

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
April 11, 2012**

ROLL CALL: Commissioner Allan Clark - absent
Commissioner Ron Fink
Commissioner Nicholas Gonzales
Commissioner Mary Leach

STAFF: Planning Manager Lucille Breese
Principal Planner Keith Neubert
Assistant City Attorney June Ailin

ORAL COMMUNICATIONS: -- None

APPROVAL OF MINUTES: --

MOTION: It was moved by Commissioner Leach, seconded by Commissioner Fink, that the Minutes of the March 14, 2012 meeting be adopted as amended.

VOTE: The motion passed on a 3-0-1 vote, with Commissioner Clark absent.

PUBLIC HEARING ITEMS:

1. DEVELOPMENT PLAN REVIEW –DR 12-02

A request by Robert Adames of Adames Design Group, representing True Vine Bible Fellowship, Inc., for Planning Commission consideration of a Development Plan for the construction of an approximately 13,500 square foot addition to an existing approximately 6,900 square foot church. The site is located at 533 South Avalon Street in the *Residential Agriculture (RA)* Zoning District (Assessor Parcel Number: 93-400-07). This action is exempt from the California Environmental Quality Act (CEQA).

Principal Planner Keith Neubert presented the verbal staff report.

Robert Adames, representing True Vine Bible Fellowship, Inc. described the project and requested approval. Commissioner Gonzales asked if the applicant had reviewed the proposed conditions of approval and Mr. Adames replied they were acceptable.

OPEN PUBLIC HEARING at 6:35 p.m.

Monica Curry, 528 Avalon – expressed approval of the project but asked how exterior lighting would be handled and expressed concern with unsightly median in front of project.

CLOSE PUBLIC HEARING at 6:38 p.m.

Principal Planner Keith Neubert indicated the lighting will be reviewed during plan check and the median will be referred to the Urban Forester to address.

Commissioner Fink noted the project site is well maintained.

MOTION: It was moved by Commissioner Fink and seconded by Commissioner Leach that the Planning Commission adopt Resolution No. 721 (12) based on the Findings of Fact in the resolution and subject to the draft conditions of approval.

VOTE: The motion passed on a 3-0-1 roll call vote, with Commissioner Clark absent.

2. DEVELOPMENT PLAN REVIEW (DR 12-03)

A request by Larry Werner of Werner Construction, representing Sunset Auto Center, for Planning Commission consideration of a Development Plan to remodel an existing automobile dealership, including minor site improvements. The site is located at 1300 North H Street in the *Planned Commercial Development (PCD)* Zoning District (Assessor Parcel Number: 87-011-02). This action is exempt from the California Environmental Quality Act (CEQA).

Principal Planner Keith Neubert presented the verbal staff report, he noted the Building Official had amended the proposed Building Division conditions of approval which had been provided as Supplemental Information to the Commission and the applicant.

Commissioner Fink disclosed a brief conversation with George Bedford, business owner of Sunset Auto Center, covering the general scope of the project.

OPEN PUBLIC HEARING at 6:44 p.m.

Steve Reese, Anton & Associates, representing Sunset Auto Center – noted they have worked with the Building Official to resolve the conditions of approval (COA) from Building but expressed concerns with Engineering COA EN1, EN 4, EN 5. EN1 requires an unnecessary easement; EN4 requires applicant to replace a concrete sidewalk in front of the building which the applicant feels is not his responsibility; and EN 5 requires an accessible ramp at the drive which the applicant feels is an unnecessary expense.

Commissioner Fink had a conversation with Mr. Reese regarding exterior improvements, parking lots, van accessibility, and proposed earthwork.

CLOSE PUBLIC HEARING at 6:50 p.m.

Attorney Ailin asked Commissioner Fink to further amplify the conversation with Mr. Bedford. Commissioner Fink reiterated the conversation was general in nature.

Commissioner Fink noted the proposal is to improve the façade of the building and re-stripe the parking lot -- many proposed COA speak to larger projects and suggested deletion of EN1, EN4, EN5.

Commissioner Leach agreed the project was not major and expressed agreement with deleting EN1.

Commissioner Gonzales noted some COA could prevent economic development in the community.

Mr. Neubert provided a memo from Engineering explaining the basis for the contested COA. Commissioner Leach indicated the memo should have been provided prior to the meeting and someone from Engineering should have been present.

MOTION: It was moved by Commissioner Gonzales and seconded by Commissioner Leach that the Planning Commission adopt Resolution No. 722 (12) based on the Findings of Fact in the resolution and subject to the draft conditions of approval;

Commissioner Fink requested elimination of COA P15, P16, P19, EN 2, EN 3, EN 6, EN7, B3, B10, B11, B12, B13, B17. The Commission discussed the above noted COA.

Attorney Ailin indicated that state law requires City enforcement of some of the COA. There was additional discussion regarding the scope of the project. It was noted the Building Official had recommended removal of certain COA. There was discussion of the level of demolition work to be performed and COA P15, P16, P19 were determined to be acceptable.

MOTION: It was moved by Commissioner Fink and seconded by Commissioner Leach that the Planning Commission adopt Resolution No. 722 (12) based on the Findings of Fact in the resolution and subject to the draft conditions of approval with the exception of B3, B 9, B10, B14, B16, B17, B19, EN 1, EN4, and EN5.

VOTE: The motion passed on a 3-0-1 roll call vote, with Commissioner Clark not present.

NEW BUSINESS -- None

ORAL COMMUNICATIONS - None

WRITTEN COMMUNICATIONS -- None

DIRECTOR/STAFF COMMUNICATIONS -- None

COMMISSION REQUESTS --

Commissioner Fink indicated concern with the amount of work and level of effort required for the upcoming Zoning Ordinance updates and requested a report from staff indicating current workload and time estimates to complete necessary tasks.

Commissioner Leach agreed the pace was too quick and expressed concern with the narrow focus of the review.

Commissioner Gonzales suggested it would be helpful to have a minimum priority list prepared.

The Commission directed staff to return with information.

ADJOURNMENT:

Commissioner Gonzales adjourned the meeting at 7:25 p.m.

Lucille T. Breese, AICP
Secretary

Nicholas Gonzales
Chair