

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
August 8, 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: --

Archie Mitchell, beekeeper – asked about the status of the Ordinance to allow chickens and beekeeping in the City limits. He was advised the Commission had considered “chickens” as part of a discussion regarding *Definitions* at the July 11 meeting and had been advised “bees” were currently allowed in the Municipal Code. Mr. Mitchell was advised he would receive notice of future public hearings where “bees” were under discussion.

APPROVAL OF MINUTES: -- July 11, 2012

Commissioner Leach had provided non-substantive changes to the minutes to staff and she identified same for the Commission.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Clark, that the Minutes of the July 11, 2012 meeting be adopted with the changes proposed by Commissioner Leach.

VOTE: The motion passed on a 5-0 vote, with Commissioner Gonzalez not participating in approval of sections of the minutes where he was recused.

PUBLIC HEARING ITEMS:

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 business district. Commissioner Fink chaired the next portion of the meeting.

1. TA 12-10 – TEXT AMENDMENT

Planning Commission will consider a recommendation to the City Council regarding a change to *Section 17.052.030 Permitted Uses in the Old Town Commercial District (OTC)*. The proposed change would address professional offices on Ocean Avenue and H Street. A Negative Declaration has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA).

Planning Manager Lucille Breese provided a brief history of the request for review of the

prohibition against “professional offices” in the OTC.

OPEN PUBLIC HEARING AT 6:35 P.M.

Will Schuyler, Oddfellows Lodge – noted there are two (2) available rentals in the building; stated offices allow greater rents for property owner; expressed support of allowing office use on ground floor to allow a more diverse mixture of use in the Old Town.

Steve Pepe, Economic Development Committee – stated the EDC recommendation was to support occupied spaces rather than vacant storefronts and suggested a “sunset” clause providing for review of the provision in five (5) years to assure office uses had not taken over the area.

Commissioner Fink stated the Old Town Specific Plan (OTSP) had a clause recommending review every five (5) years and noted the Commission would review the language during the upcoming comprehensive review of the OTSP.

Marc Donars, owner Lilly Building -- noted the change in language would assist him in utilizing his building; stated historical use of the building was office use; and discussed revitalization of the Lompoc Theater in relation to development of the Old Town.

Dennis Block, 113 North I Street – indicated his support of changing the language in the OTSP.

CLOSE PUBLIC HEARING AT 6:45 P.M.

Commissioner Clark asked if the term “professional offices” was defined in the Ordinance; staff indicated it was not. Commissioner Hammons indicated he did not see a need for a specific definition. Commissioner Clark indicated there should be a definition. Commissioner Leach discussed the types of office uses that would not be allowed.

MOTION: It was moved by Commissioner Fink and seconded by Commissioner Hammons that [Resolution No. 728 \(12\)](#) be adopted as presented with the addition of striking “professional”.

Commissioner Leach asked about adding a provision for review of the provision in five (5) year. Commissioner Fink referred to the existing language in the OTSP. Commissioner Leach expressed a desire to add specific language with this amendment since the historic uses are being recommended for change.

Attorney Ailin suggested adding Section 3 to the draft City Council Ordinance stating:
“Office Uses on the ground floor of Ocean Avenue and H Street shall be reevaluated by the Planning Commission in 2017”.

AMENDED MOTION: Commissioner Fink amended the motion and Commissioner Hammons seconded the addition of the proposed language.

Commissioner Clark noted the need for some review criteria and Attorney Ailin suggested

adding "review of the impact on the OTC."

AMENDED MOTION: Commissioner Fink amended the motion and Commissioner Hammons seconded the addition of the proposed language.

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

Commissioner Fink thanked the audience and encouraged their continued participation.

Commissioner Gonzales returned to the dais.

NEW BUSINESS -- None

ORAL COMMUNICATIONS -- None

WRITTEN COMMUNICATIONS --

- Notice of dedication for the Aquatic Center timers; and
- Notice of MUP hearing for church on Laurel Avenue.

DIRECTOR/STAFF COMMUNICATIONS –

Planning Manager Lucille Breese reported the City Council/Planning Commission joint meeting on August 21, 2012 will start at 6:00 p.m. before the regular City Council meeting.

COMMISSION REQUESTS -- None

ADJOURNMENT:

Commissioner Gonzales adjourned the meeting at 7:04 p.m.

Lucille T. Breese, AICP
Secretary

Nicholas Gonzales
Chair