MINUTES OF THE REGULAR MEETING OF THE LOMPOC PLANNING COMMISSION January 13, 2010

ROLL CALL: Commissioner Frank Hain
Commissioner Robert Hamilton
Commissioner Jack Rodenhi

ABSENT: Commissioner Helen Free
Commissioner Nick Gonzales

STAFF: Community Development Director Arleen Pelster
Planning Manager Lucille Breese
Interim Attorney June Ailin
Principal Planner Keith Neubert
Assistant Planner Morgen Benevedo
Staff Assistant Angela Wynne

ORAL COMMUNICATIONS:

None.

APPROVAL OF MINUTES:

It was moved by Commissioner Hain and seconded by Commissioner Hamilton that the minutes of December 9, 2009 be approved with corrections. The motion passed on a unanimous voice vote with Commissioner Free and Commissioner Gonzales absent.

CONSENT CALENDAR:

None.

PUBLIC HEARING ITEM:

1. DR 09-11 – PRELIMINARY/PRECISE DEVELOPMENT PLAN, ZC 09-02 – ZONE CHANGE

A request by Kerry Moriarty, the property owner, for Planning Commission review and consideration of:

1) **DR 09-11** – a Preliminary/Precise Development Plan for the construction of a 24-unit apartment complex including on-site parking and landscaping; and

2) **ZC 09-02** – a Zone Change proposal to amend the City's Zoning Map designation for the site. The current Zoning Map designation for the site is *High Density Residential, Planned Development (R-3, PD)*; the applicant is requesting a change to *High Density Residential, Planned Development (R-3, PD)* which would conform to the City's General Plan designation for the site of *High Density Residential.*

The Planning Commission will consider a recommendation to the City Council for a density bonus on the site to allow the number of residential units at 20% greater than the standard density allowed in a High Density Residential District.

The site is approximately .96 acres located at 109 South Third Street (Assessor Parcel Number: 85-150-47). A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Morgen Benevedo summarized the written staff report.

PUBLIC HEARING OPEN

Public Hearing opened at 6:35 p.m.
Public Hearing closed at 6:43 p.m.

Kerry Moriarty, property owner – indicated that he had withdrawn the approved single family project changes to the project were due to housing market changes; stated that project is aesthetically pleasing; will be viable to lenders; and provides work-force housing; and noted that the density bonus is critical to the viability of the project.

PUBLIC HEARING CLOSED

Commissioner Hain stated his concern regarding parking and indicated that this was a good project for Lompoc. Commissioner Rodenhi asked about the project's carport design. Project Lead Architect Leonard Grant asked that the Commission approve the proposed design of flat carports, noting aspects of low maintenance and longevity. Mr. Grant indicated the primary consideration to keeping proposed flat carport design was the visual aspect, secondary was maintenance and economic issues. He felt that the staff proposed changes to a roofline consistent with the building will change the project's look to appear top-heavy and industrial.

Commissioner Rodenhi noted that the project appears well-thought out and indicated his approval of maintaining the original design. Commissioner Hamilton agreed with Commissioner Rodenhi. Staff discussed the need for project architecture to be consistent and noted that in the past the Commission had required the roofline to match.

It was moved by Commissioner Rodenhi and seconded by Commissioner Hain that the Planning Commission certify the Mitigated Negative Declaration. The motion passed on a unanimous voice vote of 3-0-2 with Commissioner Free and Commissioner Gonzales absent.

It was moved by Commissioner Hain and seconded by Commissioner Rodenhi to adopt Resolution No. 666 (10) as amended recommending that the City Council approve DR 09-11 as the Preliminary/Precise Development Plan for the project. The motion passed on a unanimous voice vote of 3-0-2 with Commissioner Free and Commissioner Gonzales absent.

It was moved by Commissioner Hain and seconded by Commissioner Hamilton that the Planning Commissioner adopt Resolution No. 667 (10) recommending that the City Council approve Zone Change ZC 09-02. The motion passed on a unanimous voice vote of 3-0-2 with Commissioner Free and Commissioner Gonzales absent.

It was moved by Commissioner Rodenhi and seconded by Commissioner Hain that the Planning Commission adopt Resolution No. 668 (10) recommending that the City Council approve the requested Density Bonus. The motion passed on a unanimous voice vote of 3-0-2 with Commissioner Free and Commissioner Gonzales absent.

NEW BUSINESS:

Elect Chair and Vice Chair – this item will be continued to the February 10, 2010 meeting.

ORAL COMMUNICATIONS:

None.

WRITTEN COMMUNICATIONS:

None.

DIRECTOR/STAFF COMMUNICATIONS:

Ms. Pelster indicated that a draft General Plan meeting is tentatively scheduled for February 23, 2010 and that there will be a Regular Commission meeting on February 10, 2010.

COMMISSION REQUESTS:

None.

NUMBER OF PEOPLE IN ATTENDANCE: 4

ADJOURNMENT:

It was moved by Commissioner Hain and seconded by Commissioner Hamilton that the Planning Commission adjourn to the February 10, 2010 meeting. The motion passed on a unanimous voice vote and the meeting was adjourned at 6:55 p.m.

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Arleen T. Pelster, AICP	Jack Rodenhi
Secretary	Chair

G: Comm Dev\Minutes-PC\2008\01-13-10