the Special Meeting of the Lompoc Planning Commission
Wednesday, March 27, 2019, at 6:30 p.m.
City Hall, 100 Civic Center Plaza, Council Chambers**

ROLL CALL: Commissioner Christopher Braxton
Commissioner Federico Cioni, Vice-Chair
Commissioner Nicholas Gonzales, Chair
Commissioner Sasha Keller
Commissioner Mary Leach

STAFF: Planning Manager Brian Halvorson
Assistant City Attorney Brian Wright-Bushman

ORAL COMMUNICATIONS:

Brandon Bridge, resident, explained when he was cooking meals for Fire Fighters a city employee came to perform a site visit of the property.

Gary Hulsey, resident, has issues with a soil report and footing detail for a building permit for a duplex in town.

PUBLIC HEARING ITEMS:

A request for a 2-year time extension for the Cottages at Burton Ranch Vesting Tentative Map (LOM 567)

A request for Planning Commission consideration of a two-year time extension for Vesting Tentative Map LOM 567 for the Cottages at Burton Ranch Vesting Tentative Map to subdivide an approximately 14.3 acre site into 52 parcels. The proposed project site is located north of the intersection of Harris Grade Road and Highway 1 within the Burton Ranch Specific Plan (SP) Zoning District. (Assessor Parcel Numbers: 097-250-070, 097-250-085, and 097-250-086). This action is categorically exempt pursuant to Section 65457 of the California Environmental Quality Act (CEQA) as the proposal is consistent with the adopted Burton Ranch Specific Plan for which a Program Environmental Impact Report (SCH#2002091045) was previously certified. An addendum for the time extension has been prepared pursuant to CEQA.

A request for a 2-year time extension for the Towbes residential development at Burton Ranch Vesting Tentative Map (LOM 570)

A request for Planning Commission consideration of a two-year time extension for Vesting Tentative Map LOM 570 for the Towbes residential development at Burton Ranch to subdivide an approximately 100.9 acre site into 229 parcels. The proposed project site is located at the intersection of Harris Grade Road and Highway 1 within the Burton Ranch Specific Plan (SP) Zoning District. (Assessor Parcel Numbers: 097-250-050, 097-250-051, 097-250-083, and 097-250-0084). This action is categorically exempt pursuant to Section 65457 of the California Environmental Quality Act (CEQA) as the proposal is consistent with the adopted Burton Ranch Specific Plan for which a Program Environmental Impact Report (SCH#2002091045) was previously certified. An addendum for the time extension has been prepared pursuant to CEQA.

Planning Manager, Brian Halvorson requested that LOM 567 and LOM 570 be heard together as one item due to the similarities and their location within the Burton Ranch Specific Plan (BRSP) area.

Commissioner Gonzales concurred and received consensus from the Commission.

Planning Manager, Brian Halvorson summarized both written staff reports with a single power point presentation.

Assistant City Attorney Brian Wright-Bushman stated that in reviewing the Conditions of Approval (COA) for both LOM 567 and LOM 570 he recommends removal of Condition P1.

Derek Hansen, The Towbes Group, property owner, LOM 570, introduced himself to the Commission, available for questions.

Don Jensen, MJ Land, LLC, property owner LOM 567, stated the issuing the time extension keeps the entitlements in place so we can keep processing the project. Condition P10, LOM 567, and P10 of LOM 570 requires a Community Facilities District (CFD) and after consideration that a CFD may not be the proper vehicle to accomplish this, we are looking for a mutually agreeable way to accommodate the intent of the Condition for funding for infrastructure for the project.

Commissioner Gonzales clarified with **Mr. Jensen** that he is requesting the wording Mutually Agreed Alternate Method be included in Condition P10.

Assistant City Attorney Brian Wright-Bushman, stated that the original map approvals for LOM 567 and LOM 570 in 2007 did not include a Condition regarding a CFD, is it a statement of intention, not necessarily a statement of obligation. It is the Commissioners decision to keep the intention of a CFD or have another method available.

OPEN / CLOSE PUBLIC HEARING

Commissioner Leach indicated when the CFD was brought before the Planning Commission it was done by the City Administrator and stated that a CFD is needed, does not feel comfortable amending the Condition without more information.

Commissioner Cioni agrees with **Commissioner Leach** and feels that the City Administrator and City Council should be a part of a discussion regarding the CFD.

Commissioner Gonzales agrees with other Commissioners and stated we should focus on the Time Extension before us at this time. Reminded the Commission they would need two separate actions for motions.

MOTION: It was moved by **Commissioner Leach**, seconded by **Commissioner Cioni**, that the Commission adopt Resolution No. 901 (19) approving a two-year Time Extension for the Cottages at Burton Ranch Vesting Tentative Map LOM 567, based upon the Findings of Fact in the Resolution, and subject to the attached Conditions of Approval as amended by removing Condition P1, as follows:

VOTE: The motion passed on a voice vote of 5-0.

MOTION: It was moved by **Commissioner Leach**, seconded by **Commissioner Cioni**, that the Commission adopt Resolution No. 902 (19) approving a two-year Time Extension for the Towbes Burton Ranch Vesting Tentative Map LOM 570, based upon the Findings of Fact in the Resolution, and subject to the attached Conditions of Approval as amended by removing Condition P1, as follows:

VOTE: The motion passed on a voice vote of 5-0.

NEW BUSINESS:

Planning Manager, Brian Halvorson summarized the written staff report with a power point presentation on temporary metal storage containers

Commissioner Gonzales explained that this is a discussion item only and no action can be taken on it this evening. Inquired if a storage container could be reviewed by Staff during a Development Plan or when obtaining a Conditional Use Permit or is it a separate item.

Planning Manager, Brian Halvorson stated yes it can be incorporated into a Development Plan under direction of Planning Commission resolution 88-67. The proposed Zoning Ordinance update does not have the provisions to allow Storage Containers.

ORAL COMMUNICATIONS:

Kenneth Banuelos, resident and business owner, has his own storage containers and inquired about a "grandfather rule".

Teddy Grosinni, resident, presented pictures to the Commission of metal storage containers that have been altered for public use, mainly in Bakersfield.

Steve Bridges, resident and business owner, provided alternative code wording regarding metal storage containers drafted by John Linn to Commission. Would like to see less regulation on business, tell people these are the requirements then let them go live by the rules, if we break them, slap us on the wrist or fine us.

Jose Roscoe, resident and business owner, recently purchased the property in the 1000 block of West Ocean Avenue, which has a metal storage container on the property for 30 plus year. Currently working with staff to keep a container on the property.

Brandon Bridge, resident, feels that the language is unsettling, that image of Lompoc is not the same for everyone.

Gary Hulsey, resident, stated that the metal storage containers a fire safe and that should be a consideration.

Stan Leach, resident, stated that the ordinance has been in effect since 1988, but does not feel that is has been enforced. The city has been on some properties and not held people accountable for having Conex boxes. Realizes the boxes cannot be aesthetically pleasing and be a detriment to a neighborhood, which could be taken care of on a complaint basis.

WRITTEN COMMUNICATIONS: None

Commission Discussion of Temporary Storage Containers.

Commissioner Leach inquired if the proposed ordinance would be in effect for the City, schools, churches, businesses, and residences.

Planning Manager, Brian Halvorson stated yes the City regulations are for public and private property. School properties are not typically regulated by the City, we will need to verify.

Commissioner Leach made an inquiry with the City of Santa Barbara to see if containers were allowed, they are allowed with a one-time fee for ministerial service, which includes a site visit, impact analysis, and mitigation recommendations. Would like to set up parameters for metal storage containers and be aesthetic as possible.

Commissioner Cioni, containers for construction versus containers for storage are different issues. Items that come up should be handled on a case-by-case basis, not an all-encompassing ordinance with everything on the same level.

Commissioner Braxton inquired as to the differences between a dumpster and storage container, it looked as if the first picture shown in the staff presentation was a dumpster. Would like to see comparisons of what other cities do.

Planning Manager, Brian Halvorson stated that the picture Commissioner Braxton was referring to is an open container typically used for construction. Research regarding the use of storage container in other cities is being prepared for the next meeting.

APPROVAL OF MINUTES:

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Gonzales**, that the Commission adopts the minutes of February 27, 2019.

VOTE: The motion passed on a voice vote of 5-0.

DIRECTOR/STAFF COMMUNICATIONS:

Planning Manager, Brian Halvorson provided the following information to the Commission:

- Zoning Ordinance update continuing at the April 10, 2019, Planning Commission meeting;
- Form 700's need to be completed by Commissioners online by April 1, 2019;

Assistant City Attorney Brian Wright-Bushman provided the following information to the Commission:

- Impressed the importance of Form 700 for determinations of conflict of interest;
- There will be an item regarding Wireless Communication Facilities (WCF) in the Public Right of Way (ROW) at the April 2, 2019, City Council meeting. This item is not coming before the Planning Commission due to the fact the item is regarding the Public ROW and is not subject to the Zoning Ordinance. There may be a limited number of cases of large WCF might need Planning Commission approval.

COMMISSION REQUESTS:

Commissioner Gonzales, request staff to return with a comparative analysis of neighboring municipalities regarding storage container rules and regulation at the April 10, 2019, Planning Commission meeting with the Zoning Code update if possible.

ADJOURNMENT:

MOTION: It was moved by **Commissioner Gonzales**, seconded by **Commissioner Cioni**, to adjourn the meeting at 7:45 P.M. to a Regular Meeting on Wednesday, April 10, 2019, 6:30 P.M. in City of Lompoc, Council Chambers.

VOTE: The motion passed on a voice vote of 5-0.

Brian Halvorson
Secretary

Nicholas Gonzales
Chair