

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
May 14, 2008**

ROLL CALL: Commissioner Jack Rodenhi
Commissioner Helen Free
Commissioner Judith Grames-Lyra
Commissioner Frank Hain
Commissioner Robert Lingl

ABSENT: none

STAFF: Community Development Director Arleen Pelster
Planning Manager Lucille Breese
Assistant City Attorney Matt Granger
Principal Planner Keith Neubert
Associate Planner Dinah Lockhart
Assistant Planner Gina Lopez
Staff Assistant Angela Wynne
Development Services Assistant Cherridah Weigel

APPROVAL OF MINUTES:

Commissioner Grames-Lyra indicated that Agenda Item #2 of the March 12, 2008 Minutes did not reflect her discussion of the housing units not meeting the minimum requirements for senior housing and the lack of delivery area for the proposed restaurant.

Commissioner Lingl stated that the Minutes did not reflect his discussion of traffic flow, density, parking, the need for senior housing, the size of the units, the lack of shopping in the area, limited walking areas, high traffic area, and that Ocean Avenue and Seventh Street intersection will be an extremely busy intersection with the placement of the new hospital. Commissioner Lingl asked the Minutes be revised to reflect the aforementioned points and requested that the revised Minutes be returned to the Planning Commission for approval.

Community Development Director Arleen Pelster asked the Commission to phone staff with any additional statements that were not included in the current version.

It was moved by Commissioner Lingl and seconded by Commissioner Free to approve the Minutes of the March 13, 2008 City Council Joint Meeting and the Planning Commission Minutes of April 9, 2008.

Commissioner Hain indicated his approval of the content of the March 13, 2008 Joint Meeting Minutes, stated that his name was absent from the voting result, and requested the Minutes be corrected. Commissioner Lingl revised his motion to approve the Minutes, 'as corrected'. The motion passed on a unanimous voice vote.

ORAL COMMUNICATIONS:

None

CONSENT CALENDAR:

None

PUBLIC HEARING ITEM:

1. LOM 583-P – TENTATIVE PARCEL MAP

A request by Mike Dale, representing Sansum Clinic, for Planning Commission consideration of a proposal to subdivide an approximately 2.80 acre parcel of land into two (2) parcels. The property is located in the Planned Commercial Development (PCD) Zoning District at 1225 North H Street (Assessor Parcel Number: 89-490-12). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Gina Lopez summarized the written staff report.

Commissioner Lingl clarified that this item does not include a zone change. Ms. Lopez indicated affirmatively.

Commissioner Grames-Lyra stated that the maps reflect current parking areas. Ms. Breese indicated that the Sansum Medical Clinic had requested to place permanent parking and confirmed that the parking area will remain even if the front parcel is sold. Commissioner Hain asked staff to identify what could be built on the front parcel with the site easement in place. Ms. Breese indicated any permitted use listed in the PCD zone that did not place a building on the easement. Mr. Granger noted that the site easement was negotiated between the two private property owners, that the easement is recorded onto the property and that the City has no jurisdiction over the agreement.

PUBLIC HEARING OPEN

Public Hearing opened at 6:46 p.m.

Public Hearing closed at 6:49 p.m.

Jim Dixon, representing property owner – noted that any proposed development will come back before the Commission for approval, that reciprocal parking will be returned, and that the Conditions of Approval are acceptable, including the bus area.

PUBLIC HEARING CLOSED

It was moved by Commissioner Free and seconded by Commissioner Grames-Lyra that the Planning Commission certify the Negative Declaration and adopt Resolution No. 594 (08) approving LOM 583-P, the proposed Tentative Parcel Map, based upon the Findings of Fact in the Resolution and subject to the Conditions of Approval. The motion passed on a unanimous voice vote.

2. DR 07-15 – DEVELOPMENT PLAN REVIEW

A request by Rosario Perry, the property owner, for Planning Commission consideration of a proposal to construct an approximately 49,265 square foot building to be utilized for industrial/winery uses. The proposed project site is approximately 3.35 acres and is located at 1501 North L Street in the Business Park (BP) Zoning District (Assessor Parcel Number: 93-450-59). A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Principal Planner Keith Neubert summarized the written staff report.

PUBLIC HEARING OPEN

Public Hearing opened at 6:43 p.m.

Public Hearing closed at 6:50 p.m.

Rosario Perry, applicant – provided additional renderings for the Commission to consider, stated that the project has been well received by the City, plans to incorporate modern-age technology to reduce energy costs, and will work to resolve the installation of the solar panels.

PUBLIC HEARING CLOSED

Commissioner Free noted her concern with architectural continuity. Commissioner Rodenhi congratulated Mr. Perry with the project aspects including energy production, the green screen, and the focus feature. Commissioner Grames-Lyra asked about pollutants, odor, and APCD standards. Mr. Perry indicated that any odors would not leave the building, that fork lifts are electric and not propane driven, and that steam cleaning the barrels in lieu of cleaning solvents is preferred.

It was moved by Commissioner Lingl and seconded by Commissioner Free that the Planning Commission certify the Mitigated Negative Declaration and adopt Resolution No. 601 (08) approving DR 07-15, for the construction of an approximately 49,265 square foot multi-tenant building to be utilized for industrial/winery uses, based upon the based upon the Findings of Fact in the Resolution and subject to the attached Conditional of Approval. The motion passed on a unanimous voice vote.

Ms. Breese indicated that Agenda Item 3 and 4 would be presented together and voted on individually.

3. DR 07-02 – DEVELOPMENT PLAN REVIEW / LOM 567 – TENTATIVE SUBDIVISION MAP – BURTON RANCH SPECIFIC PLAN AREA

A request by Donald Jensen of Jensen Survey and Design, for Planning Commission consideration of the following:

LOM 567 – A Tentative Subdivision Map requesting subdivision of an approximately 14.3 acre site to create 52 parcels; and

DR 07-02 – A Development Plan/Architectural Review for the construction of 55 residential units, including a residential triplex intended as an affordable unit, with approximately 12,632 square feet of common open space.

The proposed project site is approximately 14.3 acres of the total 150 acre Burton Ranch Specific Plan area. The site is located north of the intersection of Purisima Road and Harris Grade Road in the Burton Ranch Specific Plan (SP) Zoning District (Assessor Parcel Numbers: 97-250-002, 97-250-069, 97-250-070).

A Final Revised Environmental Impact Report (EIR 02-01) for the Burton Ranch Specific Plan (SCH # 2002091045) was prepared by Science Applications International Corporation (SAIC) in September 2005. The City Council adopted Resolution No. 5299 (06) certifying FEIR 02-01, making the required California Environmental Quality Act (CEQA) findings of fact and making the necessary statement of overriding considerations on February 7, 2006. Mitigation Measures were adopted as a part of the environmental process and will be incorporated into the project approval. The proposed project is consistent with the Burton Ranch Specific Plan adopted by Council Resolution No. 1519 (06), March 7, 2006. This project is exempt from further CEQA review pursuant to Government Code Section 65457.

4. DR 07-01 – DEVELOPMENT PLAN REVIEW / LOM 570 – TENTATIVE SUBDIVISION MAP – BURTON RANCH SPECIFIC PLAN AREA

A request by Michael Towbes and Courtney Seepel representing The Towbes Group, for Planning Commission consideration of the following:

LOM 570 – A Tentative Subdivision Map requesting subdivision of an approximately 100.96 acre site to create 210 numbered lots and 19 open space lots or 229 parcels; and

DR 07-01 – A Development Plan/Architectural Review for the construction of 210 residential units in four (4) distinct neighborhood areas, with approximately 27.89 acres of common open space and 23.59 acres of public and private streets.

The proposed project site is approximately 100.96 acres of the total 149 acre Burton Ranch Specific Plan area. The site is located north of the intersection of Purisima Road and Harris Grade Road in the Burton Ranch Specific Plan (SP) Zoning District (Assessor Parcel Number: 97-250-05, -51, -62).

A Final Revised Environmental Impact Report (EIR 02-01) for the Burton Ranch Specific Plan (SCH # 2002091045) was prepared by Science Applications International Corporation (SAIC) in September 2005. The City Council adopted Resolution No. 5299 (06) certifying FEIR 02-01, making the required California Environmental Quality Act (CEQA) findings of fact and making the necessary statement of overriding considerations on February 7, 2006. Mitigation Measures were adopted as a part of the environmental process and will be incorporated into the project approval. The proposed project is consistent with the Burton Ranch Specific Plan adopted by Council Resolution No. 1519 (06), March 7, 2006. This project is exempt from further CEQA review pursuant to Government Code Section 65457.

Planning Manager Lucille Breese summarized the written staff report.

Commissioner Free asked which ordinances were in effect, what differences are noted, and if the differences are numerous. Ms. Breese indicated that Condition P67 addresses the concerns stated. Commissioner Lingl noted a recent issue of an undeveloped park in a project and asked how the issue is addressed in the Burton Ranch project. Ms. Breese stated this issue is addressed as a Condition of Approval and that timing for the installation of the proposed park is more aggressive than the Specific Plan requirement.

PUBLIC HEARING OPEN

Public Hearing opened at 7:16 p.m.
Public Hearing closed at 7:27 p.m.

Don Jensen, property owner and developer – thanked the staff for their assistance, indicated agreement with the Conditions of Approval and noted that the project satisfied affordable housing requirements with two triplex units.

Michael Towbes, applicant – stated that he enjoyed working with the staff, indicated that the project has gone through a rigorous and extensive Environmental Impact Report, and discussed aspects of the project. Mr. Towbes noted that the park is an important aspect to the project, that it is close to the entrance, centrally located within 150 acres on level terrain, and discussed electric and water providers.

Morgann Taylor Jack, resident – asked the Commission if C Street within Burton Ranch will open onto Harris Grade Road and Onstott Road and, if so, when. Ms. Jack also asked when the development will begin for the remainder of the proposed units.

PUBLIC HEARING CLOSED

Mr. Towbes addressed Ms. Jack's inquiries, noted that some road issues will depend on the Martin Farrell project; stated that the cul-de-sac of C Street will be the last phase to be built, and indicated that he anticipates a four to five year building period.

Commissioner Rodenhi asked if the streets will be named after the letters of the alphabet or if more attractive names will be chosen and inquired about the 'alley loaded' product. Mr. Towbes indicated street names had yet to be chosen and would be approved by City staff. Mr. Towbes stated that the project will have street frontage and vehicles will access the garage from the alley in the rear.

Commissioner Grames-Lyra congratulated Mr. Towbes on the alley-loaded aspect and the energy-saving street lights and asked if any of the buildings proposed are 'green' buildings. She asked about the necessity for the pond and if the Home Owners Association (HOA) would be responsible for that maintenance. Mr. Towbes responded that extensive use of green materials will be utilized during construction, that the pond is a retention basin to hold the water on the site, and agreed that the HOA would maintain the common area.

Commissioner Free asked about sidewalks in the project area. Mr. Towbes referred Commissioner Free to the Specific Plan for detailed drawings of sidewalks.

Commissioner Lingl complimented the project, inquired about internal circulation and vehicle traffic. Mr. Towbes stated that the internal circulation has reviewed by both the Engineering Division and Fire Department. Mr. Jensen indicated that the church would be located in his area of the development.

Commissioner Grames-Lyra asked about a parking area within the park and if bike routes were planned. Mr. Towbes noted there was street parking adjacent to the park and bike routes are shown in the Specific Plan.

Commissioner Rodenhi asked about rolled curbing and Mr. Towbes replied that the Specific Plan allowed that treatment.

It was moved by Commissioner Grames-Lyra and seconded by Commissioner Free that the Planning Commission adopt Resolution No. 597 (08) approving LOM 567 as the Vesting Tentative Subdivision Map for the proposed Jensen Development, based upon the Findings of Fact in the Resolution and subject to the Conditions of Approval. The motion passed on a unanimous voice vote.

It was moved by Commissioner Grames-Lyra and seconded by Commissioner Lingl that the Planning Commission adopt Resolution No. 598 (08) approving DR 07-02 as the Development Plan for the proposed 55-unit Jensen Residential Development, based upon the Findings of Fact in the Resolution and subject to the Conditions of Approval. The motion passed on a unanimous voice vote.

It was moved by Commissioner Hain and seconded by Commissioner Free that the Planning Commission adopt Resolution No. 599 (08) approving LOM 570 as the Vesting Tentative Subdivision Map for the proposed 210-unit Towbes Residential Development, based upon the Findings of Fact in the Resolution and subject to the Conditions of Approval. The motion passed on a unanimous voice vote.

It was moved by Commissioner Hain and seconded by Commissioner Grames-Lyra that the Planning Commission adopt Resolution No. 600 (08) approving DR 07-01 as the Development Plan for the proposed Towbes Residential Development, based upon the Findings of Fact in the Resolution and subject to the Conditions of Approval as amended. The motion passed on a unanimous voice vote.

NEW BUSINESS:

None

ORAL COMMUNICATIONS:

None

WRITTEN COMMUNICATIONS:

None

DIRECTOR/STAFF COMMUNICATIONS:

Ms. Breese indicated that the Commissioners were provided with a notice of Development Review Board (DRB) meeting for the Hilton Gardens development on May 27, 2008. She note that the Commissioners are invited to follow this project from beginning to end and requested that the Commissioners contact staff for timelines and process.

Ms. Breese stated that the Ocean Plaza development (bowling alley) has been appealed and will be heard by the City Council on June 17, 2008.

Ms. Breese stated that further information regarding the General Plan update, resulting from the discussion at the Joint Meeting of March 13, 2008 will be presented to the City Council on May 20, 2008. Copies of the staff report were forwarded to the Commissioners.

Ms. Breese noted that there are business items for the June agenda.

COMMISSION REQUESTS:

Commissioner Free stated her absence at the June 11, 2008 meeting.

Commissioner Hain asked if the revision of the March 12, 2008 Agenda Item 2 Minutes will be available prior to the Ocean Plaza appeal.

NUMBER OF PEOPLE IN ATTENDANCE: 22

ADJOURNMENT:

It was moved by Commissioner Free and seconded by Commissioner Grames-Lyra that the Planning Commission meeting be adjourned to the June 11, 2008. The motion passed on a unanimous voice vote.

The Commission adjourned at 7:50 p.m.

Arleen T. Pelster, AICP
Secretary

Jack Rodenhi
Chair