

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
April 10, 2006**

ROLL CALL: Commissioner Ron Fink
Commissioner Judith Grames-Lyra
Commissioner Ralph Harman
Commissioner Jack Rodenhi
Commissioner Ann Ruhge

ABSENT: None

STAFF: Community Development Director Arleen Pelster
City Planner Lucille Breese
Assistant City Attorney Matthew Granger
Associate Planner Keith Neubert
Senior Environmental Coordinator Stacy Lawson
Office Staff Assistant Angela Wynne

APPROVAL OF MINUTES:

It was moved by Commissioner Fink and seconded by Commissioner Ruhge to approve the Minutes of March 13, 2006 meeting with a correction to Page 7. The motion passed on a voice vote of 5-0.

ORAL COMMUNICATIONS:

None.

CONSENT CALENDAR:

None.

PUBLIC HEARING ITEMS:

1. **LOM 559-P – TENTATIVE PARCEL MAP**

A request by Joe Lazaer, property owner, for Planning Commission consideration of a proposal to subdivide an approximately 41,000 square-foot parcel of land and the existing building into four (4) commercial parcels and common area. The property is located in the Planned Commercial Development (PCD) Zoning District at 209 West Central Avenue (Assessor Parcel Number 93-450-51). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Associate Planner Keith Neubert summarized the written staff report.

PUBLIC HEARING OPEN

Public Hearing opened at 6:35 p.m.

Public Hearing closed at 6:36 p.m.

Jim Dixon, project engineer –discussed the history of the structure which was built 15 years ago, the current project is to create 4 lots for individual ownership, and he noted that the project follows the original concept for separate ownership.

PUBLIC HEARING CLOSED

Commissioner Harman indicated his support of the project. Commissioner Rodenhi asked if there would be a common area and Mr. Dixon indicated affirmatively.

It was moved by Commissioner Ruhge and seconded by Commissioner Grames-Lyra that the Planning Commission certify the Negative Declaration and adopt Resolution No. 479 (06) approving LOM 559-P, a Tentative Parcel Map, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval. The motion passed on a voice vote of 5-0.

2. DR 05-28 – ARCHITECTURAL REVIEW

A request by Jim Raggio representing the Lompoc Healthcare District for Planning Commission consideration of revised architecture for the proposed Lompoc Hospital (DR 05-28). The property is 8.1 acres in size and located on the north side of East Ocean Avenue between Seventh and Twelfth Streets. A portion of the site contains the existing City of Lompoc Community Center (Assessor Parcel Number: 99-140-24 and -28). An Environmental Impact Report (EIR 05-01) was certified for the construction project, review of the architecture is not a project under the California Environmental Quality Act (CEQA).

City Planner Lucille Breese summarized the written staff report. She noted that additional material had been received from the applicant late in the afternoon, staff had not had time to evaluate the submittal but was presenting it to the Commission for possible review.

PUBLIC HEARING OPEN

Public Hearing opened at 6:44 p.m.

Public Hearing closed at 6:52 p.m.

Jim Raggio, Lompoc Hospital Administrator– introduced project representatives who would present a Power Point presentation and is available for questions.

Mike Kintz, project architect – introduced Power Point presentation.

Steve Stokes, project designer – presented Power Point presentation.

PUBLIC HEARING CLOSED

Commissioner Harman expressed concern that staff has not had adequate time to review information received prior to the meeting.

It was moved by Commissioner Harman and seconded by Commissioner Fink that the item be continued to the Planning Commission May 8, 2006 meeting.

Commissioner Ruhge indicated that the new drawings follow previous drawings in style and color and she could evaluate them. Commissioner Rodenhi noted his disagreement with the basic style of the building, stated he is not in favor of a continuance, and indicated that he would like to provide suggestions. Commissioner Grames-Lyra stated that input to the applicant would be useful, noted the lack of landscaping at the rear of the building (east side); and observed that the building appears 'boxy' and 'bland'.

Commissioner Harman withdrew the previous motion, citing Commission consensus to continue project discussion.

Commissioner Harman indicated a need for a wall or windbreak protection for diners at the café. Commissioner Rodenhi noted the building was very rectangular and discussed current local projects which reflect the desired architecture for the town. Commissioner Harman concurred with Commissioner Rodenhi.

Commissioner Harman discussed the placement of the mural in the circular drive and that the landscape appears to mask the architecture of the building. Commissioner Ruhge agreed with Commissioner Harman and Commissioner Rodenhi. Commissioner Grames-Lyra stated that she is not objecting to the design and noted that trees, the addition of public art, and colored tile could soften the appearance of the building.

Commissioner Grames-Lyra indicated that the seating area for the cafe is exposed to weather conditions and that as proposed, no one will be able to utilize the outdoor space, and stated her approval of the landscaped pedestrian area. Mr. Raggio added that several open-air gardens designated as waiting rooms are contained within the building.

Commissioner Fink suggested adding a planter area in the café area, noted open space on the exterior of the building for future mural or tile treatments, expressed concern that the rear of the building faces entrance to the City, and approved of the mural in the circular area. Commissioner Grames-Lyra suggested that future murals should compliment the structure, stated that the street area appeared attractive, asked where directional signage was to be placed, and noted color preferences to the building and landscape. Commissioner Ruhge indicated that the mural is now located at the entry to the hospital at its present location, was painted specifically for the hospital district and would be moved to the entry of

the new hospital, and stated her agreement with Commissioner Grames-Lyra on building colors.

Commissioner Fink discussed what process should be followed since the Planning Commission had so many significant concerns. Commissioner Rodenhi indicated that the discussion of the architectural issues was appropriate and suggested another opportunity to review elevations would be in order.

Commissioner Harman indicated his agreement with Commissioner Fink and Commissioner Rodenhi, noted concern that the elevation of the building had not been provided, nor the ambulance entry area, and expressed support for the continuation of the item for further review by the Commission. Commissioner Grames-Lyra stated her agreement with Commissioner Harman, indicating that the back of the building is not appropriate for a city entrance. Commissioner Grames-Lyra indicated concern with the emergency entrance area and stated that the Commission should approve proposed artwork with the architectural approval. Commissioner Grames-Lyra stated that the project needs additional work. Mr. Kintz asked the Commission for specific building style preferences and Commissioner Rodenhi noted three projects that have been approved recently. Mr. Raggio stated that the Commission's concerns and suggestions are valid.

Mr. Raggio indicated that the directional changes suggested do not impact the structure and asked the Commission if the project could be approved for structure and returned to the Commissioner for cosmetic issues. Commissioner Fink asked for clarification about the Commission's task. Ms. Pelster indicated the agenda item does not impact structural issues but addresses architectural points.

It was moved by Commissioner Fink and seconded by Commissioner Grames-Lyra that the agenda item be continued for 30 days and the applicant to return with alternative architectural treatments to the building and a detailed elevation of the emergency room entrance and the back of the building (east elevation).

Commissioner Rodenhi stated that the requested changes are more extensive than just color and that the Commission must see the emergency room elevations. Commissioner Rodenhi stated that sharp-edged treatments are not favored. Mr. Granger stated that it is the applicant's duty to provide design and it is the Commission's consideration to approve or deny the design presented and not to redesign the project.

The motion passed on a roll call vote of 4-0 with Commissioner Harman voting no.

The Planning Commission took a break at 8:08 p.m. and resumed the meeting at 8:17 p.m.

3. **DR 05-40 – EN 0212A – DEVELOPMENT REVIEW**

Planning Commission consideration of a Master Plan Revision and Plant Upgrade for the City of Lompoc Regional Wastewater Reclamation Plant to meet discharge requirements of the Regional Water Quality Control Board. The project will provide redundancy and does not extend beyond the existing Wastewater Reclamation Plant boundaries. The property is located at 1801 West Central Avenue (Assessor Parcel Number: 93-040-40). A Mitigated Negative Declaration –CEQA PLUS document, has been prepared for this project in accordance with the provisions of the California Environmental Quality Act (CEQA) and the State Water Resources Control Board's agreement with the U.S.E.P.A., pursuant to the National Environmental Policy Act (NEPA).

Senior Environmental Coordinator Stacy Lawson summarized the written staff report.

Commissioner Fink asked how many times the emergency holding at the plant basin was utilized in the last several years. Wastewater Superintendent Susan Halpin indicated that there have been no occurrences in the last two and one half years.

PUBLIC HEARING OPEN

Public Hearing opened at 8:27 p.m.

Public Hearing closed at 8:28 p.m.

PUBLIC HEARING CLOSED

Commissioner Harman asked about the odor from the digesters as discussed during the Seabreeze project approval. Ms. Halpin noted that the anaerobic digesters in the revised plan were not the primary source of odor at the plant. She noted that the biotower, which is the main source of odors, would be removed from the process and replaced with two Dissolved Air Flotation Thickeners (DAFT) that will be covered and scrubbed to control odors.

It was moved by Commissioner Harman and seconded by Commissioner Rodenhi that the Planning Commission certify the Mitigated Negative Declaration and adopt Resolution No. 480 (06) approving DR 05-04, a revision to the approved Master Plan (DR 03-01) for the Lompoc Regional Wastewater Reclamation Plant at 1801 West Central Avenue, based on the Findings of Fact noted in the Resolution and subject to the attached Conditions of Approval. The motion passed on a unanimous voice vote of 5-0.

4. **TA 06-02 – TEXT AMENDMENT**

Planning Commission consideration of a Text Amendment to the City's Zoning Ordinance to add Article 9B – MU - Mixed Use District. If adopted, the Ordinance will be effective Citywide on properties with the General Plan Land Use Designation of Mixed Use. A Negative Declaration has been prepared for this project in accordance with the California Environmental Quality Act (CEQA).

City Planner Lucille Breese summarized the written staff report.

PUBLIC HEARING OPEN

Public Hearing opened at 8:35 p.m.

Public Hearing closed at 8:36 p.m.

PUBLIC HEARING CLOSED

Commissioner Rodenhi identified himself as a property owner within the area of discussion. Ms. Breese indicated 139 parcels had been identified in the City's General Plan and that the Planning Commission is providing a recommendation to the City Council for development standards of property. Mr. Granger indicated that a conflict of interest does not exist because the proposed text amendment affects all properties equally.

Commissioner Fink noted that he had provided staff with additional language which was given to the Planning Commission for consideration.

The Commission discussed Commissioner Fink's suggestions, the language and list of uses in the draft ordinance, the intent and purpose of the Old Town Specific Plan, and the need for the addition of the Mixed Use District to the Zoning Ordinance.

It was moved by Commissioner Harman and seconded by Commissioner Ruhge that the Planning Commission adopt Resolution No. 478 (06) recommending that the City Council certify the Negative Declaration and adopt Text Amendment TA 06-02 establishing the *Mixed Use* Zoning District with the language addition to Section 8150; the additional permitted uses in Section 8153; and the additional prohibited uses in Section 8155. The motion passed on a roll call vote of 5-0.

NEW BUSINESS:

None.

ORAL COMMUNICATIONS:

None.

WRITTEN COMMUNICATIONS:

None.

DIRECTOR/STAFF COMMUNICATIONS:

Ms. Pelster stated that the appeal of the Planning Commission determination on the Transitions project will be heard at the May 16, 2006 City Council meeting.

COMMISSION REQUESTS:

Commissioner Fink spoke about the Lompoc Valley magazine. Commissioner Ruhge expressed appreciation for attending the 2006 Planner's Institute in Monterey, California. Commissioner Harman thanked Commissioner Fink for his extra work on agenda item #4.

NUMBER OF PEOPLE IN ATTENDANCE: 11

ADJOURNMENT:

It was moved by Commissioner Harman and seconded by Commissioner Rodenhi that the Planning Commission adjourns to the Regular Meeting scheduled for May 8, 2006. The motion passed on a voice vote of 5-0. The meeting was adjourned at 9:10 p.m.

Arleen T. Pelster, AICP
Secretary

Jack Rodenhi
Chair