

**MINUTES OF THE REGULAR MEETING  
OF THE LOMPOC PLANNING COMMISSION  
July 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  
Assistant Planner Nathan Gilbert  
Staff Assistant Angela Wynne

**APPROVAL OF MINUTES:**

It was moved by Commissioner Ruhge and seconded by Commissioner Fink to approve the Minutes of June 12, 2006. The motion passed on a voice vote of 5-0.

**ORAL COMMUNICATIONS:**

None

**CONSENT CALENDAR:**

- 1) City of Lompoc 2005 General Plan Annual Report – progress status of implementing General Plan policies
- 2) Planning Commission 2005/2006 Annual Report – summary of Commission actions for the 2005/2006 year
- 3) **ZONE CHANGE – ZC 06-01, CONDITIONAL USE PERMIT – CUP 06-01**  
Continued from May 8, 2006, request for continuance to September 6, 2006

A request by Peikert Group Architects representing Lompoc Housing & Community Development Corporation (LHCDC) for a Conditional Use Permit (CUP 06-01) and Zone Change (ZC 06-01) to allow the construction and operation of the Casa del Desarrollo project at 114 South K Street (Assessor Parcel Numbers 91-102-18 & -19).

4) **LOM 537-P – TENTATIVE PARCEL MAP TIME EXTENSION**

A request for an extension of time submitted by Hope Street, LLC, the property owner, for Tentative Parcel Map LOM 537-P to subdivide an 11.74-acre parcel of land into three (3) parcels. The property is located in the Business Park (BP) Zoning District at the northeast corner of O Street and Aviation Drive (Assessor Parcel Number: 93-450-39). The time extension request is Categorically Exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

It was moved by Commissioner Fink and seconded by Commissioner Ruhge that the Planning Commission approve the Consent Calendar, noting one correction to the calendar on page 4 of Item #2. The motion passed on a voice vote of 5-0.

**PUBLIC HEARING ITEMS:**

1. **CUP 05-06 – CONDITIONAL USE PERMIT**

A request by Frank Thompson, representing Santa Barbara Housing Assistance Corporation, for Planning Commission consideration of a proposal for a Conditional Use Permit to allow operation of a community counseling and advocacy office including a 39 unit independent living facility for mentally disabled individuals and other low income persons. Review of Conditions of Approval following Council review of an appeal. The facility is proposed at 513 North G Street (Assessor Parcel Number 87-192-19 & -20) in the Central Business (C-2) Zoning District. A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

City Planner Lucille Breese summarized the written staff report.

Commissioner Harman asked how the parking was calculated if use is not specifically identified in the ordinance. Ms. Breese indicated that the Zoning Ordinance allows the calculation to be based on a similar use.

**PUBLIC HEARING OPEN**

Public Hearing opened at 6:35 p.m.

Public Hearing closed at 6:36 p.m.

Tom Piteo, neighboring property owner – indicated that his property is adjacent to the project parking area, expressed concern with the amount of parking, and asked who to contact if there is a parking issue. Stated that parking will be problematic and does not see an easy solution to the situation.

**PUBLIC HEARING CLOSED**

The Planning Commission discussed the amount of parking proposed and whether it was adequate for the facility. Staff advised the Planning Commission that the use had been approved by the City Council on May 16, 2006. Following the approval, the City Council had returned the project to the Planning Commission to review the Conditions of Approval, specifically to add the Condition of Approval limiting any future use to one that could be supported by the on-site parking. Mr. Granger discussed compliance with the Conditions of Approval and the actions that would be taken by the City if the Conditions of Approval were not complied with. Ms. Breese suggested a change to Condition of Approval P38 to note that the City Council had approved the project on May 16, 2006.

It was moved by Commissioner Ruhge and seconded by Commissioner Grames-Lyra that the Planning Commission adopt Resolution No. 507 (06) based upon the Findings of Fact in the Resolution adopting Conditions of Approval for CUP 05-06 with revision to Condition of Approval P38. The motion passed on a roll call vote of 4-0-1 with Commissioner Harman abstaining.

## **2. DR 06-05 – DEVELOPMENT PLAN REVIEW**

A request by Laura Gough of Studio 2g, the project representative, for Planning Commission consideration of a proposal to remodel the exterior of an existing building and to operate a twenty (20) vendor Lompoc Indoor Market. The property is located in the *Central Business (C-2)* Zoning District at 316 East Ocean Avenue (Assessor Parcel Numbers: 85-171-03, 13, 14, 15). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Nathan Gilbert summarized the written staff report.

Commissioner Grames-Lyra asked if the Fire Department reviewed the project for occupancy and fire exits and Mr. Gilbert replied that the project was reviewed by Building/Fire Safety and Conditions of Approval were provided.

### **PUBLIC HEARING OPEN**

Public Hearing opened at 7:01 p.m.

Public Hearing closed at 7:04 p.m.

Laura Gough, Studio 2g project representative – stated intention to renovate existing vacant building, provide new parking stripe layout, remove two driveway aprons from Ocean Avenue, and install new landscaping. The building will be utilized for a small restaurant, carneceria, smoothies, and approximately 20 vendors with an array of merchandise (apparel, shoes, jewelry, electronics, confections).

Richard Morris, neighboring resident – approves of the project and expressed concern with truck deliveries.

### **PUBLIC HEARING CLOSED**

Commissioner Grames-Lyra stated her approval of the project, expressed concern with the lack of seating available to shoppers between the aisles and indicated a preference for a central seating area. Commissioner Fink asked about proposed treatment for the exterior walls and Ms. Gough stated that the E Street wall will be updated and the walls at the back of the site will remain simple. Commissioner Fink stated the project would be a nice addition to the area. Commissioner Ruhge asked if shopping carts will be utilized and Ms. Gough indicated negatively. Commissioner Rodenhi expressed approval of the project, asked what types of tenants will occupy the space.

It was moved by Commissioner Fink and seconded by Commissioner Ruhge that the Planning Commission certify the Negative Declaration and adopt Resolution No. 498 (06) approving CUP 06-02 to allow operation of the Lompoc Indoor Market, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval. The motion passed on a roll call vote of 5-0.

### **3. DR 06-06 – DEVELOPMENT PLAN REVIEW**

A request by Steven Reese, the project representative, for Planning Commission consideration of a proposal to construct a 700 square-foot commercial building on the western portion of the parcel at 516 North I Street (Assessor Parcel Number 87-191-12). The proposed mini-market includes parking and landscaping and is located in the *Central Business (C-2)* Zoning District. This action is exempt pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Nathan Gilbert summarized the written staff report.

### **PUBLIC HEARING OPEN**

Public Hearing opened at 7:15 p.m.

Public Hearing closed at 7:16 p.m.

Steve Reese, project representative – indicated acceptance of the conditions as written and that this is a nice addition to the surrounding area.

### **PUBLIC HEARING CLOSED**

Commissioner Harman indicated that the project is an ideal location for a mixed use and did the applicant consider that use. Mr. Reese stated that while the idea was inviting, parking would be a challenge.

It was moved by Commissioner Fink and seconded by Commissioner Harman that the Planning Commission adopt Resolution No. 499 (06) approving DR 06-06 allowing the construction of a mini-market, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval. The motion passed on a roll call vote of 5-0.

4. **ZONE CHANGE – ZC 05-04 / DEVELOPMENT PLAN - DR 05-30 / VESTING TENTATIVE SUBDIVISION MAP - LOM 555**

A request by The Olson Company for Planning Commission consideration of 60 detached single-family residential units located at the southeast corner of Ocean Avenue and U Street (Assessor Parcel Numbers: 91-110-34, 35). The site is currently vacant. The lots range in size from 1,860 to 2,160 square feet. The site plan shows 11 units fronting onto U Street and the remaining 49 units fronting onto the internal drive aisle or open space contained in the development. Access to the development is from Ocean Avenue and U Street. The project includes the following components:

- **ZC 05-04** – a Zone Change proposal to amend the City's Zoning Map designation for the site. The current Zoning Map designation for the site is *Medium Density Residential (R-2)*; the applicant is requesting a change to *Medium Density Residential, Planned Development (R-2, PD)* which would conform to the City's General Plan Designation for the site of *Medium Density Residential*. The Planned Development designation would allow consideration of a certain amount of flexibility from the strict adherence of the Zoning Ordinance in order to develop a quality project for the benefit of the community;
- **DR 05-30** – a Preliminary/Precise Development Plan for the construction of a 60-unit residential project including on-site parking and landscaping. The units are two stories high and contain three bedrooms with two and one half bathrooms. Two floor plans are provided; one with 1,309 square feet and the other with 1,690 square feet. Each unit has a two-car garage and additional on-site parking spaces are provided for visitors. Four architectural styles are provided; Spanish, Craftsman, Eclectic Spanish, and Italian; and
- **LOM 555**– a Vesting Tentative Subdivision Map requesting subdivision of an approx. 5.13 acre site to create sixty (60) residential parcels and common area. The common area, including the internal drive aisle and open space, would be owned and maintained by a Homeowner's Association (HOA).

Associate Planner Keith Neubert summarized the written staff report, referred to a memo distributed to the Commission recommending addition of an Engineering Condition of Approval to address drainage from shopping center and a change in the distribution of the affordable units Condition of Approval P55.

## **PUBLIC HEARING OPEN**

Public Hearing opened at 7:20 p.m.

Public Hearing closed at 7:35 p.m.

Chandra Pescheck, Olson Company – provided a Power Point presentation.

Johan Scharin, neighboring property owner – indicated his support of the proposed project, stated that the appearance of the area would be improved and the project would provide affordable housing.

## **PUBLIC HEARING CLOSED**

Commissioner Fink indicated his approval that the project is not a gated community, noted the style of the project is appealing, and that the project will be a nice addition to the community. Commissioner Ruhge concurred with Commissioner Fink. Commissioner Grames-Lyra asked what price range was considered low-cost housing and the applicant indicated the low to medium four hundred thousand dollar range. Commissioner Grames-Lyra asked about drainage predevelopment flow and Mr. Neubert indicated the issue is addressed by the additional Engineering Conditions. Commissioner Grames-Lyra indicated that the area will be greatly improved by this project; stated concern with the number of units and the space between units; and requested the applicant to adjust the window placement between the homes. Ms. Pescheck indicated the architect is working with City staff on window placement. Commissioner Rodenhi recognized limited space and that future developments will be relatively compact, approved of areas that encourage resident interaction, and expressed support of the project.

It was moved by Commissioner Ruhge and seconded by Commissioner Grames-Lyra that the Planning Commission:

- 1) certify the Mitigated Negative Declaration;
- 2) recommend that the City Council certify the Mitigated Negative Declaration (MND);
- 3) adopt Resolution No. 504 (06) recommending that the City Council approve the Zone Change ZC 05-04;
- 4) adopt Resolution No. 505 (06) recommending that the City Council approve DR 05-30 as the Preliminary/Precise Development Plan, subject to the attached draft Conditions of Approval; and
- 5) adopt Resolution No. 506 (06) approving Vesting Tentative Subdivision Map LOM 555, subject to the attached draft Conditions of Approval.

Commissioner Harman indicated that although the project was a good project, he couldn't vote on the motion, stating his disagreement with the City Council actions of approving additional residential development without hiring more public safety staff (police and fire). The motion passed on a roll call vote of 4-1 with Commissioner Harman voting no.

5. **ZONE CHANGE – ZC 05-03 / DEVELOPMENT PLAN - DR 05-29 / VESTING TENTATIVE SUBDIVISION MAP - LOM 554**

A request by The Olson Company for Planning Commission consideration of 13 detached single-family residential units located at the southeast corner of Ocean Avenue and R Street (Assessor Parcel Number: 91-110-47). The site is currently vacant. The lots range in size from 1,860 to 2,160 square feet. The site plan shows six units fronting onto R Street and the remaining seven units fronting onto a greenbelt on the east side of the site. Access to the development is from R Street. The project includes the following components:

- **ZC 05-03** – a Zone Change proposal to amend the City's Zoning Map designation for the site. The current Zoning Map designation for the site is *Planned Commercial Development (PCD)*; the applicant is requesting a change to *Medium Density Residential, Planned Development (R-2, PD)* which would conform to the City's General Plan Designation for the site of *Medium Density Residential*. The Planned Development designation would allow consideration of a certain amount of flexibility from the strict adherence of the Zoning Ordinance in order to develop a quality project for the benefit of the community;
- **DR 05-29** – a Preliminary/Precise Development Plan for the construction of a 13-unit residential project including on-site parking and landscaping. The units are two stories high and contain three bedrooms with two and one half bathrooms. Two floor plans are provided; one with 1,309 square feet and the other with 1,690 square feet. Each unit has a two-car garage and an additional three on-site parking spaces are provided for visitors. Four architectural styles are provided; Spanish, Craftsman, Eclectic Spanish, and Italian; and
- **LOM 554**– a Vesting Tentative Subdivision Map requesting subdivision of an approximately 1.36 acre site to create fourteen (13) residential parcels and common area. The common area, including the internal drive aisle and open space, would be owned and maintained by a Homeowner's Association (HOA).

Associate Planner Keith Neubert summarized the staff report.

**PUBLIC HEARING OPEN**

Public Hearing opened at 7:53 p.m.

Public Hearing closed at 7:54 p.m.

Johan Scharin, neighboring property owner – provided a history of the property and urged the Commission to approve the proposal.

**PUBLIC HEARING CLOSED**

It was moved by Commissioner Fink and seconded by Commissioner Rodenhi that the Planning Commission:

- 1) certify the Negative Declaration (MND), and
- 2) recommend that the City Council certify the Mitigated Negative Declaration (MND), and
- 3) adopt Resolution No. 501 (06) recommending that the City Council approve Zone Change ZA 05-03;
- 4) adopt Resolution No. 502 (06) recommending that the City Council approve DR 05-29 as the Preliminary/Precise Development Plan, subject to the attached draft Conditions of Approval; and
- 5) adopt Resolution No. 503 (06) approving Vesting Tentative Subdivision Map LOM 554, subject to the attached draft Conditions of Approval.

The motion passed on a roll call vote of 4-1 with Commissioner Harman voting no.

**NEW BUSINESS:** -- None

**ORAL COMMUNICATIONS:** -- None

**WRITTEN COMMUNICATIONS:** -- None

**DIRECTOR/STAFF COMMUNICATIONS:**

Ms. Pelster advised the Commission that the City Council would consider the Planning Commission's recommendations regarding the Text Amendment allowing a Conditional Use Permit for existing facilities and the Coastal Meadows residential project on July 18, 2006.

**COMMISSION REQUESTS:**

Commissioner Fink stated that it is the Commission's duty to stay focused on the goal by taking public comment, evaluating staff recommendations, approving or denying a project, and not redesigning the project. Commissioner Rodenhi concurred and indicated it can be difficult to stay focused on the Commission's scope of review. Commissioner Grames-Lyra stated her disagreement with the previous comment, citing that the Commission does discuss design and landscaping and does provide insight to architects and project designers.

Commissioner Grames-Lyra indicated the importance of voicing opinions on color and facade. Commissioner Ruhge stated that the location of a project is a business decision that the applicant must make.

**NUMBER OF PEOPLE IN ATTENDANCE: 18**

**ADJOURNMENT:**

It was moved by Commissioner Rodenhi and seconded by Commissioner Fink that the Planning Commission adjourn to the Regular Meeting scheduled for August 14, 2006. The motion passed on a voice vote of 5-0. The meeting was adjourned at 8:00 p.m.

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Arleen T. Pelster, AICP  
Secretary

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Jack Rodenhi  
Chair