

**MINUTES OF THE ADJOURNED REGULAR MEETING  
OF THE LOMPOC PLANNING COMMISSION  
July 25, 2012**

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

**STAFF:** Planning Manager Lucille Breese  
Assistant City Attorney June Ailin

**ORAL COMMUNICATIONS:** None

**APPROVAL OF MINUTES:** None

**CONSENT CALENDAR:** None

**PUBLIC HEARING ITEMS:**

Due to a number of members of the public in the audience for Item No. 2, Chair Gonzales requested the item be heard first and the other Commissioner's concurred.

**2. TEXT AMENDMENT DEFINITIONS AND STANDARDS – TA 12-08**

The Planning Commission will review updates and additions to City of Lompoc Municipal Code *Section 17.008.020 Definitions and Standards* and formulate a recommendation to the City Council.

Planning Manager Lucille Breese provided a brief staff report explaining the City Council had directed staff to review *Section 17.008.020 Definitions* in the Zoning Ordinance and provide recommended changes. There will be additional review of potential additions and/or deletions to this Section as the Planning Commission considers other sections of the Zoning Ordinance prior to a recommendation being formulated for City Council consideration.

**OPEN PUBLIC HEARING** at 6:40 p.m.

Kris Bennett, resident – indicated he had originally approached the City to allow keeping chickens in residential zones; discussed the benefits, such as providing eggs for food and eating bugs in the garden as well as food scraps.

Trina Larson, resident – expressed support for backyard chicken flocks because they are good companions and quieter than dogs.

Joel Marshall, Village Farmers Market Association – expressed support for chickens to connect people with their food source as well as being a low budget way to feed a family.

Jedidjah deVries, resident – expressed support for chickens which will attract supporters of urban farming to the community.

Stephen Pepe, Economic Development Committee – expressed support for chickens; stated in his vineyard in the County he has coops and he agreed with comments on beneficial effects.

Mark Ries, County resident – stated he owns quite a few chickens; invited any of the Commissioners to come out and see his operation; indicated the chicken waste was utilized as fertilizer; noted he would be happy to address any misconceptions regarding the raising of chickens; noted allowing 4-H animals was beneficial; and stated he would provide additional information regarding disease.

Commissioner Leach indicated 4-H animals are currently allowed and Commissioner Hammons asked about transmission of disease by birds.

Dana McKenzie, resident – noted support and benefits of 4-H animals to her children; indicated current Ordinance allows market animals for an eight (8) month period and Animal Control requires her to relocate her animals for several months each year.

**CLOSE PUBLIC HEARING at 6:55 p.m.**

Commissioner Fink noted a set of rules are being proposed to allow keeping chickens; suggested changing the language to “hens”; discussed how many can be allowed; and indicated a set of rules needs to be established to allow the use.

Commissioner Clark noted his research on other ordinances; noted the majority would not allow “roosters”; and indicated his support of the use.

Commissioner Leach expressed support of concept; indicated the proposed restriction on the distance of an enclosure from the rear yard setback should be removed if there is an alley as the alley would provide adequate separation and noted she has chickens on her large property.

Commissioner Gonzales indicated he had grown up with chickens and agreed they are beneficial.

Commissioner Hammons questioned who would provide enforcement – the City or Animal Control? Staff replied it would depend upon the nature of the violation.

The Commission moved on to a discussion of “pigeons”.

Commissioner Fink noted an “aviary” is allowed to hold 50 birds and expressed concern about the number.

Commissioner Hammons noted this may not be a major problem in a single-story home but shared concern with two-story structures and pigeons roosting in eaves and concern with disease and sanitation.

Commissioner Leach noted her neighbor has an aviary which does not cause a problem but pigeons are different "specialty birds".

RE-OPEN PUBLIC HEARING at 7:10 p.m.

Mark Ries suggested re-defining definition to be breed specific and noted quail are small animals.

Kris Bennett noted in Santa Barbara 15 chickens are allowed and agreed 15 foot rear yard setback from enclosure was excessive; indicated the hens don't fly and don't need large spaces.

Commissioner Fink asked if there was a standard square footage necessary to keep hens.

Dana McKenzie noted a 1 x 1 nesting box would serve 2 to 4 hens to lay eggs and stated the hens would go into enclosure by themselves after dark.

Jedidjah deVries, asked if hens were proposed in other residential districts. The Commission advised they were proposed for legally established single family residences in any zone.

CLOSE PUBLIC HEARING at 7:20 p.m.

The Commission discussed other animals that would have a problem with hens; indicated a responsible owner would maintain the hens properly but expressed concern with irresponsible owners and the impact on Code Enforcement; and directed staff to return with revisions including segregating homing pigeons; adjusting the number of birds allowed in an aviary; and information on disease transmitted by pigeons.

The Commission moved onto a review of the other proposed definitions and agreed to discuss those where there was some question.

#### Artisan/Craft Product Manufacturing –

Commissioner Fink noted his understanding of this would be small glass or metal art pieces that could be held in one hand.

Commissioner Leach suggested some hand blown art is too large to be held in one hand and indicated "wood items" should be included.

Commissioner Hammons noted concern with potential noise issues. Staff advised the current discussion was the definition and noted development standards would be considered at another time.

Commissioner Clark noted size of location would limit size of art piece. There was discussion of "artisan" uses in the Industrial zoning district.

Vehicle Service -

Commissioner Fink questioned current definition and requested “technical training schools” be defined and included in manufacturing.

Commissioner Clark noted “towing” seems out of place. Commissioner Leach discussed an existing “towing” business that would fit within the proposed definition.

The Commission concurred “Definitions” would be considered periodically during the review of Zoning Ordinance Sections prior to a final recommendation to City Council. The Staff will return at a future meeting with revised language as directed by the Planning Commission.

**1. TEXT AMENDMENT INDUSTRIAL ZONING DISTRICT – TA 12-04**

Planning Commission consideration of City of Lompoc Municipal Code *Section 17.064 – Industrial Zone*. In addition to review of the existing Ordinance, the Planning Commission may consider the proposed *Industrial Success* zoning designation reviewed by City Council. The Planning Commission will formulate a recommendation to the City Council regarding any changes to the *Industrial* zoning designation.

Commissioner Leach recused herself from participation in the public hearing discussion due to a possible conflict of interest resulting from her real property interests in the Industrial zoning district.

Planning Manager Lucille Breese provided a brief summary of the written staff report and presented correspondence from Parkstone Companies representing the owner of the 40 acre parcel at the north east corner of Central Avenue and V Street, currently zoned *Business Park* and how the zoning impacts potential development.

OPEN PUBLIC HEARING at 7:45 p.m.

Stephen Pepe, Economic Development Committee – commented that definition of “winery” in the proposed *Industrial Success Zone* was too specific with too many adverbs; indicated concern with the percentage identified in the “wine tasting” definition as well; and discussed how Industrial Way in Buellton had developed with a variety of uses.

Commissioner Hammons noted the definitions in the proposed *Industrial Success Zone* had been proposed by the Mayor and the Commission was considering a number of options.

Commissioner Gonzales noted the proposed definitions as outlined in the previous staff report were more broad and general in nature.

Janelle Osborne, Economic Development Committee – expressed support for overlapping regulations to allow more attention to entry to an area, not every business – cited Pali Winery parking as excessive; and noted her review of micro brewery use in other areas, could be attached to restaurant and be full manufacturing with tasting room and should be accommodated in the Zoning Ordinance.

Staff indicated the parking requirements had been amended following development of the Pali Winery to allow an applicant to select a reduced parking requirement as long as the winery use existed but if another use moved into the site parking would have to support the new more intense use.

Jedidjah deVries, resident – commented the Planning Commission had limits on its ability to support economic development; stated zoning is only part of the picture; and, stated the Commission needed to keep in mind planning issues.

Commissioner Fink responded the Commission is open to economic development attempting to facilitate growth.

CLOSE PUBLIC HEARING at 8:10 p.m.

Commissioner Clark indicated it was not clear what was expected but it appears the proposal was to eliminate the *Business Park* standards; expressed need to consider long term impacts; noted Pali Winery built an attractive building, and stated if standards were removed a large industrial building could block the more attractive building.

Commissioner Gonzales noted the discussion was if the City should retain *Business Park* and *Industrial* as two (2) distinct zoning districts or combine them; referred to correspondence from property owner; and discussed concept of overlay.

Commissioner Fink indicated his concern with removing *Business Park* completely. He suggested designation and standards should be retained for properties fronting Central Avenue; discussed line from O Street to V Street with northern boundary along Cordoba; area to north would be zoned *Industrial* and area to south would be zoned *Business Park*; would increase amount of industrially zoned land, preserve development standards along Central Avenue; and support economic development needs in the community.

The Commission generally discussed the proposed location of the motor sports park; the concern with split zoning on a parcel; the creation of smaller parcels and difficulty in developing under current *Business Park* standards; the need for an overall vision for the community; the need to support flexibility in future development needs; the concept of an overlay for development standards; the fact the 1997 General Plan contains both *Business Park* and *Industrial* land use designations; and, the draft 2030 General Plan Update also includes both land use designations and depending upon the actions taken both the Land Use Element and the draft EIR would be affected.

The Commission generally concurred with the retention of both zoning designations and directed staff to return with suggestions for revising the development standards, splitting the zoning and/or overlay of the development standards at a future date.

Commissioner Leach returned to the dais.

**NEW BUSINESS** – None.

**ORAL COMMUNICATIONS** - None

**WRITTEN COMMUNICATIONS** -- None

**DIRECTOR/STAFF COMMUNICATIONS** --

Planning Director Lucille Breese advised the Commission:

August 21, 2012 – joint meeting with the City Council would start at 6:30 p.m. and last 30 minutes;

August 8, 2012 – Planning Commission meeting would focus on recommendation regarding professional office use in the OTC; and

July 24, 2012 – City Council continued consideration of Planning Commission recommendation regarding *General Commercial Success* and *Neighborhood Commercial Success* indefinitely and returned the *Old Town Specific Plan (OTSP)* to the Commission for a comprehensive review.

**COMMISSION REQUESTS** --

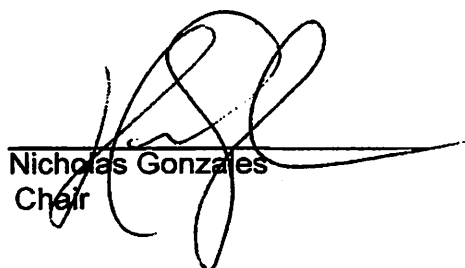
Commissioner Clark indicated bee keeping would be discussed at a future meeting.

Commissioner Fink indicated review of the *Old Town Specific Plan (OTSP)* should be coordinated with the Economic Development Committee.

**ADJOURNMENT:**

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

  
Lucille T. Breese, AICP  
Secretary

  
Nicholas Gonzales  
Chair