

**MINUTES OF THE REGULAR MEETING  
OF THE LOMPOC PLANNING COMMISSION  
May 8, 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

**APPROVAL OF MINUTES:**

It was moved by Commissioner Fink and seconded by Commissioner Harman to approve the Minutes of April 10, 2006 meeting with a correction to Page 3. The motion passed on a voice vote of 5-0.

**ORAL COMMUNICATIONS:**

None.

**CONSENT CALENDAR:**

None.

**PUBLIC HEARING ITEMS:**

**1. DR 05-28 – ARCHITECTURAL REVIEW**

*Continued from April 10, 2006 Planning Commission Meeting*

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.

## **PUBLIC HEARING OPEN**

Public Hearing opened at 6:45 p.m.

Public Hearing closed at 6:50 p.m.

Jim Raggio, Lompoc Hospital Administrator – requested the approval of the revised architecture and introduced project architect Steve Stokes of NTD Stickler.

Steve Stokes, NTD Stichler Architects - presented a Power Point presentation and outlined proposed changes to the project architecture.

## **PUBLIC HEARING CLOSED**

Commissioner Fink noted changes to the project and indicated he is in support of the changes. Commissioner Harman concurred and indicated a concern with the placement of the mural at the rear of the building. Commissioner Ruhge stated that she supports the mural placement at the City's entrance and approved of the design and colors selected for the building. Commissioner Grames-Lyra approves of the proposed building colors, noted that the placement of the mural in the back of the building is acceptable, indicated that artwork should be at all elevations, and stated her preference that an additional exterior patio be located at the southeast corner of the building. Commissioner Rodenhi indicated his appreciation for the proposed changes, noting the colors, materials, and improved graphic presentation. Commissioner Harman stated he has no objections to the placement of the mural at the rear of the building and noted safety concerns with mural viewers.

It was moved by Commissioner Fink and seconded by Commissioner Ruhge that the Planning Commission adopt Resolution No. 484 (06) approving the revised architecture (DR 05-28) for the Lompoc Hospital project. The motion passed on a voice vote of 5-0.

## **2. ZONE CHANGE – ZC 06-02, PRELIMINARY/PRECISE DEVELOPMENT PLAN – DR 06-03, TENTATIVE SUBDIVISION MAP – LOM 560**

A request by Rebecca Gowing of R & R Investments, the property owner, for Planning Commission review and consideration of:

- 1) **ZC 06-02** – 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 (R-3)*; 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*;

- 3) **DR 04-35** – a Preliminary/Precise Development Plan for the construction of a 5-unit residential complex including on-site parking and landscaping; and
- 4) **LOM 560** – a Tentative Subdivision Map requesting subdivision of a 10,500 square-foot parcel of land to create five (5) residential parcels.

The property is located at the 410 North K Street (Assessor Parcel Number: 89-232-10). A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Associate Planner Keith Neubert summarized the written staff report and provided a copy of a letter received from a neighboring property owner.

### **PUBLIC HEARING OPEN**

Public Hearing opened at 6:55 p.m.

Public Hearing closed at 7:00 p.m.

Dave Gowing, property owner – stated the intent was to provide opportunity for home ownership, sees the project as the beginning of area improvement, and requested Planning Commission approval.

Angelo Caciola, project architect – discussed the proposed design.

Arlen Sechrest, resident – expressed concern with lack of adequate parking for the proposed project.

### **PUBLIC HEARING CLOSED**

Commissioner Grames-Lyra indicated her approval of the architectural style, opposed modifying the setbacks requested, and will not support the project design as presented. Commissioner Harman indicated his approval of the project and stated that Planned Development allows the Planning Commission to make allowances to the development standards for a desirable project. Commissioner Fink indicated his support for the project. Commissioner Ruhge stated that providing three-bedroom units will be an improvement to the existing neighborhood and will set a standard for future development.

It was moved by Commissioner Ruhge and seconded by Commissioner Fink that the Planning Commission certify the Negative Declaration and adopt Resolution No. 481 (06) approving LOM 560, the proposed Tentative Subdivision Map, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval; recommend that the City Council certify the Negative Declaration; adopt Resolution No. 482 (06) recommending that the City Council approve the proposed Zone Change to *High Density Residential, Planned Development (R-3, PD)*; and adopt Resolution No. 483 (06) recommending that the City Council approve DR 06-03 as the Preliminary/Precise Development Plan of the project. The motion passed on a roll call vote of 4-0 with Commissioner Grames-Lyra voting no.

### **3. ZONE CHANGE – ZC 06-01, CONDITIONAL USE PERMIT – CUP 06-01**

A request by Peikert Group Architects representing Lompoc Housing & Community Development Corporation (LHCDC) for:

- 1) Conditional Use Permit (CUP 06-01) to allow construction and operation of Casa del Desarrollo, a single room occupancy (SRO) facility with 19 studio units, approximately 400 square feet in size, and a 1,080 square foot community room, including an office and restrooms for use by the residents. The proposed SRO will include on-site management of the facilities and oversight of the residents. All units will be targeted to single person households at or below 35% of Santa Barbara County medium income; and
- 2) Zone Change (ZC 06-01) to change the zone district from *Planned Commercial Development (PCD)* to *High Density Residential (R-3)* to be consistent with the City General Plan Land Use Designation of *High Density Residential*.

The project is located at 114 South K Street (Assessor Parcel Numbers 91-102-18 & -19). A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

City Planner Lucille Breese indicated that the applicant had requested that consideration be continued.

The Planning Commission agreed to continue this agenda item to the July 10, 2006 Planning Commission meeting.

### **NEW BUSINESS:**

None.

**ORAL COMMUNICATIONS:**

Arlen Sechrest commented on the upcoming development project at the intersection of R Street and Ocean Avenue.

**WRITTEN COMMUNICATIONS:**

None.

**DIRECTOR/STAFF COMMUNICATIONS:**

Ms. Pelster advised the Commission that on May 16, 2006 the City Council will consider the Transitions project appeal of the Planning Commission determination for denial of Conditional Use Permit CUP 05-06 and the Mixed Use Text Amendment TA 06-02.

**COMMISSION REQUESTS:**

Commissioner Harman requested that the letter received regarding agenda item number 2 be forwarded to the City Council. Commissioner Fink indicated concern with the trucks that are delivering dirt to the Centex project at Bailey and Central Avenue. Commissioner Harman discussed the condition of the South K Street project site.

**NUMBER OF PEOPLE IN ATTENDANCE:** 12

**ADJOURNMENT:**

It was moved by Commissioner Fink and seconded by Commissioner Harman that the Planning Commission adjourn to the Regular Meeting scheduled for June 12, 2006. The motion passed on a voice vote of 5-0. The meeting was adjourned at 7:08 p.m.

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Arleen T. Pelster, AICP  
Secretary

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Jack Rodenhi  
Chair