

**MINUTES OF THE ADJOURNED REGULAR MEETING  
OF THE LOMPOC PLANNING COMMISSION  
August 22, 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:**

For the meeting of July 25, 2012

**MOTION:** It was moved by Commissioner Leach, seconded by Commissioner Hammons, that the Minutes of the July 25, 2012 meeting be adopted as presented.

**VOTE:** The motion passed on a 5-0 vote.

For the meeting of August 8, 2012, following a brief discussion regarding clarification to the adopted Resolution on Office use in the Old Town Commercial District.

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

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

**CONSENT CALENDAR:** None

**PUBLIC HEARING ITEMS:**

**TA 12-05 – PARKING REGULATIONS  
Continued from July 11, 2012 Meeting**

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, focused on parking requirements for “*Manufacturing and Warehouse*”, “*Tandem Parking*”, and “*Medical Offices*”. He also provided supplemental information regarding “medical office parking requirements” from architect Scott Richard Young.

OPEN/CLOSE PUBLIC HEARING at 6:40 p.m.

*Manufacturing and Warehouse Uses:*

Commissioner Leach supported adopting the San Luis Obispo standards which are more comprehensive. Commissioner Fink agrees with the retention of the existing *Winery* standards in the Lompoc regulations. Commissioner Hammons suggested looking at the Buellton Ordinance.

The Commission discussed whether a micro-brewery is in the same class as a winery and it was generally agreed a micro-brewery often is part of a restaurant. There is a difference between a brewery (industrial use) and a micro-brewery ( a more commercial use). It was agreed the City did not plan for the wine industry and generally the regulations should be flexible for other possible future uses.

Commissioner Fink discussed covered outside storage such as that identified in the previous Weyrick Lumber proposal and the lack of flexibility in the current Ordinance that lead to excessive parking requirements for the business. The staff report shows how recent changes to the parking requirements would have required less parking which the Commission agreed was appropriate. It was noted that future lumber yard or other uses with large outside storage requirements could be accommodated through the Conditional Use Permit process.

Staff will revise language to reflect the San Luis Obispo standards and retain the City of Lompoc Winery standards.

*Tandem Parking:*

Commissioner Clark identified problems with applying Tandem Parking for Hotels only in the OTC. Commissioner Leach indicated Tandem Parking is allowed in downtown San Luis Obispo. Commissioner Hammons expressed concern with enforcement problems Tandem Parking may create for Homeowners Associations (HOA) in the future. Commissioner Fink indicated the majority of housing stock in Lompoc does not have a HOA. Commissioner Gonzales indicated his vision for Tandem Parking was in enabling legal non-conforming lots to be developed and provide parking on-site.

The Commission discussed requirements for new development and the concept of allowing Tandem Parking for new development vs. allowing it for legal non-conforming parcels to develop utilizing Tandem Parking with Planning Commission review. Staff will revise language to reflect language originally proposed.

Medical Offices:

The Commission considered the letter presented by Mr. Young and discussed existing medical facilities in the community. Commissioner Fink discussed the parking at the Sansum Clinic facility. Commissioner Clark questioned the parking impacts of the Champion Center and it was generally agreed to be a unique situation and would not impact the neighborhood.

The Commission discussed a variety of options and directed staff to update the Ordinance for Medical Offices to require:

- 1 space per 250 sq. ft. of office,
  - plus 1 space per exam room,
  - plus 1 space per .5 employee
- subject to Planning Commission approval.

Parking in Front Yard Setback

Commissioner Hammons was not at the meeting where parking in the front yard setback of residential property was originally discussed and noted his support of a change to this section. He indicated this should be viewed as an economic development issue because it impacts property values.

The Planning Commission discussed amending the Ordinance to prohibit the entire front yard from being paved and utilized for parking. It was agreed this would be discussed when the Residential uses are considered.

Commissioner Leach agreed there may have been a misunderstanding regarding the original discussions regarding allowing parking in the front yard. She agreed the Code Enforcement Officer would be hampered by the existing regulation and stated it is not OK to park in the front yard, except on a paved surface.

Commissioner Gonzales agreed with making the suggestion to the City Council but would like the notice to be clear about the potential policy change. He expressed concern with the possibility of front yards being paved over to allow the use.

Commissioner Fink expressed concern with future over-zealous enforcement and suggested the following language:

Parking on residential landscape is a detriment to a livable community. The Planning Commission believes that this is an issue that is both technical and political, therefore we recommend that the City Council consider amending *Section 17.112.060 Parking in Front Yard Setback Prohibited* to remove "in excess of 72 hours".

The Commission directed staff to include the above stated recommendation to City Council in the Resolution that will be considered at a future Planning Commission meeting.

Old Town Commercial:

Commissioner Leach opened discussion regarding parking in the Old Town Commercial (OTC) zoning district. Commissioner Gonzales was advised by Attorney Ailin that he could participate since the discussion was generally regarding development standards.

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 *Old Town Commercial (OTC)* zoning district. Commissioner Fink chaired this portion of the meeting.

The Commission discussed the standard allowing commercial development to occur in the *OTC* without providing parking in light of recent developments pertaining to City owned parking lots. It was generally agreed to hold detailed discussions during the upcoming review of the *Old Town Specific Plan (OTSP)*.

Commissioner Gonzales returned to the dais.

**NEW BUSINESS** -- None.

**ORAL COMMUNICATIONS** - None

**WRITTEN COMMUNICATIONS** -- None

**DIRECTOR/STAFF COMMUNICATIONS** --


Planning Manager Lucille Breese thanked the Commission for their attendance at the previous evening's meeting with the City Council and advised them an item would be included on the next agenda to allow Commission input on schedule and priorities for the future City Council consideration of the General Plan Update with which the City Council expressed a desire to move forward.

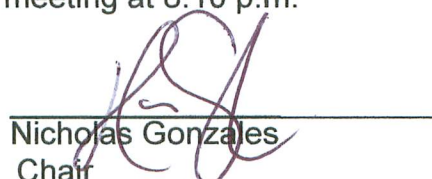
**COMMISSION REQUESTS** --

Commissioner Fink requested future consideration of a recommendation to formalize an "agricultural buffer" along Bailey Avenue. He also expressed the need for the Commission to be pro-active in providing recommendations to the City Council regarding the General Plan Update.

**ADJOURNMENT:**

Commissioner Gonzales adjourned the meeting at 8:10 p.m.

  
Lucille T. Breese, AICP  
Secretary

  
Nicholas Gonzales  
Chair

MEMORANDUM FOR THE DIRECTOR

Reference is made to the report of the Special Agent in Charge, New York, dated 10/15/54, and the report of the Special Agent in Charge, New York, dated 10/22/54, both captioned as above.

It is noted that the report of the Special Agent in Charge, New York, dated 10/15/54, contains information regarding the activities of the Communist Party, New York, and the activities of the Communist Party, New York, in the area of the New York City Police Department.

It is noted that the report of the Special Agent in Charge, New York, dated 10/22/54, contains information regarding the activities of the Communist Party, New York, and the activities of the Communist Party, New York, in the area of the New York City Police Department.

Very truly yours,

WALTER D. WHELAN

Special Agent in Charge

NEW YORK OFFICE

10/22/54

It is noted that the report of the Special Agent in Charge, New York, dated 10/15/54, contains information regarding the activities of the Communist Party, New York, and the activities of the Communist Party, New York, in the area of the New York City Police Department.

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