

**MINUTES OF THE REGULAR MEETING  
OF THE LOMPOC PLANNING COMMISSION  
March 8, 2004**

ROLL CALL:           Commissioner Ralph Harman  
                          Commissioner Ann Ruhge  
                          Commissioner Ed Shoemaker  
                          Commissioner Ron Fink

ABSENT:              Commissioner Jack Rodenhi

STAFF:                Community Development Director Arleen Pelster  
                          City Planner Lucille Breese  
                          Assistant City Attorney Matt Granger  
                          Assistant Planner Keith Neubert  
                          Assistant Planner Brian Burrows  
                          Staff Assistant Angela Wynne

**APPROVAL OF MINUTES:**

On a motion by Commissioner Ruhge and seconded by Commissioner Harman, the Minutes of the February 9, 2004 were approved on a voice vote of 2-0-2 with Commissioner Fink and Commissioner Shoemaker abstaining and Commissioner Rodenhi absent.

**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 HEARINGS:**

**1.     CUP 04-02 – CONDITIONAL USE PERMIT**

A request by Tricia Knight of AFL Telecommunications, representing Sprint Spectrum L.P., for Planning Commission review and consideration of a Conditional Use Permit (CUP 04-02) to allow operation of an unmanned telecommunications facility at 119 East Walnut Avenue (Assessor Parcel Number 85-082-09). The site contains an existing telecommunications facility that has been abandoned. The proposed project consists of the

removal and replacement of equipment cabinets and three panel antennas, to be flush-mounted to the sides of the existing pole. The project will match the existing abandoned facility in size, placement, and color. The site is zoned Central Business District (C-2). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Keith Neubert summarized the written report.

### **PUBLIC HEARING:**

Public Hearing opened at 6:35 p.m.  
Public Hearing closed at 6:37 p.m.

Tricia Knight of AFL Telecommunications. Ms. Knight indicated that she was representing Sprint Spectrum L.P. She briefly discussed the project and stated that she was available for questions.

### **Public Hearing Closed.**

Commissioner Shoemaker inquired if there was a possibility that the existing pole could be fabricated to resemble something other than a pole. Commissioner Fink commented that the ordinance did a good job in relation to this project and commended the Planning staff. Commissioner Shoemaker commented that he would not like to see a 'raw' pole at the site.

On a motion made by Commissioner Fink, seconded by Commissioner Ruhge, the Planning Commission certified Negative Declaration and adopted Resolution No. 334 (04) approving CUP 04-02 for a telecommunications facility at 119 East Walnut Avenue based on the Findings of Fact in the Resolution and subject to the draft Conditions of Approval. The motion passed on a voice vote of 4-0-1, with Commissioner Rodenhi absent.

## **2. CUP 04-03 – CONDITIONAL USE PERMIT**

A request by Tricia Knight of AFL Telecommunications, representing Sprint Spectrum L.P., for Planning Commission review and consideration of a Conditional Use Permit (CUP 04-03) to allow operation of an unmanned telecommunications facility at 1117 North H Street (Assessor Parcel Number 89-011-21). The site contains an existing telecommunications facility that has been abandoned. The proposed project consists of the removal and replacement of equipment cabinets and six panel antennas, to be flush-mounted to the sides of the existing cupola of the Embassy Suites Hotel. The project will match the existing abandoned facility in size, placement, and color. The site 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 6:40 p.m.

Public Hearing closed at 6:41 p.m.

Tricia Knight of AFL Telecommunications. Ms. Knight indicated that she was representing Sprint Spectrum L.P. She briefly discussed the project and stated that she was available for questions.

### **Public Hearing Closed**

Commissioner Shoemaker suggested hiding the equipment or painting it a different color. Commissioner Shoemaker stated that he preferred the paint to match the wall of the building. It was identified that Condition P23 would address this concern.

On a motion made by Commissioner Shoemaker, seconded by Commissioner Ruhge, the Planning Commission certified the Negative Declaration and adopted Resolution No. 335 (04) approving CUP 04-03 for a telecommunications facility at 1117 North H Street based on the Findings of Fact in the Resolution and subject to the draft Conditions of Approval. The motion passed on a voice vote of 4-0-1, with Commissioner Rodenhi absent.

### **3. CUP 04-04 – CONDITIONAL USE PERMIT**

A request by Richard Vega of the La Purisima Concepcion Church, for Planning Commission review and consideration of a Conditional Use Permit (CUP 04-04) to establish a pre-school at 307 South I Street, adjacent to La Purisima Concepcion private grade school (Assessor Parcel Number 91-163-04). The project is proposed in an existing vacant structure approximately 1,795 square feet. The site is zoned Medium Density Residential (R-2) and a pre-school is a use requiring a Conditional Use Permit. A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Brian Burrows summarized the written staff report.

## **PUBLIC HEARING:**

Public Hearing opened at 6:45 p.m.  
Public Hearing closed at 6:47 p.m.

Father Vega indicated that he was the church pastor. He also introduced Mr. Jeff Carlovoky as the school principal.

## **Public Hearing Closed**

Commissioner Shoemaker expressed concern regarding State regulations addressing locking bathroom doors. Father Vega addressed Commissioner Shoemaker's concern regarding the security of bathroom doors, stating that drapes will be utilized in the bathroom instead of locking doors. City Planner Lucille Breese stated that the plan must conform with all building regulations. Commissioner Harman requested clarification on the Isolation room. Father Vega stated that the Isolation room is for ill children or to deal with matters needing privacy. He noted that the preschool will conform with State codes on student/staff ratio. Commissioner Harman questioned the size of the laundry room and suggested that the layout be reconfigured. Commissioner Harman added that the rear exit of the building is an unacceptable liability hazard and presents as a safety issue. Father Vega stated that he would check with the project architect on a relocation of the exit. Commissioner Harman stated that parking will be a concern to the community and that he envisions that parents will not want to park over a block away to walk their children to the classroom and may seek other methods of dropping off children, potentially double parking. Father Vega stated that neighborhood vehicles are already parked in the area and already minimize available parking to parents of attending school children. Father Vega stated that most parents are already parking and walking their children in to the school and that, when asked, most parents are agreeable to this in-place procedure. Commissioner Ruhge commented that she doubts parents will walk their children in. Mr. Carlovoky clarified that current state requirements currently dictate that children must be signed in and signed out from school and that the parking and drop-off procedure is already very familiar to the parents. Commissioner Harman inquired if there was enough staff on hand to police the area. Father Vega answered affirmatively.

Commissioner Ruhge moved to certify the Negative Declaration and adopt Resolution No. 337 (04) approving the establishment of La Purisima Concepcion pre-school at 307 South I Street based on the Findings of Fact in the Resolution and subject to the draft Conditions of Approval, with a stipulation to P14 that the school staff will monitor the drop-offs to avoid double parking on I Street and a stipulation to P17 that the rear exit be moved to a more favorable location which

will comply with State regulations. Commissioner Harman restated his former traffic concerns that may endanger the children and suggested a drop-off point be included in the plans at this time. Assistant City Attorney Matt Granger commented that while the parking problems are potential in nature, these concerns are not a basis to deny the project. Commissioner Ruhge stated that the project is fulfilling a need in the community, is a good step in the right direction, and does not have concerns regarding the parking issue. The motion passed on a roll call vote of 4-1-1, Commissioner Ruhge, Commissioner Fink, and Commissioner Shoemaker voting yes, Commissioner Harman voting no, and Commissioner Rodenhi absent.

#### **4. CUP 04-05 – CONDITIONAL USE PERMIT**

A request by Misael Juarez of Endless Possibilities Thrift Shop, for Planning Commission review and consideration of a Conditional Use Permit (CUP 04-05) to establish a thrift shop at 301 West Ocean Avenue (Assessor Parcel Number 91-082-09). The project is proposed in an existing space of approximately 630 square feet. The site is zoned Old Town Commercial and thrift stores are a use requiring a Conditional Use Permit. A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Brian Burrows summarized the written staff report.

#### **PUBLIC HEARING:**

Public Hearing opened at 7:04 p.m.

Public Hearing closed at 7:05 p.m.

Misael Juarez. Mr. Juarez identified himself as the owner of the project.

#### **PUBLIC HEARING CLOSED**

Commissioner Fink commented that parking was not addressed, as the idea of foot traffic was envisioned for the Old Town. Commissioner Fink inquired if on-street parking was available and City Planner Lucille Breese stated that there was parking in the City lot across the street. It was noted that the fence in the rear of the building is a good idea, especially to deter unwanted dumping, but was concerned about the conditions of the fence. City Planner Lucille Breese clarified that the conditions of the fence are stated in Conditions of Approval. Commissioner Harman inquired if large racks of clothing may be placed outside. Mr. Juarez stated that all items for sale would remain inside.

On a motion made by Commissioner Ruhge, seconded by Commissioner Shoemaker, the Planning Commission certified the Negative Declaration and adopted Resolution No. 336 (04) approving CUP 04-05 allowing operation of Endless Possibilities Thrift Shop located at 301 West Ocean Avenue based on the Findings of Fact in the Resolution and subject to the draft Conditions of Approval.

**5. GENERAL PLAN AMENDMENT – GP 04-02 / ZONE CHANGE – ZC 04-02 / DEVELOPMENT PLAN AMENDMENT – DR 98-08**

A request by Richard Fernbaugh, representing the City of Lompoc Airport, for Planning Commission review and consideration of:

- 1) GP 04-02** – General Plan Amendment to change the existing land use designation for the project site from Business Park to Community Facility;
- 2) ZC 04-02** – Zone Change to amend the City's Zoning Map designation for the site from Business Park (BP) to Public Facilities (PF);
- 3) DR 98-08** – Amendment to the Development Plan (DR 98-08), approved in the Lompoc Airport Master Plan (LAMP), to move the future aviation use area from Assessor Parcel Number: 93-450-39 (an 11.74 acre parcel) to Assessor Parcel Number: 93-450-40 (a 13.3 acre parcel). No development is proposed at this time.

The property is 13.3 acres in size and located at the northwest corner of O Street and Aviation Drive (Assessor Parcel Number: 93-450-40). A Negative Declaration was prepared for the project pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Keith Neubert summarized the written staff report.

**PUBLIC HEARING:**

Public Hearing opened at 7:13 p.m.

Public Hearing closed at 7:15 p.m.

David Peck. Mr. Peck of Zimmerman Development identified that their company owns the acreage behind Wal-Mart and may be a possible future applicant to purchase the additional 11.43 acres. Mr. Peck requested clarification regarding the intent of the applications before the Planning Commission, inquiring if the planned airport uses would be transferred to the property to the west. He also thanked Assistant Planner Brian Burrows for all of his assistance.

## **PUBLIC HEARING CLOSED**

Commissioner Fink inquired if future structures will be subject to staff approval and if that area had a zone change from a commercial facility to a business park. City Planner Lucille Breese confirmed that it has always been designated as a business park. Commissioner Fink suggested that future development be placed at staff level with the addition of a new Planning condition P4 specifying that the Development Plans for new buildings to be developed must be reviewed by the Planning Commission. Commissioner Fink stated that he views the airport as a gateway to the City and that development at the airport should be of high quality.

Commissioner Harman concurred. Commissioner Ruhge requested clarification regarding the Development Plan and City Planner Lucille Breese stated that there is a conceptual plan for future development. Commissioner Shoemaker expressed concern about the presentation of the airport and wants it to be architecturally pleasant. He recommended that the Airport Commission work in conjunction with the Planning Commission. Richard Fernbaugh, Aviation/Transportation Administrator, stated that most of the buildings to be constructed will be hangars, and occasionally there may be a commercial business. He stated that the property was 90% purchased with FAA funds, which places a 20-year restriction upon use of the property. Only aviation related uses are allowed.

Commissioner Harman requested a potential terminal be placed on the property by L Street. Mr. Fernbaugh stated that the airport is probably not going to get regular passenger service but will get most of its business from private charters and corporate companies. Commissioner Harman also inquired about the status of an intermodal terminal at the airport. Community Development Director Arleen Pelster advised that location of an intermodal terminal at the airport had been considered in the past, as well as several other locations, but the project had not proceeded. Commissioner Ruhge expressed concern in changing the zone from a business park. Commissioner Shoemaker stated that he felt that this project is going in the right direction for airport growth. Mr. Fernbaugh gave additional thoughts and ideas of possible businesses that could be located on the property.

On a motion made by Commissioner Shoemaker, seconded by Commissioner Ruhge, the Planning Commission certified the Negative Declaration and adopted Resolution No. 338 (04) recommending that the City Council approve the General Plan Amendment (GP 04-02) changing the land use designation on the site to Community Facility. The motion passed on a roll call vote of 4-0-1, with Commissioner Rodenhj absent.

On a motion made by Commissioner Ruhge, seconded by Commissioner Shoemaker, the Planning Commission adopted Resolution No. 339 (04) recommending that the City Council approve the proposed amendment to the Zoning Map designation (ZC 04-02) on the site to Public Facilities (PF). The motion passed on a roll call vote of 4-0-1, with Commissioner Rodenhi absent.

On a motion made by Commissioner Fink, seconded by Commissioner Harman, the Planning Commission adopt Resolution No. 340 (04) approving Development Plan Amendment DR 98-08 for the Lompoc Airport Master Plan (LAMP), with the addition of Condition P4, specifying that Development Plans will be subject to review by the Planning Commission. The motion failed on a roll call vote of 2-2-1, Commissioner Fink and Commissioner Harman voting yes, Commissioner Shoemaker and Commissioner Ruhge voting no, and Commissioner Rodenhi absent.

Community Development Director Arleen Pelster suggested that the Commission direct staff to utilize its discretion and refer Development Plans to the Commission for review when projects other than hangars are proposed.

On a motion made by Commissioner Fink, seconded by Commissioner Ruhge, the Planning Commissioner adopt Resolution No. 340 (04) approving Development Plan Amendment DR 98-08 for the Lompoc Airport Master Plan (LAMP), with the Condition P4 that specific plans for structures other than aircraft storage to be subject to Planning Commission approval and staff discretion. The motion passed on a roll call vote of 4-0-1, with Commissioner Rodenhi absent.

#### **NEW BUSINESS:**

- 1) Election of Planning Commission Chair

It was decided that the election of the Planning Commission Chair be deferred to the meeting of June 14, 2004.

#### **ORAL COMMUNICATIONS:**

None.

#### **WRITTEN COMMUNICATIONS:**

None.

**DIRECTOR/STAFF COMMUNICATIONS:**

Community Development Director Arleen Pelster indicated that future Regular Planning Commission meetings would be held in the City Hall Council Chambers and that there are agenda items for the meeting of April 2004.

**COMMISSION REQUESTS:**

Commissioner Shoemaker thanked everyone for their thoughts during his recent medical procedure. He also thanked and commended the City of Lompoc Street Division for a job well done for the sidewalk installation at Laurel Avenue and O Street.

Commissioner Shoemaker noted that Christmas containers are still present at the Wal-Mart site. He also inquired as to when the parking for the Chumash Casino will be relocated from Wal-Mart's front parking lot to behind the garden center, now that the garden center is complete. He also noted that the new coat of paint in the downtown area looks good. He inquired about the status of the aquatic center, and staff responded that the Parks & Recreation Department would be preparing a status report which staff will forward to the Planning Commission.

City Planner Lucille Breese stated that Wal-Mart will be moving the storage containers out shortly and that a Temporary Use Permit has been secured by Wal-Mart.

Commissioner Harman stated that there is an amount of trash and plastic bags behind Wal-Mart. He also commented that the erosion control at the project site of U Street and Fir Avenue is not working well. Commissioner Fink inquired about the updating of the Zoning Ordinance. Community Development Director Arleen Pelster announced that the State has certified the City's Housing Element and that Lompoc is the first city in the County to be certified.

**NUMBER OF PEOPLE IN ATTENDANCE: 7**

**ADJOURNMENT:**

On a motion by Commissioner Ruhge, and seconded by Commissioner Harman the meeting was adjourned 7:50 p.m.

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Arleen T. Pelster, AICP  
Secretary

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Jack Rodenhi  
Chair