

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
May 9, 2012**

ROLL CALL: Commissioner Allan Clark
Commissioner Ron Fink
Commissioner Nicholas Gonzales
Commissioner Terry Hammons
Commissioner Mary Leach

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

ORAL COMMUNICATIONS: -- None

APPROVAL OF MINUTES: --

April 11, 2012 – regular meeting
Commissioner Fink requested an addition to the minutes.

MOTION: It was moved by Commissioner Leach, seconded by Commissioner Fink, that the Minutes of the April 11, 2012 meeting be adopted as amended.

VOTE: The motion passed on a 4-0-1 vote, with Commissioner Hammons abstaining.

April 25, 2012 – joint workshop
April 25, 2012 – adjourned regular meeting

MOTION: It was moved by Commissioner Leach, seconded by Commissioner Fink, that the Minutes of the April 25, 2012 joint workshop and adjourned regular meeting be adopted as presented.

VOTE: The motion passed on a 3-0-2 vote, with Commissioners Gonzales and Hammons abstaining.

PUBLIC HEARING ITEMS:

Planning Commission consideration of proposed Text Amendment to the City of Lompoc Municipal Code Sections noted below:

Chapter 17.052 – OTC Old Town Commercial District
Chapter 17.036 – C-C Convenience Center District
Chapter 17.040 – C-O Commercial Office District
Chapter 17.044 – C-2 Central Business District
Chapter 17.048 – P-C-D Planned Commercial Development District
Chapter 17.056 – MU Mixed Use District

Commissioner Gonzales recused himself from participation in the public hearing discussion due to a possible conflict of interest resulting from his real property interests in the OTC

Commissioner Gonzales recused himself from participation in the public hearing discussion due to a possible conflict of interest resulting from his real property interests in the OTC and C2 business districts.

Commissioner Fink chaired this portion of the meeting. He distributed a handout to assist the Commission in the discussion and noted, for the benefit of the public, this meeting was the second being conducted by the Planning Commission regarding Commercial Zoning Districts, the first was a workshop held with the Economic Development Subcommittee on April 25, 2012 with the focus on the *Old Town Commercial (OTC)* zoning, this evening the Commission will provide direction to staff who will then return with documents for consideration of a recommendation to the City Council.

Planning Manager Lucille Breese presented a brief synopsis of the April 25 discussion regarding the *OTC* Zoning.

Commissioner Fink provided a handout to foster discussion. Commissioner Leach asked if there had been specific direction provided by the City Council to direct the Planning Commission review of the Old Town Commercial (OTC) zoning district. Planning Manager Lucille Breese provided a brief description of the process the City Council has adopted for review of the General Plan Update.

Commissioner Leach expressed concern with changing boundaries and uses within the OTC without reviewing the goals of the Old Town Specific Plan (OTSP). Commissioner Clark agreed and stated he had read the OTSP and believed it was a well thought out Plan in need of minor updating. Planning Manager Lucille Breese explained the City Council had specifically directed review of the boundaries and the uses only, the process would not allow review of the entire OTSP at this time.

Commissioner Fink proceeded to his list of questions and review of the four (4) maps developed during the workshop with the Economic Development Committee Sub-Committee. Commissioner Leach suggested a fifth map with one (1) zone – delete the area west of J Street because it does not meet the current view of the OTC; retain eastern boundary at G Street; remove area north of Walnut Avenue; and retain Cypress Avenue as southern boundary. Commissioner Fink agreed with proposed change.

Commissioner Clark questioned the need to change the boundary. Commissioner Leach noted the intention was to help Lompoc be a viable Economic Development area with a more business friendly perception. Commissioner Hammons was a member of the Economic Development Committee Sub-Committee prior to his appointment to the Planning Commission and indicated the intent of the Sub-Committee was to maintain the goals of the OTSP while removing roadblocks to revitalization. Commissioner Hammons indicated he has reached out to a number of businesses but they are not interested due to current demographics. He indicated support for pedestrian areas with kiosk and pergola and expressed concern with creativity.

The Commission generally discussed the original community enthusiasm with the OTSP and the lack of follow through; considered sending all maps developed in the process to the Council for determination or just one (1) map to focus attention; and considered a rating criteria for the proposed maps.

OPEN PUBLIC HEARING AT 7:05 P.M.

Maria Aguinga, owner of property at 320 West Ocean Avenue – indicated it is a mistake to condense the OTC; stated there should be more Mixed Use development encouraged, not less; noted typically downtowns stretch out; and described businesses around her building.

Commissioner Fink indicated Mixed Use would be permitted in the proposed General Commercial Success (GCS) Zone. Ms. Aguinga indicated the lack of additional required parking in the OTC is an incentive to business not available in the proposed GCS zone.

Debbie McComb, chair of the Economic Development Committee Sub-committee – explained the background of the map the subcommittee proposed; noted support of the vision for the OTSP without consolidating the boundaries; and discussed her vision of a theme for a 50's design to build on an existing safe and enjoyable experience in the Old Town.

Nicholas Gonzales, owner of property at 320 West Ocean Avenue – discussed economy of scale in linear design for Old Town; agreed with cutting area from north and south of existing boundaries; discussed utilization of the alleys as pedestrian corridors; expressed opposition to condensing OTC; and noted his decision to purchase the property was partially based on ability to create residential use on the second floor and the ability to expand the commercial portion without adding more parking.

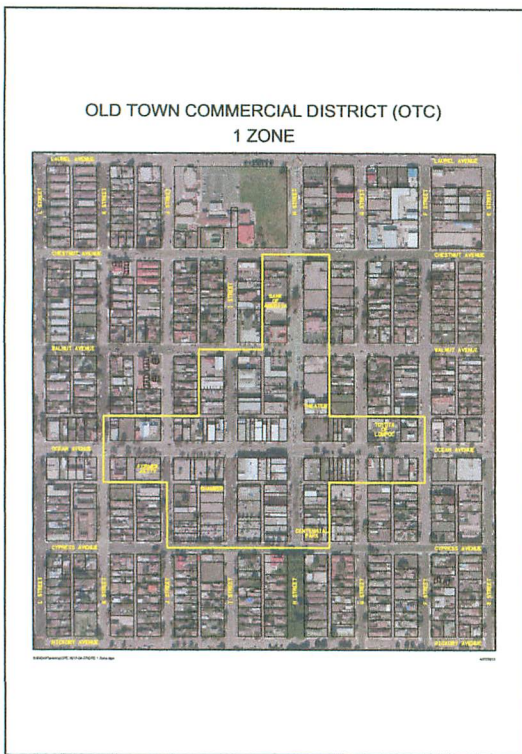
CLOSE PUBLIC HEARING AT 7:20 P.M.

Commissioner Fink indicated the public comment did not support the proposed map. Commissioner Hammons read the purpose of the OTSP and discussed having a vision and how long it could take to achieve the vision. He noted the need for measured progress was identified by the Economic Development Committee Sub-Committee over a five (5) year period.

The Commission discussed the Beattie Ford property on the northern end of the OTSP. Commissioner Clark agreed the site had not developed but recognized the country has been in recession and a wholesale recovery may be necessary, not just a change to the OTSP boundary.

The Planning Commission agreed each proposed map had benefits and each should be considered for presentation to the Council and should be voted on individually:

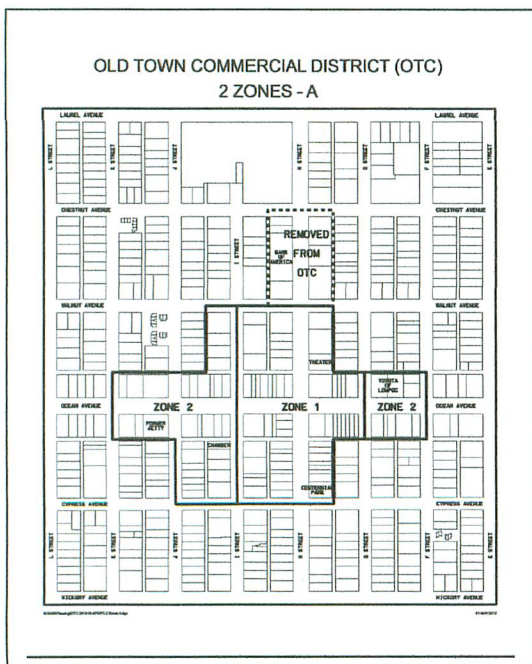
Map 1



VOTE:

- YES Commissioners Clark, Hammons
- NO Commissioners Fink, Leach
- NOT PARTICIPATING Commissioner Gonzales

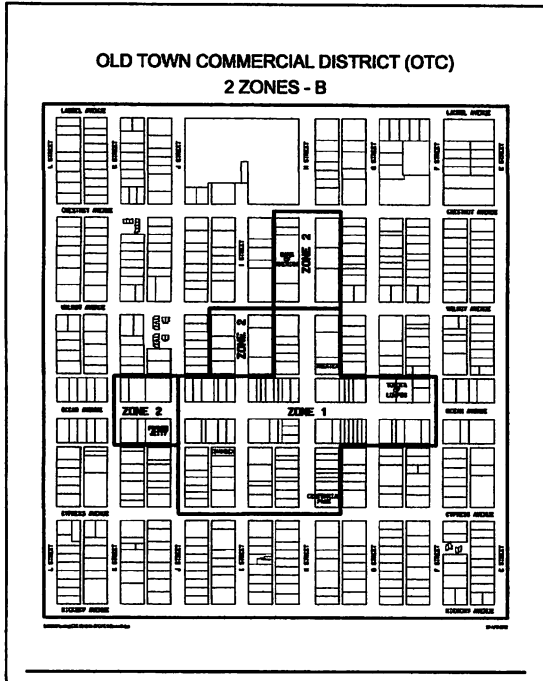
Map 2A



VOTE:

- YES Commissioners Fink, Hammons
- NO Commissioners Clark, Leach
- NOT PARTICIPATING Commissioner Gonzales

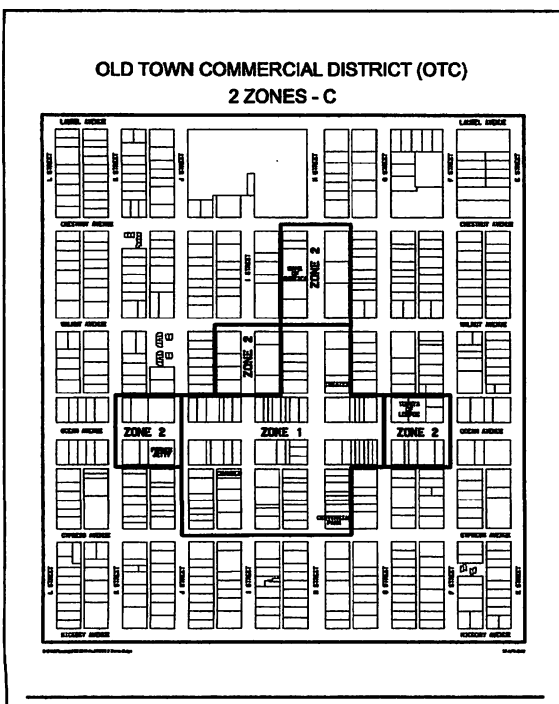
Map 2B



VOTE:

YES None
NO Commissioners Clark, Fink, Hammons, Leach
NOT PARTICIPATING Commissioner Gonzales

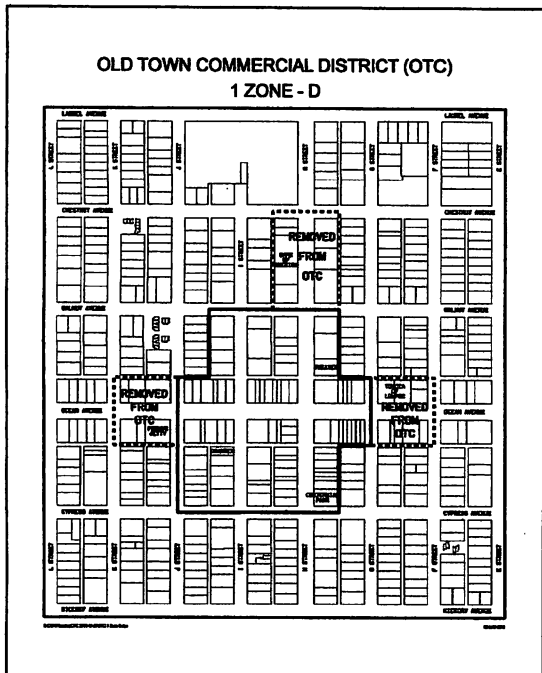
Map 2C



VOTE:

YES None
NO Commissioners Clark, Fink, Hammons, Leach
NOT PARTICIPATING Commissioner Gonzales

Map 2D



VOTE:

YES Commissioners Clark, Fink Hammons, Leach
NO None
NOT PARTICIPATING Commissioner Gonzales

Commissioner Fink suggested forwarding three (3) maps to the City Council:

Map 1 – no change to proposed boundary

Map 2A – dual zones, reduce northern boundary

Map 2D – one zone, reduce northern and western boundary

Commissioner Leach suggests eliminating map with two (2) zones – Map 2A.

The Commission moved on to a discussion of uses in the OTC. The primary area of concern expressed by the public appears to be the prohibition of office use on the first floor of Ocean Avenue and H Street. The Commission also discussed only listing *prohibited uses* in the OTC and the concept of dual zones in the OTC.

Commissioner Leach discussed the current permitted use list; expressed support for listing *permitted, conditionally permitted and prohibited uses* to provide guidance to new business; and agreed with allowing offices on the first floor.

Assistant City Attorney Ailin suggested a method limiting the percentage of total floor space allowed for office use. Staff indicated it would be a difficult standard to monitor. Commissioner Hammons indicated the Economic Development Committee Sub-Committee suggested a trial period for office use to be revisited at a later date, allowing the space to be occupied rather than be vacant. Commissioner Leach asked how many tenants had been turned away by the restriction, but staff was unable to provide numbers. Commissioner Leach suggested office use be conditionally permitted as a method of monitoring the number of offices proposed.

The Commission discussed light manufacturing on the second floor of a building and the impacts such a use might have on adjoining businesses; determined hazardous uses are not appropriate in the OTC; noted development standards would need to be established to regulate questionable uses; discussed automobile uses currently grandfathered in the OTC and proposed automobile uses; discussed parking incentives to proposed retail uses; and the possibility of residential uses beyond what is currently allowed by the OTSP.

The Commission discussed the concept of two zones in the OTC: In Zone 1, the allowed uses would be those currently allowed with a change to permit office use on first floor, but retaining the prohibition on automobile use. Zone 2 would be less restrictive with regard to allowed uses and auto related uses would be allowed. There was a general discussion of permitting offices, manufacturing, and automobile uses with a conditional use permit. The Commission also discussed a single OTC zone with areas on the outside being included in the GCS with the uses permitted in that zone.

Staff will return with proposed language based upon the discussion at the workshop and the May 9 meeting for further discussion of the OTC.

OPEN PUBLIC HEARING AT 8:25 P.M.

Nicholas Gonzales, owner of property at 320 West Ocean Avenue – discussed examples of successful downtowns he had visited where there was adaptive re-use of existing structures where residential was not limited to a certain floor but was successfully considered as a portion of proposed commercial component. He noted some large buildings are not conducive to small business.

Debbie McComb, chair of Economic Development Committee Sub-Committee -- expressed concern with the Planning Commission not recommending the map proposed by the Sub-Committee to the City Council; requested re-consideration of the map; and asked what the process would be in the future.

Commissioner Fink explained the existing OTSP won't be changed or hindered by the Commission recommendation to the City Council. He explained there would be further opportunities for public input and the City Council will make the final decision.

Commissioner Leach explained the concept of Economic Development is one component of the Specific Plan to be considered when making the ultimate decision and the Planning Commission had heard and considered the Sub-Committee comments in reaching the recommendation.

Maria Aguinga, owner of property at 320 West Ocean Avenue -- noted most of her business appointments are in the evening and offices do bring people to Old Town outside regular business hours; expressed concern with a lack of flexibility in uses within existing buildings; and discussed "wine business" her husband had attempted to open in the Old Town and the difficult regulations that had ultimately stopped the business from opening.

CLOSE PUBLIC HEARING AT 8:45 P.M.

MOTION: It was moved by Commissioner Fink and seconded by Commissioner Leach that the discussion on the *General Commercial Success* and *Neighborhood Commercial Success* Zoning districts be continued to the May 30 meeting and the review of the Parking and Sign Regulations be continued to an unspecified date in the future following completion of the discussion on *Commercial Zoning Districts*.

VOTE: The motion passed on a 4-0-1 roll call vote, with Commissioner Gonzales not participating.

Commissioner Gonzales returned to the dais.

NEW BUSINESS -- None

ORAL COMMUNICATIONS -- None

WRITTEN COMMUNICATIONS --

Two (2) sets of supplemental information were provided to the Planning Commission.

DIRECTOR/STAFF COMMUNICATIONS --

- MUP issued for Moretti Wine Tasting
- City Council meeting May 15 – initial review of Industrial Zoning
- City Council meeting May 29 – professional analysis of Residential Zoning changes

COMMISSION REQUESTS --

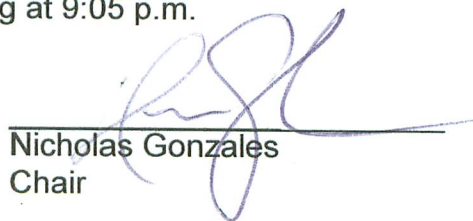
Commissioner Fink indicated concern with the amount of work and level of effort required for the upcoming Zoning Ordinance updates and requested the City Council be advised of the Planning Commission concerns regarding the schedule. The other Commissioners concurred.

ADJOURNMENT:

Commissioner Gonzales adjourned the meeting at 9:05 p.m.



Lucille T. Breese, AICP
Secretary



Nicholas Gonzales
Chair