

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
December 11, 2006**

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

ABSENT: none

STAFF: Community Development Director Arleen Pelster
City Planner Lucille Breese
Assistant City Attorney Matthew Granger
Staff Assistant Angela Wynne

Ms. Pelster stated that Commissioner Ruhge has resigned from the Planning Commission and taken her seat on the City Council.

APPROVAL OF MINUTES:

It was moved by Commissioner Fink and seconded by Commissioner Grames-Lyra to approve the Minutes of November 11, 2006. The motion passed on a voice vote of 4-0.

ORAL COMMUNICATIONS:

None

CONSENT CALENDAR:

1. CUP 05-07 – CONDITIONAL USE PERMIT

Status Report to Planning Commission regarding compliance with Conditions of Approval for Conditional Use Permit (CUP 05-07) granted to Calvin Tucker, representing New Life Ministries. The project is located at 336 North G Street (Assessor Parcel Number 85-022-03) in the Commercial Industrial (CM) Zoning District.

2. ZONE CHANGE – ZC 06-05

Resolution No. 535 (06) recommending City Council denial of Zone Change ZC 06-05, a comprehensive revision of the City's Zoning Map to rezone approximately 600 designated parcels of land located throughout the City of Lompoc.

It was moved by Commissioner Harman and seconded by Commissioner Fink to approve the Consent Calendar of December 11, 2006. The motion passed on a voice vote of 4-0.

PUBLIC HEARING ITEMS:

1. CUP 05-06 – MINOR MODIFICATION TO A CONDITIONAL USE PERMIT

A request by Frank Thompson, representing Santa Barbara Housing Assistance Corporation, for Planning Commission consideration of a minor modification to the architecture of a previously approved project. The project consists of a Conditional Use Permit for a community counseling and advocacy office, including a 39-unit independent living facility for mentally disabled individuals and other low-income persons. The project is located at 513 North G Street (Assessor Parcel Numbers: 87-192-19, 20) in the *Central Business (C-2)* zoning district. This action is exempt pursuant to the California Environmental Quality Act (CEQA).

City Planner Lucille Breese summarized the written staff report.

PUBLIC HEARING OPEN

Public Hearing opened at 6:34 p.m.

Public Hearing closed at 6:41 p.m.

Robb Brown, Peikert Group Architects – provided revised drawings to the Planning Commission and staff and discussed the proposed changes.

Frank Thompson, representing Santa Barbara Housing Assistance Corporation – noted that the proposed bridge had a number of fire code and building code problems that caused difficulty.

Carol Harman, resident – asked if the project went through all required reviews and asked how the project was approved.

PUBLIC HEARING CLOSED

Commissioner Fink asked about Development Review Board (DRB) process. Ms. Breese indicated that the project had received preliminary building and fire review. Commissioner Fink stated that the proposed changes were substantial and suggested that the applicant take steps to redesign the project. Commissioner Grames-Lyra stated that the proposed project looks like two columns with no transition between the buildings; suggested the project be reevaluated; and clarified only one of the buildings will have an elevator. Commissioner Harman stated the project appeared divided; two projects on two different parcels; and indicated that elevators should be in both buildings.

It was moved by Commissioner Fink, seconded by Commissioner Harman, to deny the proposed architectural changes; providing staff with direction; and to consider the project as a new project with substantial differences. The motion passed on a roll call vote of 4-0.

NEW BUSINESS:

None

ORAL COMMUNICATIONS:

Calvin Tucker, New Life Ministries – indicated that the safety requirements have been completed and noted he had not spoken with staff due to the costs involved. Commissioner Fink stated that Mr. Tucker is to return to the Commission in February 2007. Ms. Breese clarified that the February agenda item will be to consider revocation of the Conditional Use Permit. Mr. Tucker stated he had done what was necessary for fire safety. Ms. Pelster indicated staff was unable to confirm Mr. Tucker's statements without inspecting the property. Mr. Tucker was advised to work with staff and to return to the Planning Commission in February 2007 for a public hearing to review the CUP.

WRITTEN COMMUNICATIONS:

None

DIRECTOR/STAFF COMMUNICATIONS:

Ms. Pelster noted that: 1) the Good Samaritan Shelter Inc appeal would be heard by the City Council on January 2, 2007; 2) the Planning Commission determination on the Comprehensive Zoning Map update was appealed by staff and will be heard by City Council on January 16, 2007; and 3) on January 29, 2007 an adjourned regular meeting will be held to hear the Plains Exploration and Production Co. (PXP) Project Constraints Analysis. Ms. Pelster also noted an Appreciation/Welcome dinner will be scheduled for outgoing and new Planning Commissioners in January 2007.

COMMISSION REQUESTS:

Commissioner Fink requested that the communication from Mr. Tucker be noted in the record.

Commissioner Harman indicated that his term has ended and expressed appreciation to the staff and Commissioners. Commissioner Fink expressed appreciation of Commissioner Harman's historical background and perspective and thanked him for his years of service. Commissioner Rodenhi thanked Commissioner Harman; noted that each Commissioner brings their own history and contributions shared; that Commissioner Harman has been a

valuable asset with his experience in reviewing buildings and site safety; and expressed his feeling that he will be missed very much. Commissioner Grames-Lyra expressed her appreciation for Commissioner Harman for his unique perspective on planning issues.

NUMBER OF PEOPLE IN ATTENDANCE: 6

ADJOURNMENT:

It was moved by Commissioner Rodenhi and seconded by Commissioner Harman that the Planning Commission adjourn to the Regular Meeting scheduled for January 8, 2007. The motion passed on a voice vote of 4-0. The meeting was adjourned at 7:05 p.m.

Arleen T. Pelster, AICP
Secretary

Jack Rodenhi
Chair