MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
June 23, 2011

ROLL CALL: Commissioner Ron Fink
Commissioner Nicholas Gonzales
Commissioner Kate Griffith
Commissioner Mary Leach

Commissioner Frank Hain - absent

STAFF: Community Development Director Arleen Pelster
Planning Manager Lucille Breese
Assistant City Attorney June Ailin
Richard Daulton, Rincon Consultants

ORAL COMMUNICATIONS: -- None

APPROVAL OF MINUTES: -- Commissioner Leach indicated a typo on page 2.

MOTION: It was moved by Commissioner Gonzales seconded by Commissioner Leach that the Minutes of the June 8, 2011 meeting be approved with the above referenced correction.

VOTE: The motion passed on a unanimous voice vote with Commissioner Hain absent.

CONSENT CALENDAR: None

PUBLIC HEARING ITEM:

GP 07-04 – COMPREHENSIVE GENERAL PLAN UPDATE

Planning Commission consideration of the following:

EIR 09-01 – The Final Environmental Impact Report (FEIR), prepared by Rincon Consultants, Inc., for the City of Lompoc Comprehensive General Plan Update was circulated through the State Clearinghouse (SCH No. 2008081032) pursuant to the requirements of the California Environmental Quality Act (CEQA) The study area evaluated in the FEIR consists of areas within current City Limits and four (4) potential annexation areas;

GP 07-04 – A General Plan Amendment to adopt the Phase 1 General Plan

Elements (Land Use and Circulation) and to amend the City of Lompoc Land Use Element Map; and

ZC 10-01 – A Zone Change to amend the City of Lompoc Zoning Map to achieve consistency with the Land Use Element Map.

The proposed changes are necessary to achieve consistency with the proposed General Plan Land Use Element Map; however, the parcels for which the zoning is proposed to be changed are parcels where the current zoning is inconsistent with the existing General Plan Land Use Element Map. Copies of the maps showing specific parcels are available at City Hall at the Planning Division Counter, at the Main Library Reference Desk; or on the City of Lompoc website at: http://www1.cityoflompoc.com/planningagenda/2010/100609/100609n3a3a.pdf. The Zone Change is a component of the General Plan Update.

The Planning Commission will formulate a recommendation to the City Council. Due to the amount of material to be considered and the complexity of the issues at hand the Planning Commission may continue the discussion to an adjourned regular meeting on July 28, 2011.

Planning Manager Lucille Breese introduced Richard Daulton of Rincon Consultants who presented a power point outline summarizing the written staff report. The intent of the presentation was to bring the Planning Commission up-to-date on the General Plan Update process. It was requested that the Commission consider the proposed calendar of meetings and concur with them as proposed or provide alternative direction.

OPEN PUBLIC HEARING at 6:50 p.m.

Ralph Harman, resident – intends to speak on the Zoning Consistency and asked if he should return to speak at the meeting where that is the topic under consideration. City Attorney Ailin indicated there is no reason not to take testimony at this time. Mr. Harmon noted that he represents the property owner at 413 North E Street who would request the property retain an R-3 – High Density Residential designation.

Laurie Tamura, Urban Planning Concepts – represents property owner at 200 East College Avenue which has historically been utilized for commercial uses and requests that a commercial designation be restored.

Susan Gallager, realtor – indicated a general concern with zoning changes on the Southside and noted that a legal non-conforming status made it difficult for a property owner to obtain financing.

Art Hibbits, resident – provided a handout to the Planning Commission; noted his interest is in the EIR and Land Use Element and how agriculture is addressed; and asked if the previous testimony is part of the existing record. Attorney Ailin advised Mr. Hibbits that all previous testimony is part of the record and that the Planning Commission will make a recommendation to the City Council which could be the same or different from the previous recommendation.

Meryl Manfrena, resident – noted concern with size of proposed Miguelito Canyon

expansion area; expressed his desire for his property to the east of Miguelito Road to be included in the project; and discussed the view shed from his property.

Tallie Forbes, resident, noted that she was representing her parents who own the property at 525 /529 North D Street and stated that they would return and speak at the July 28 meeting.

CLOSE PUBLIC HEARING at 7:05 p.m.

Commissioner Leach requested staff to respond to the public comments. Planning Manager Lucille Breese indicated that it was not known if a legal non-conforming status would affect the ability of a property owner to obtain a mortgage; noted that the legal non-conforming status for the use at 200 East College Avenue had been lost and that the property owner had been advised to request a Conditional Use Permit for the proposed commercial use; the City Council had directed the property to the east of Miguelito Road had be included as part of the proposed Miguelito Canyon expansion area under consideration as part of the General Plan Update; and that the discussion on the property at 525/529 North D Street should occur at the July 28 meeting.

Commissioner Fink discussed the proposed meeting schedule and the need to be prepared and stay focused; suggested establishing a three (3) hour time limit for the meetings; noted that a summary of action in the minutes would be helpful; requested a log of public comments and response; noted that the July 28 discussion of Zoning Consistency is not a change but an action to adopt the 1997 General Plan designations to the Zoning Map; noted that of the approximately 250 parcels, only 25 or 30 are contested and suggested viewing those maps separately; and, requested a presentation explaining the Commission options and impacts of those options on property owners.

Commissioner Gonzales concurred with a three (3) hour time limit and suggested that the Commission provide any concerns to staff in advance to aid in reviewing the material.

Commissioner Griffith supported the three (3) hour time limit.

The Commission and staff discussed the proposed meeting schedule. It was noted that the schedule is tentative and could be adjusted as necessary.

The Commission was advised that the EIR previously certified by the City Council remains certified and an Addendum is being prepared to address: 1) the Green House Gas (GHG) issue, which is an emerging and changing issue that was less well-developed with the Draft EIR for the General Plan Update was prepared, and 2) the issues related to a possible change of “shall” to “should” in policies stated in the Land Use and Traffic and Circulation Elements of the General Plan. It was noted that the Addendum will be circulated for public comments and responses to those comments will be prepared.and the previously certified EIR and the Addendum will be considered by the Planning Commission in making its recommendations to the City Council.

NEW BUSINESS: None

ORAL COMMUNICATIONS:

Art Hibbits, resident – expressed concern that the actions of the Planning Commission be provided in a timely manner for the public to review.

Jan Keller, resident – asked for summary of Green House Gas discussion and "shall" vs "should" since she was late to the meeting. Commissioner Gonzales indicated that the Commission had received a status presentation on the General Plan update and any action was deferred to a future meeting per the proposed schedule.

Laurie Tamura, Urban Planning Concepts – indicated that she would be forwarding a request for the property at 200 East College in writing to the staff that would re-iterate the historical use of the property and indicate a Conditional Use Permit was counterproductive.

Maria Aguiniga , realtor – expressed concern about Commissioner Fink's statement regarding 1997 General Plan land use designations and stated that the public should be educated about the process and informed of their options.

WRITTEN COMMUNICATIONS:

Correspondence from Mr. Jack Bodger re: Bailey Avenue Specific Plan Area.

DIRECTOR/STAFF COMMUNICATIONS:

Planning Manager Lucille Breese advised that at the June 21 meeting, the City Council considered the Planning Commission recommendation and:

Approved TA 11-04, the Text Amendment on the PCD language, and
Directed staff to make amendments to TA 11-03, the Text Amendment on the general appeal section, which will be re-considered on July 5.

Community Development Director Arleen Pelster advised the Planning Commission that she would be leaving the City effective June 30, 2011 for a position with the City of Solvang. She thanked the Commission for their hard work and support through the years. Commissioner Gonzales thanked Ms. Pelster for her 24 years of service.

COMMISSION REQUESTS:

Commissioner Gonzales requested that when the Zoning Consistency is returned, the staff

provide information that shows the change in number of dwelling units from the existing to the proposed Zoning designation,

ADJOURNMENT:

It was moved by Commissioner Fink and seconded by Commissioner Gonzales that the Planning Commission adjourn to the regular meeting of July 13, 2011.

The meeting ended at 7:40 p.m.

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Lucille T. Breese, AICP	Nicholas Gonzales
Acting Secretary	Chair