

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
June 13, 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: -- May 9, 2012

MOTION: It was moved by Commissioner Hammons, seconded by Commissioner Fink, that the Minutes of the May 9, 2012 meeting be adopted as amended.

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

PUBLIC HEARING ITEMS:

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 provided a brief history of the recent Parking Regulation Updates.

OPEN PUBLIC HEARING AT 6:35 P.M.

Jim Dixon, J B Dixon Engineering – indicated he has worked with the City Parking Regulations on many projects and generally they work; however, he noted requiring applicants to double-stripe parking spaces adds additional expense to development. He also questioned the need for loading zones on small projects since the Vehicle Code allows commercial vehicles to park on the street for deliveries.

Commissioner Hammons asked for specific jurisdictions where single line stripping was allowed and Mr. Dixon responded there was no universal standard. Commissioner Leach asked what is considered a small project and Mr. Dixon responded it should be left to applicant to determine individual need.

CLOSE PUBLIC HEARING AT 6:40 P.M.

Commissioner Gonzales invited each Commissioner to discuss concerns/recommendations for the Parking regulations.

Section H -- Winery Uses:

Commissioner Clark questioned application of Option B on the table of required parking for Winery Uses and staff explained how this was interpreted. If there is a 20,000 square foot winery (processing & storage), a maximum of 15% (not to exceed 4,500 sq. ft.) could be used for wine tasting and office, or 3,000 sq. ft. Twenty parking spaces would be required for the building and the facility would be allowed office/tasting use up to 3,000 sq. ft. without additional parking required. There would need to be a recorded agreement on the project site.

Commissioner Hammons stated if there had not been problems with the wineries regarding the parking requirements they should remain as adopted.

Miscellaneous Discussion:

Commissioner Fink presented a handout of a statistics on employee density in the late 1990's in Portland, Oregon; referenced specific projects where parking had been a problem (Wyrick Lumber , Lompoc Valley Community Hospital, Sansum Medical Clinic, College Park Apartments), and the Planning Commission discussed these projects and how parking had impacted design of the projects and surrounding uses. The Commissioners discussed changing language under Section 17.112.010 Scope of Regulations--Applicability C, D, E and staff explained how required parking is monitored .

Section C -- OTC Uses:

Commissioner Fink questioned not requiring on site parking in the *Old Town Commercial* District based on the dissolution of the Redevelopment Agency (RDA) and the fact the RDA owned some of the parking lots in the OTC.

Commissioner Gonzales indicated the lots may need to be sold as part of the dissolution of the RDA.

Attorney Ailin indicated there is currently legislation pending regarding requiring sale of public owned parking lots formerly owned by redevelopment agencies and what legislation might actually be adopted is unknown. However she noted many jurisdictions rely on commercial developers to provide parking in old towns.

Commissioner Leach indicated that some lots are privately owned and support a specific business.,She suggested language be clarified for the parking exemption in the OTC

OPEN PUBLIC HEARING AT 6:50 P.M.

Mary Saladino, resident – suggested that the OTC is not as efficient as new development; states that the City should encourage walking; suggested requirements for bicycle parking; and noted the need for the buses to unload.

CLOSE PUBLIC HEARING AT 6:55 P.M.

Commissioner Clark discussed the parking lot on Cypress Avenue utilized by commuters. Commissioner Hammons noted there are other lots including the one to the north of the Chamber building.

Section D – Manufacturing & Industrial Uses:

Commissioner Fink suggested a change to the current requirement of *1 space for each 500 sq. ft. of gross floor area* to *1 space per 650 sq. ft. of gross floor area*.

Commissioner Gonzales indicated concern with combining Manufacturing/Warehouse Uses and suggested a reduction in the requirement to 1 per 750 sq. ft. of gross floor area.

Commissioner Leach noted the parking is intended to support the building over the life of the building and there could be a number of different permitted uses in any building, and indicated a willingness to leave the requirement as it is. She referenced requirements for the Cities of Paso Robles, Santa Maria, and San Luis Obispo.

Commissioner Gonzales suggested that the standards need to be flexible and suggested *1 space per 750 sq. ft. of gross floor area plus one (1) space per employee..*

Section E - Medical Uses:

Commissioner Fink indicated the requirement for medical facilities is not adequate and suggests for Doctor's Offices the requirement should be *3 spaces per exam room plus 1 space per employee* and for a hospital use *1 space per 2 employees* in addition to the existing standard

Commissioner Leach suggested adding *1 space per employee* to the hospital requirement in case of a future expansion. She indicated the parking for the Sansum Clinic is clearly not adequate.

Section F – Recreation & Public Assembly Uses

Commissioner Fink noted under Mortuary the statement *as determined by the Community Development Director* was not in any other section and should be deleted.

Commissioner Gonzales suggested a more flexible standard for the Non-profit Youth and Nursery School categories of *1space per 500 square feet of gross floor area plus 1 space per employee.*

Section G – Residential Uses

The Commission discussed the need for Visitor Parking in Residential developments and whether there should be an additional requirement where a clubhouse was proposed. Commissioner Fink suggested an Option A (clubhouse for use of residents only) and Option B (clubhouse open to the public for various occasions). Commissioner Hammons agreed the proposal was a good one, even though there would be additional cost to the homeowner associations for the development and suggests a requirement for additional off-street parking.

Design and Construction

The Commission discussed combining sections A & B, however it was determined both sections were valid and served separate purposes.

The Commission questioned the rationale for the double striping requirement and staff will provide the information at a later date.

The requirement for a loading zone was discussed.

The need for covered parking vs. non-covered parking in the Mixed Use District was discussed and how the requirement for covered parking adds to the cost of development.

Section A – Automobile Uses

Commissioner Leach suggested reducing the requirement from *4 spaces* to *3 spaces* for Automobile Service. Commissioner Fink noted often cars are parked awaiting a part or for service.

In-Lieu Payments

The Commission discussed the concept and recommended removal of the section.

Tandem Parking

Commissioner Gonzales discussed the use of tandem parking in other jurisdictions to allow the adaptive re-use of residential properties and noted tandem parking is allowed in new projects in some areas to lower the cost of development in multi-family projects.

Commissioner Leach stated she would not be comfortable with tandem parking in new developments and noted the intent of the Zoning Ordinance is for new development and to make living space as comfortable as possible for the resident and the concept of tandem parking only benefits the developer.

Commissioner Fink indicated the need for strict regulation in view of recent developments in the City; noted the concept would only be successful if the parties were cooperative; and discussed the potential for conflict between neighbors.

Commissioner Clark expressed conflicted feelings and indicated the possibility of conflict in a multi-family application where the concept may work in a single family development.

Commissioner Hammons questioned the design detail of a single driveway and indicated parking is always a problem for regulation.

Commissioner Gonzales noted he was requesting consideration of the concept and agreed it must be design driven to work.

Staff will return with strike-out version of Ordinance and more information at a future date.

NEW BUSINESS -- None

ORAL COMMUNICATIONS -- None

WRITTEN COMMUNICATIONS -- None

DIRECTOR/STAFF COMMUNICATIONS –

Planning Manager Lucille Breese reported:

The City Council has reviewed the proposed Industrial Zoning District changes which will be forwarded to the Planning Commission for review.

Revisions to the Residential Zoning Districts must be returned to the Council for clarification prior to Planning Commission review.

COMMISSION REQUESTS --

Commissioner Gonzales indicated he has seen an increase in development activity in his business and the Commission concurred they did not want staff work on policy matters to delay any development projects received by staff for processing.

The Commission generally discussed and reviewed the proposed schedule for the Text Amendments and agreed they were approximately six (6) weeks behind the original schedule. This information will be forwarded for the Council's information.

ADJOURNMENT:

Commissioner Gonzales adjourned the meeting at 8:40 p.m.

Lucille T. Breese, AICP
Secretary

Nicholas Gonzales
Chair