MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
July 13, 2011

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

STAFF: Planning Manager Lucille Breese
Principal Planner Keith Neubert
Assistant City Attorney June Ailin

ORAL COMMUNICATIONS: -- None

APPROVAL OF MINUTES: -- May 11 and June 23, 2011

MOTION: It was moved by Commissioner Fink seconded by Commissioner Leach that the Minutes of the May 11 and June 23, 2011 meetings be approved as presented.

VOTE: The motion passed on a unanimous voice vote.

CONSENT CALENDAR:

1. Planning Commission 2010/2011 Annual Report –
summary of Commission actions for the 2010/2011 year

MOTION: It was moved by Commissioner Fink seconded by Commissioner Gonzales that the Consent Calendar item be approved as presented.

VOTE: The motion passed on a unanimous voice vote.

PUBLIC HEARING ITEMS:

1. CONDITIONAL USE PERMIT (CUP 11-04)

A request by John B. Webb of Cyberspace Café, LLC, the applicant, for Planning Commission consideration of a proposal for a Conditional Use Permit to operate an arcade in an existing building. The arcade consists of 20-50 computer gaming stations to be used for online gaming, internet access, research and educational purposes. The project is located at 1305 North H Street, Suite J in the *Planned Commercial Development (PCD)* Zoning District (Assessor Parcel Number: 89-490-11). This action is exempt from the California Environmental Quality Act (CEQA).

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Principal Planner Keith C Neubert summarized the written staff report and indicated that staff recommended deletion of COA B-3.

OPEN PUBLIC HEARING at 6:35 p.m.

John Webb, applicant – described the proposed project, the type of security that would be in place, and stated that the intent was to create a safe environment for the youth of the community. He requested approval of the CUP.

CLOSE PUBLIC HEARING at 6:37 p.m.

The Commission discussed references to the Community Development Director position in the COA for this approval and in various City documents; staff advised that a blanket change would be handled after elimination of the Community Developer Director position becomes effective but at this time no action was required by the Commission.

Commissioner Gonzales indicated that he had visited a similar establishment in another community and commended the applicant in providing this type of establishment for the youth of the community.

The issue of parking for the proposed use and the shopping center was discussed.

MOTION: It was moved by Commissioner Hain and seconded by Commissioner Fink that the Planning Commission adopt Resolution No. 697 (11) based on the Findings of Fact in the Resolution. The motion was amended to include deletion of COA B-3.

VOTE: The motion passed on a unanimous voice vote.

2. CONDITIONAL USE PERMIT (CUP 10-09)
Continued from January 12, 2011

A request by Kelly Bakke, representing New Life Ministries, for Planning Commission consideration of a proposal for a Conditional Use Permit (CUP 10-09) to operate a church in an existing building. The project is located at 336 North G Street in the *Industrial (I)* Zoning District (Assessor Parcel Number: 85-022-03). This action is exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

Principal Planner Keith C Neubert summarized the written staff report, stating that the status report was to comply with a COA in the approval. He indicated that the signed Reciprocal Parking Agreement and revised landscape plans had been submitted late the day of the meeting. Staff had not yet reviewed the revised landscaping plans.

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The Commission discussed whether there were additional outstanding COA's and urged the applicant to complete the process which has been on-going for five (5) years.

OPEN PUBLIC HEARING at 6:50 p.m.

Calvin Tucker, pastor of New Life Ministries – noted that he was attempting to establish a ministry and was unaware of process when he first applied; noted that he was working with the landlord to meet all the requirements; indicated that the original designer had passed away and they were working with another architect to meet all of the requirements; and, indicated that the landlord was committed to completing the process.

Commissioner Gonzales asked if there were any specific COA that Mr. Tucker would be unable to meet in his effort to complete the process. Mr. Tucker indicated the landlord was committed to completing the process.

CLOSE PUBLIC HEARING at 6:52 p.m.

Commissioner Leach questioned the parking/storing of construction vehicles on the site and why it could not accommodate parking for the use. Staff advised that they would look at this when the occupancy inspection occurred.

Manuel Castellanos, property owner, indicated that he would move his trailer from the site.

No action was taken; staff is to monitor the situation and keep the Commission advised of progress, and if there has been insufficient progress in six (6) months, the item will be returned to the Commission for review.

NEW BUSINESS: None

ORAL COMMUNICATIONS: None

WRITTEN COMMUNICATIONS: None

DIRECTOR/STAFF COMMUNICATIONS:

Planning Manager Lucille Breese advised the Commission:

1) VTC has opened a thrift store in the Good Samaritan building on West Ocean, establishing compliance with the CUP for the property;

2) On July 5, 2011, the City Council approved the Text Amendment for appeal consolidation; and

3) Requested that the Commission adjourn to the July 28 meeting.

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COMMISSION REQUESTS:

Commissioner Griffith advised that the City will hold a "Meet and Greet" on Thursday July 14 for the three (3) finalists for the Assistant City Administrator/Economic Development Director position.

Commissioner Hain advised that he will be on vacation and will miss the July 28 meeting.

ADJOURNMENT:

It was moved by Commissioner Gonzales and seconded by Commissioner Fink that the Planning Commission adjourn to the meeting of July 28, 2011.

The meeting ended at 7:03 p.m.

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Lucille T. Breese, AICP
Acting Secretary

Nicholas Gonzales
Chair

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