

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

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

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

ORAL COMMUNICATIONS: --

APPROVAL OF MINUTES: -- June 13, 2012

MOTION: It was moved by Commissioner Fink and seconded by Commissioner Leach that the minutes of the June 13, 2012 meeting be approved as presented.

VOTE: The motion passed on a 4-1 roll call vote, with Commissioner Hammons absent.

CONSENT CALENDAR:

Planning Commission 2011/2012 Annual Report

MOTION: It was moved by Commissioner Fink and seconded by Commissioner Gonzales that the Planning Commission 2011/2012 Annual Report be approved as presented.

VOTE: The motion passed on a 4-1 roll call vote, with Commissioner Hammons absent.

PUBLIC HEARING ITEMS:

CUP 12-05 – CONDITIONAL USE PERMIT

A request by Robert Almanza, representing Victory Outreach, for Planning Commission review and consideration of a Conditional Use Permit for operation of a church in an existing building . The project is located at 1641 West Central Avenue in the *Industrial (I)* Zoning District (Assessor Parcel Number 93-500-02). This action is exempt from the California Environmental Quality Act (CEQA).

Principal Planner Keith Neubert presented the staff report. He explained the original CUP had expired and noted the applicant was working with the Building Division to resolve the outstanding issues.

Commissioner Fink asked if staff had received any complaints regarding the operation of this church since 2005. Staff indicated they were unaware of any complaints.

Robert Almanza, representing Victory Outreach requested Planning Commission approval of the CUP to allow Victory Outreach to continue their mission in Lompoc. Commissioner Gonzales asked if the applicant had read the proposed Conditions of Approval (COA). Mr. Almanza replied the only concern was with Title 24 requirements but they were working with the Building Division to resolve the issue. The Commission briefly discussed other Building COA and the length of time it would take to complete the improvements.

OPEN/CLOSE PUBLIC HEARING AT 6:35 P.M.

Commissioner Gonzales commended the applicant on the program they are conducting in the community.

MOTION: It was moved by Commissioner Gonzales and seconded by Commissioner Fink that Resolution No. 727 (12) including the Conditions of Approval be adopted as presented.

VOTE: The motion passed on a 4-1 roll call vote, with Commissioner Hammons absent.

ZC 12-01 – CC – CONVENIENCE CENTER
Continued from June 27, 2012 meeting

The Planning Commission will consider a recommendation to the City Council regarding a change in Zoning District Designation for parcels located on West Ocean Avenue between K Street and N Street. These parcels are currently zoned *CC Convenience Center*. The proposal is to change the zoning to *C-2 General Commercial*.

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.

Planning Manager Lucille Breese presented a brief staff report.

Commissioners Clark and Leach discussed whether there was a need to take action on the recommendation at this time.

OPEN/CLOSE PUBLIC HEARING AT 7:47 P.M.

Commission Fink noted only 17 parcels were involved and none were vacant, suggested a review of the uses may resolve the issue.

MOTION: It was moved by Commissioner Fink and seconded by Commissioner Leach that Resolution No. 725 (12) including the Conditions of Approval be denied as presented.

Staff suggested the Commission may want to continue the concept indefinitely until review of the Commercial Use Lists is completed.

The Commission concurred since no one had appeared to champion the concept and Commissioner Fink withdrew his motion.

MOTION: It was moved by Commissioner Fink and seconded by Commissioner Leach that Resolution No. 725 (12), recommending the proposed Zone Change be continued indefinitely until review of the Use Lists is completed.

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

Commissioner Gonzales returned to the dais.

TA 12-05 – PARKING REGULATIONS

At the direction of the City Council, the Planning Commission will review the City of Lompoc Zoning Ordinance Chapter 17.112 – Parking Regulations and prepare a recommendation to the City Council for possible updates.

Principal Planner Keith Neubert presented a brief staff report and provided supplemental information regarding “in-lieu parking”.

OPEN PUBLIC HEARING / CLOSE PUBLIC HEARING 6:59 P.M.

Commissioner Clark distributed a handout on tandem parking which allows some leeway to allow this design concept. Commissioner Gonzales could support it if the concept were design driven. Commissioner Fink can see allowing in certain applications, subject to Planning Commission review. He noted it may be applicable to a wider range of uses than just Residential development. Commissioner Leach concurred.

Commissioner Fink would like staff to return with examples of how the manufacturing/warehouse standards would affect actual projects. He noted Denmat, Pali Winery, and Wyrick Lumber specifically.

Commissioner Leach expressed support for the San Luis Obispo Zoning Ordinance table format.

The Commission discussed *Section 17.112.060 Parking in Front Yard Setback Prohibited*. Staff indicated this was a section often violated and subject to Code Enforcement. It was being suggested that the 72 hour allowance be removed. Commissioner Fink expressed concern that enforcement may be too vigorous if the 72 hours allowance is removed and it may lead to the front yard being entirely paved over. Commissioner Gonzales stated he had considered alternatives such as gravel and drought tolerant landscaping for his properties. Commissioner Leach agreed the problem is a blight which Code Enforcement cannot solve.

Commissioner Fink expressed concern with making recommendations with no public input and the public then goes to the City Council. Commissioner Gonzales suggested expanding the public notice beyond what is legally required so the public can more readily understand what the Commission will be discussing.

The Commission discussed the standard for double striping parking spaces. The City Engineer had expressed support for retaining the concept for safety purposes. Commissioner Fink stated he saw no reason to change the standard that had existed for several years. Commissioner Gonzales agreed the double stripes help people park in a safer manner.

Commissioner Gonzales noted she had requested change to Section F Non Profit Youth Organizations. However, parking requirements for larger organizations with a function room should be different than for smaller organizations. Staff explained that projects would generally be reviewed as a CUP by the Planning Commission so the parking could be tailored to the specific need. Commissioner Leach then responded that she sees no reason to change the requirement. Commissioner Fink suggested adding a square footage limit.

Commissioner Gonzales noted the table and strikeout make the staff report easier to understand and work with.

The Commission discussed the section on "in-lieu" parking. Staff had provided a handout of the history of the "in-lieu" parking option and Commissioner Leach discussed the historic application and noted that one person had bought into the concept. Staff explained the concept had been in place prior to the Old Town Specific Plan and in the Zoning Ordinance it applied to all Commercial Zoning Districts. Commissioner Fink noted that no one had asked to utilize the concept, instead the Commission would generally agree to a 10% reduction where it was warranted. Commissioner Clark expressed interest in how the funds were collected and monitored.

There was a discussion of the RDA owned parking lots in the Old Town and how they may have to be sold. Attorney Ailin noted the typically the intent of in-lieu fees is to allow the City to provide parking and she noted the disposition of the City owned lots had not been resolved.

The Commission reached a consensus to recommend removal of the "in-lieu" Section with the recommendation to the City Council for commercial offsite parking.

NEW BUSINESS -- None

ORAL COMMUNICATIONS --

Susan Gallagher, realtor – asked about parking regulations in high density situations and noted the need to monitor inappropriate parking in front lawns.

WRITTEN COMMUNICATIONS -- None

DIRECTOR/STAFF COMMUNICATIONS --

Planning Manager Lucille Breese advised the Planning Commission that the City Council will hear the Planning Commission recommendations regarding Commercial Zoning Districts on July 24, 2012 and on July 25, 2012 the Planning Commission will review Industrial Zoning Standards.

COMMISSION REQUESTS --


Commissioner Fink noted that Old Town Orcutt would face parking problems when the Far Western Tavern opened and reported that he had spoken with the Economic Development Committee regarding the General Plan Update and the need for participation.

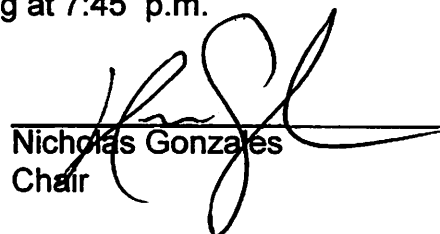
Commissioner Gonzales indicated that he had spoken with the Realtors and was pleased to see representation in the audience from that group.

Commissioner Leach noted she had spoken with the Chamber director and advised him if the business community wants a change they need to address the Planning Commission.

ADJOURNMENT:

Commissioner Gonzales adjourned the meeting at 7:45 p.m.


Lucille T. Breese, AICP
Secretary


Nicholas Gonzales
Chair