MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
September 8, 2010

ROLL CALL: Commissioner Helen Free
Commissioner Nick Gonzales
Commissioner Kate Griffith
Commissioner Frank Hain
Commissioner Jack Rodenhi

STAFF: Community Development Director Arleen Pelster
Planning Manager Lucille Breese
Assistant Planner Morgen Benevedo
Assistant City Attorney Jeff Malawry
Staff Assistant Angela Wynne

ORAL COMMUNICATIONS:

APPROVAL OF MINUTES:

It was moved by Commissioner Gonzales and seconded by Commissioner Free that the minutes of August 11, 2010 be continued to the meeting of September 22, 2010. The motion passed on a voice vote of 5-0.

CONSENT CALENDAR:

None.

PUBLIC HEARING ITEM:

Commissioner Hain recused himself from the agenda item due to ownership of property within 500 feet of the subject property.

1. CONDITIONAL USE PERMIT – CUP 10-03

A request by Ronald K. Fairbanks, the property owner, for Planning Commission consideration of a proposal for a Conditional Use Permit to convert an existing 5,120 square foot commercial building into a 7-unit apartment complex with covered parking and landscaping. The project site is located at 337 North J Street in the *High Density Residential (R-3)* Zoning District (Assessor Parcel Number: 91-022-02). This action is exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

Assistant Planner Morgen Benevedo summarized the written staff report.

PUBLIC HEARING OPENED AND CLOSED AT 6:35 p.m.

Commissioner Rodenhi commented that the project looked nice. Commissioner Gonzales commended the applicant on re-use and conversion of the site. Commissioner Free stated that the project improved the area and Commissioner Griffith concurred.

It was moved by Commissioner Free and seconded by Commissioner Gonzales that the Planning Commission adopt Resolution No. 685 (10) based upon the Findings of Fact and the Conditions of Approval. The motion passed on a 4-0-1 voice vote with Commissioner Hain not participating.

Commissioner Hain returned to the Dias.

2. CONDITIONAL USE PERMIT – CUP 10-05

A request by Kathy Guthrie, representing Lompoc Phone and Computer, for Planning Commission consideration of a proposal for a Conditional Use Permit (CUP 10-05) to operate a phone and computer repair and installation business in an existing building. The project is located at 118 East Ocean Avenue in the *Old Town Commercial (OTC)* Zoning District (Assessor Parcel Number: 85-162-06). This action is exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

Assistant Planner Morgen Benevedo summarized the written staff report.

PUBLIC HEARING OPENED AND CLOSED AT 6:38 p.m.

Commissioner Rodenhi asked the applicant if there were two locations for this business and Ms. Guthrie indicated that the store had moved from a location on West Ocean to the East Ocean location. Commissioner Rodenhi asked if the applicant agreed to the Condition of Approval regarding window signage and the applicant indicated affirmatively.

It was moved by Commissioner Griffith and seconded by Commissioner Rodenhi that the Planning Commission adopt Resolution No. 684 (10) based upon the Findings of Fact and the Conditions of Approval. The motion passed on a 5-0 voice vote.

NEW BUSINESS:

None

ORAL COMMUNICATIONS:

None

WRITTEN COMMUNICATIONS:

None.

DIRECTOR/STAFF COMMUNICATIONS:

Ms. Pelster stated that the General Plan Update will be considered by the City Council on September 13, 2010. She also noted there will be a Planning Commission meeting held on Wednesday, September 22, 2010.

COMMISSION REQUESTS:

Commissioner Free asked staff about possible sign violations in the Palm Square shopping center.

Commissioner Hain asked if the public will be able to speak on the September 22, 2010 agenda item regarding the Wal-mart expansion. Ms. Breese indicated that public comment was closed and that the public can address the Commission during Oral Communications. Commissioner Griffith asked if additional correspondence had been received and Ms. Breese indicated that one (1) letter had been received by staff to date.

NUMBER OF PEOPLE IN ATTENDANCE: 6

ADJOURNMENT:

It was moved by Commissioner Free and seconded by Commissioner Rodenhi that the Planning Commission adjourn to the September 22, 2010 meeting. The motion passed on a unanimous voice vote and the meeting was adjourned at 6:45 p.m.

_____	_____
Arleen T. Pelster, AICP	Jack Rodenhi
Secretary	Chair