MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
October 10, 2005

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
City Attorney Sharon Stuart
Assistant Planner Keith Neubert
Assistant Planner Nathan Gilbert
Staff Assistant Angela Wynne

APPROVAL OF MINUTES:

It was moved by Commissioner Harman and seconded by Commissioner Fink to approve the Minutes of the September 12, 2005 Meeting. The motion passed on a voice vote of 5-0.

ORAL COMMUNICATIONS:

None.

CONSENT CALENDAR:

(All items listed under Consent Calendar are considered to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion of these items unless good cause is shown prior to the time the Commission votes on the motion to adopt.)

PUBLIC HEARING ITEMS

1. CUP 99-04 – CONDITIONAL USE PERMIT

A request by Michael and Amanda Moore, representing the Agape House, for Planning Commission consideration of a renewal and expansion of scope for Conditional Use Permit – CUP 99-04. The renewal will allow continued church operation at 437 North H Street (Assessor Parcel Number 87-241-11) to May 25, 2008 and amend the CUP to include the use of a 250 sq. ft. suite at 433 North H Street for youth related activities during the permitted hours of Church operation. The church is located in a Central Business (C-2) Zoning District. This action is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b).

Assistant Planner Nathan Gilbert summarized the written staff report.

PUBLIC HEARING OPEN

Public Hearing open at 6:33 p.m.
Public Hearing closed at 6:33 p.m.

PUBLIC HEARING CLOSED

It was moved by Commissioner Fink and seconded by Commissioner Grames-Lyra that the Planning Commission adopt Resolution No. 437 (05) approving the renewal and expansion of CUP 99-04 for the Agape House based upon the Findings of Fact noted in the Resolution and subject to the attached Conditions of Approval. The motion passed on a voice vote of 5-0.

Commissioner Rodenhi temporarily relinquished his seat on the Commission for the next agenda item, citing that he owns property within 300 feet of the proposed project. Commissioner Harman assumed position of Commission Chair.

2. LOM 551-P – TENTATIVE PARCEL MAP

A request by Joyce Hudson, property owner, for Planning Commission consideration of a proposal to subdivide a 14,000 square-foot parcel of land into two (2) parcels. The property is located in the Old Town Commercial (OTC) Zoning District at 219 East Ocean Avenue (Assessor Parcel Number 85-123-08). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Keith Neubert summarized the written staff report.

Commissioner Ruhge asked Mr. Neubert if the Commission had considered a development plan for this project last year and Mr. Neubert indicated that particular request had expired.

PUBLIC HEARING

Public Hearing opened at 6:35 p.m.
Public Hearing closed at 6:36 p.m.

John Hudson, property owner – indicated that the future development would be more viable if the parcel were split.

PUBLIC HEARING CLOSED

Commissioner Fink indicated his approval of the project. Commissioner Ruhge agreed with Commissioner Fink, stating that it is logical idea to subdivide the property.

It was moved by Commissioner Fink and seconded by Commissioner Ruhge that the Planning Commission certify the Negative Declaration and adopt Resolution No. 436 (05) approving LOM 551-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 4-0-1, with Commissioner Rodenhi not voting.

Commissioner Rodenhi returned to the rostrum and resumed the position of Commission Chair.

3. DR 05-14 – DEVELOPMENT PLAN REVIEW

A request by Franziska M. Shepard, the property owner, for Planning Commission consideration of a proposal to construct an approximately 18,600 square-foot medical office building including on-site parking and landscaping. The project is proposed on an approximately 1.25 acre parcel of land located at the north east corner of Central Avenue and L Street (Assessor Parcel Number: 93-450-49) and is zoned Planned Commercial Development (PCD). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Keith Neubert summarized the written staff report.

PUBLIC HEARING

Public Hearing opened at 6:41 p.m.
Public Hearing closed at 6:44 p.m.

Paul Poirier, project architect – briefly discussed the project and identified several project members available in the audience to address questions or concerns.

PUBLIC HEARING CLOSED

Commissioner Harman asked what the purpose of the building was and Mr. Poirier stated optometry services were planned for the first floor and non-surgical procedures would take place on the second floor. Mr. Poirier indicated that the building would not be a surgical center. Commissioner Harman asked if Dr. Shepard would occupy a space and Mr. Poirier indicated affirmatively and added that local optometrist Dr. Kendall would also occupy space.

Dr. Kendall addressed the Commission, stated the goal was to bring comprehensive eye care to Lompoc, that the building would not be a surgical center but would perform minor procedures. Commissioner Fink commented that the building has nice structure and character, indicated this is a needed local service, and stated his support of the project. Commissioner Harman agreed.

It was moved by Commissioner Harman and seconded by Commissioner Grames-Lyra that the Planning Commission certify the Negative Declaration and adopt Resolution No. 438 (05) approving DR 05-14 allowing the construction of a medical office building, 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.

4. GP 04-05 – GENERAL PLAN AMENDMENT / ZC 04-07 – ZONE CHANGE / DR 04-35 –PRELIMINARY/PRECISE DEVELOPMENT PLAN, LOM 544 – VESTING TENTATIVE SUBDIVISION MAP

Matt Woodruff, representing JM Development Inc., has requested Planning Commission review of the following:

1) **GP 04-05** – A General Plan Amendment to amend the land use designation for the site from *General Industrial* to *Medium Density Residential* on 9.53 acres and *Light Industrial* on 1.36 acres;

2) **ZC 04-07** – A Zone Change to amend the City's Zoning Map designation from *Commercial Industrial (CM)* to *Medium Density Residential, Planned Development (R-2, PD)* on 9.53 acres and *Planned Manufacturing (PM)* on 1.36 acres;

3) **DR 04-35** – A Preliminary/Precise Development Plan for seventy-three (73) single family detached residences and an approximately 23,000 square-foot industrial condominium building;

4) **LOM 544** – A Tentative Subdivision Map requesting subdivision into seventy-three (73) residential parcels and one (1) commercial parcel; and

The property is approximately 11 acres located at the northeast corner of Laurel Avenue and V Street (Assessor Parcel Number: 89-200-29). A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Keith Neubert summarized the written staff report. Mr. Neubert clarified that this parcel was not included on the table on Page 8 of the staff report. Mr. Neubert indicated that additional research by the Public Works Department had been performed on the truck parking, reporting that 44 truck parking spaces are currently available within the City, and that the River Terrace project will eliminate 5 truck parking spaces and this project will eliminate another 10 truck parking spaces. With the completion of the two projects, 29 truck parking spaces will remain within the City.

PUBLIC HEARING

Public Hearing opened at 6:55 p.m.
Public Hearing closed at 7:20 p.m.

Richard Dalton, Rincon Consultants – briefly reviewed the Mitigated Negative Declaration (MND) and summarized environmental impacts that were identified.

Mike Rider, JM Development – provided a Power Point presentation, requested clarification of Condition P54, discussed affordable housing units, and discussed clean up of the site.

John Silva, local resident – expressed his concern with residential housing being proposed adjacent to industrial uses and with increased traffic on Laurel Avenue and V Street.

Pastor Craig, New Beginnings Church – indicated that the church is presently leasing space in an existing building on the site, identified the need for affordable housing within the City, and stated his approval of the project.

PUBLIC HEARING CLOSED

Mr. Rider responded to Mr. Silva's concerns, noting that the existing residential development to the north is closer to Mr. Silva's warehouse than the proposed residential which is buffered by both the concrete batch plant and the proposed industrial buildings.

Commissioner Harman asked if the existing 38,000 square foot building will be demolished, if there will be pedestrian access to Laurel Avenue from the residential project, and expressed concern with the second story level of the residential portion of the project and potential noise factor reaching second story levels. Mr. Rider confirmed that noise from traffic on Laurel Avenue could reach the second story level. Commissioner Harman asked who would be responsible for maintenance of any mural on the site and Mr. Rider indicated it would be the Home Owners Association. Commissioner Fink asked Mr. Dixon, Project Engineer, about the entrance to the residential portion of the project from V Street. Mr. Dixon replied that a protected left turn lane will be provided and that the entrance will be treated as a driveway.

Commissioner Grames-Lyra stated that the project is needed, is very attractive, and indicated disappointment in the affordable housing design, citing only one bathroom that is located upstairs and is unsuitable for handicapped citizens. Commissioner Grames-Lyra discussed the price range of considered affordable housing with Mr. Rider. Mr. Rider stated that purchasers of affordable housing must meet set income criteria. Commissioner Grames-Lyra expressed concern with trucks parked on Laurel Avenue all night with the engine running. Mr. Rider had no comment. Commissioner Grames-Lyra asked what type of businesses would occupy the industrial section of the project and Mr. Rider indicated that some office section is allowable but will mostly house 'make it and fix it' businesses. Commissioner Grames-Lyra approved of the proposed earth buffer, noting that this aspect is appealing.

Commissioner Harman asked about the occupancy of the Walnut Grove development and Mr. Rider indicated the development is fully occupied. Commissioner Harman asked if the railroad track and railroad signage on V Street will be removed and Mr. Rider responded affirmatively. Commissioner Fink noted that improvement to the property, that industrial opportunities will be limited for the future, and expressed concern with the intersection (on V

Street) and the driveway approach to the development. Commissioner Grames-Lyra stated that the driveway would present a traffic pattern problem. Commissioner Harman agreed with the previous comment of Commissioner Fink regarding loss of future industrial opportunity. Commissioner Fink discussed the truck parking with City Attorney Sharon.

Commissioner Ruhge commented that trucks are parked, not only on Laurel Avenue but, throughout the City, noting that she would prefer not to reside near a truck's engine running, and stated the project was very nice. Commissioner Rodenhi suggested that the Planning staff provide architectural comments on the project. Commissioner Fink stated that 95% of products are brought into the City by truck, noted the importance of maintaining the local trucking industry, and is undecided on the issue. Commissioner Harman asked Mr. Dixon about traffic from the project. Mr. Dixon indicated that the City had performed a traffic study, the City Engineer had reviewed the study, and it was concluded that the (traffic) was acceptable. Commissioner Grames-Lyra expressed appreciation of the residential architecture, with exception of the affordable housing unit bathrooms. Commissioner Rodenhi stated the proposed project appears to be similar to the Walnut Grove development, approves of the project style, and commented on the difficulties choosing between housing and industrial.

It was moved by Commissioner Rodenhi and seconded by Commissioner Ruhge that the Planning Commission recommend that the City Council certify the Mitigated Negative Declaration (MND). The motion passed on a voice vote of 5-0.

It was moved by Commissioner Rodenhi and seconded by Commissioner Ruhge that the Planning Commission adopt Resolution No. 441 (05) recommending that the City Council approve General Plan Amendment GP 04-05 to change the land use designation of Assessor Parcel Number 89-200-29 from *General Industrial* to *Medium Density Residential* and *Light Industrial* as shown on Exhibit A of the Resolution. The motion passed on a voice vote of 5-0.

It was moved by Commissioner Rodenhi and seconded by Commissioner Ruhge that the Planning Commission adopt Resolution No. 442 (05) recommending that the City Council approve Zone Change ZC 04-07 for Assessor Parcel Number 89-200-29 from *Commercial Industrial (CM)* to *Medium Density Residential*, *Planned Development (R-2, PD)* and *Planned Manufacturing (PM)*. The motion passed on a voice vote of 5-0.

It was moved by Commissioner Rodenhi and seconded by Commissioner Fink that the Planning Commission adopt Resolution No. 443 (05) recommending that the City Council approve DR 04-35 as the Preliminary/Precise Development Plan for Assessor Parcel Number 89-200-29 for the proposed residential and commercial development descried in the staff report, subject to the attached draft Conditions of Approval and Mitigations Measures. Commissioner Fink discussed with Ms. Stuart if the property owner could waive parking ordinance for trucks. The motion passed on a voice vote of 5-0.

It was moved by Commissioner Rodenhi and seconded by Commissioner Fink that the Planning Commission adopt Resolution No. 444 (05) recommending that the City Council approve Vesting Tentative Subdivision Map LOM 544 for Assessor Parcel Number 89-200-29 subject to the attached Conditions of Approval. The motion passed on a voice vote of 5-0.

Break: 8:15 p.m. to 8:25 p.m.

5. DR 05-18 – DEVELOPMENT PLAN REVIEW

A review and consideration of a proposal to construct a mixed-use project in Old Town. The proposal is for two buildings containing approximately 16,599 square fee of retail commercial space, 5,626 square feet of restaurant space, 7,487 square feet of office space, and 4,620 square feet of public piazza. The property is located in the Old Town Commercial (OTC) Zoning District at the northeast corner of H Street and Ocean Avenue (Assessor Parcel Number: 85-122-22). A Notice of Exemption was prepared pursuant to the California Environmental Quality Act (CEQA).

City Planner Lucille Breese summarized the written staff report. Ms. Breese indicated that the site plan in the staff report does not show the trash compactor which is now proposed, located on the northeast portion of the site, and is not visible from the right-of-way.

PUBLIC HEARING

Public Hearing opened at 8:30 p.m.
Public Hearing closed at 8:45 p.m.

Sue Ehrlich, Lompoc Housing Community Development Corporation (LHCDC) – indicated that this project would be a major aspect of the downtown revitalization and introduced Detlev Piekert, Project Architect.

Detlev Piekert of Piekert Group Architects – presented a PowerPoint presentation highlighting details of the proposal.

Alice Milligan, resident – indicated her support of the project.

Bess Christiansen, resident – asked who would retain ownership of the property.

PUBLIC HEARING CLOSED

It was stated that the Lompoc Housing Community Development Corporation would maintain ownership of the property. Commissioner Rodenhi inquired if the project would be exempt from property tax and Ms. Ehrlich indicated that was not the intention. Commissioner Grames-Lyra indicated her approval of the project and asked how deliveries would occur. Mr. Piekert noted that the alley would allow for deliveries. Commissioner Harman asked about the project's timeline for development and Ms. Ehrlich indicated, with approval, possibly spring 2006. Commissioner Harman asked if residential use is proposed and Ms.

Ehrlich noted the difficulties of insurance coverage on a site that previously hosted a gasoline station. Commissioner Rodenhi stated that the presentation perspective drawings were very helpful. Commissioner Harman stated that there were no architectural details on the east wall of the property and Mr. Piekert indicated that the wall is on the property line and windows are not permitted but other details would be provided. Commissioner Harman questioned architectural guidelines for the property wall and Ms. Breese indicated the Planning staff would work with the applicant for a satisfactory outcome.

It was moved by Commissioner Ruhge and seconded by Commissioner Fink that the Planning Commission certify the Mitigated Negative Declaration and adopt Resolution No. 440 (05) allowing the construction of a mixed-use project in the Old Town, 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.

6. DR 05-27 DEVELOPMENT/ARCHITECTURAL REVIEW

A request submitted by Cindy McCall, City of Lompoc Parks & Urban Forestry Manager, for Planning Commission consideration of a Development Plan and Architectural Review for a City Park at 119 South H Street. The site is located in the *Old Town Commercial* Zoning District (Assessor Parcel Number: 85-161-10 and -11). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

City Planner Lucille Breese summarized the written staff report.

PUBLIC HEARING

Public Hearing opened at 9:01 p.m.
Public Hearing closed at 9:32 p.m.

Cindy McCall, City of Lompoc Parks and Urban Forestry Manager – introduced the project.

Curtis Styles, CPS Landscape – provided a Power Point presentation of the project.

Alice Milligan, resident – commended Ms. McCall for her work on the project, expressed her approval of the project, and noted the project will be a tremendous addition to the Old Town area.

Jerry Phillips, Coastal Vision – indicated her role in the project development and requested Planning Commission approval.

Commissioner Harman discussed possible wind reduction steps for the park. Commissioner Ruhge indicated her approval of the project, asked if a kinetic sculpture had been considered, and asked about park gate operations. Ms. McCall stated the possibility of a kinetic sculpture, that the Park Department staff will manage opening and closing of the gates, that the front gates may possibly have a timer, and that the park is designed for

minimal maintenance. Commissioner Rodenhi asked if the gates were adequate to secure the park and Ms. McCall indicated the gate height is designed to deter trespassers. Commissioner Grames-Lyra discussed possible grants for community art placement within the park and the possible and accidental entrapment of park users. Commissioner Harman indicated his approval of the project and Ms. McCall's work. Commissioner Grames-Lyra indicated her approval and appreciation of the project. Commissioner Fink commended the community volunteer design team.

It was moved by Commissioner Harman and seconded by Commissioner Fink that the Planning Commission adopt Resolution No. 439 (05) approving DR 05-27 allowing the construction of an urban pocket park and park building in the Old Town, 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.

NEW BUSINESS:

None.

ORAL COMMUNICATIONS:

None.

WRITTEN COMMUNICATIONS:

None.

DIRECTOR/STAFF COMMUNICATIONS:

Community Development Director Arleen Pelster indicated that the Planning staff had received comments on the draft Sign Ordinance. The Chamber of Commerce subcommittee comments on the Sign Ordinance will be presented to the City Council on October 18, 2005. Copies of the staff report will be sent to the Planning Commission.

COMMISSION REQUESTS:

None.

NUMBER OF PEOPLE IN ATTENDANCE: 45

ADJOURNMENT:

On a motion by Commissioner Rodenhi and seconded by Commissioner Fink, the Planning Commission adjourned to the Regular Meeting scheduled for November 14, 2005. The motion passed on a voice vote of 5-0. The meeting was adjourned at 9:35 p.m.

_____	_____
Arleen T. Pelster, AICP	Jack Rodenhi
Secretary	Chair

G: Minutes\2005\10-10-05