

**MINUTES OF THE REGULAR MEETING  
OF THE LOMPOC PLANNING COMMISSION  
September 13, 2004**

ROLL CALL: Commissioner Jack Rodenhi  
Commissioner Ralph Harman  
Commissioner Ann Ruhge  
Commissioner Ed Shoemaker

ABSENT: Commissioner Fink

STAFF: Community Development Director Arleen Pelster  
City Planner Lucille Breese  
Assistant City Attorney Matt Granger

**APPROVAL OF MINUTES:**

On a motion by Commissioner Harmon and seconded by Commissioner Ruhge, the Minutes of the July 12, 2004 Planning Commission meeting and August 2, 2004 Planning Commissioner meeting were approved on a voice vote of 4-0-1, with Commissioner Fink 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.)

**1. CONDITIONAL USE PERMIT CUP 95-03 - RENEWAL**

A request by Mark Galvin, representing Calvary Chapel of Lompoc, for Planning Commission consideration of a renewal of Conditional Use Permit (CUP 95-03). The renewal will allow continued church operation at 1551 East Laurel Avenue, Unit B to July 24, 2007 (Assessor's Parcel Number: 99-500-01). The church is located in a Commercial Industrial (CM) Zoning District. The action is exempt pursuant to the California Environmental Quality Act (CEQA).

It was moved by Commissioner Harman and seconded by Commissioner Ruhge that the Planning Commission approve the Consent Calendar. The motion passed on a voice vote of 4-0-1 with Commissioner Fink absent.

**PUBLIC HEARINGS:**

**1. LOM 542-P – TENTATIVE PARCEL MAP**

A request by Gary R. Crompt, property owner, for Planning Commission consideration of a proposal to subdivide a 14,000 square-foot parcel of land into two 7,000 square-foot residential parcels. The property is located in a Single Family Residential (7-R-Zoning District at 229 South N Street (Assessor Parcel Number 91-122-22). 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 6:37 p.m.  
Public Hearing closed at 6:37 p.m.

**PUBLIC HEARING CLOSED**

It was moved by Commissioner Harman and seconded by Commissioner Shoemaker that the Planning Commission certify the Negative Declaration and adopt Resolution No. 375 (04) approving LOM 542-P, a Tentative Parcel Map, based upon the Findings of Fact in the Resolution and subject to the attached Conditions of Approval. The motion passed on a voice vote of 4-0-1 with Commissioner Fink absent.

**2. DR 04-13 – DEVELOPMENT PLAN REVIEW**

A request by Francisco Sanchez of Sanchez Property, LLC, the property owner, for Planning Commission consideration of a proposal for improvements to the La Chiquita shopping center. The improvements include façade changes, refurbishment of the parking lot, additional lighting and landscaping, and a shopping center sign program. The project is located at 801-905 West Laurel Avenue (Assessor Parcel Numbers: 89-213-13, 14, 15, 26) and is zoned Central Business District (C-2). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Keith Neubert summarized the written staff report.

The Planning Commission briefly discussed the signage component of the proposal with staff.

**PUBLIC HEARING**

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

**PUBLIC HEARING CLOSED**

The Commission generally agreed that the façade improvements would be a positive upgrade to the shopping center.

It was moved by Commissioner Shoemaker and seconded by Commissioner Ruhge that the Planning Commission adopt Resolution No. 377 (04) approving DR 04-13 allowing the improvements to the La Chiquita shopping center, based upon the Findings of Fact in the Resolution and subject to the attached Conditions of Approval. The motion passed on a voice vote of 4-0-1 with Commissioner Fink absent.

It was moved by Commissioner Shoemaker and seconded by Commissioner Ruhge that the Planning Commission adopt Resolution No. 379 (04) approving a Sign Program for the La Chiquita shopping center, based upon the Findings of Fact in the Resolution and subject to the attached Conditions of Approval. The motion passed on a voice vote of 4-0-1 with Commissioner Fink absent.

### **3. DR 04-19 – DEVELOPMENT PLAN REVIEW**

A request by B. Williams, project representative, for Planning Commission consideration of a proposal to remodel and add on to an existing building to be utilized as a restaurant and salon. The proposal includes the addition of approximately 1150 square feet to the existing 800 square-foot building. The proposed project is located at 219 East Ocean Avenue (Assessor Parcel Number: 85-123-08) in the Old Town Commercial (OTC) Zoning District. This action is exempt pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Keith Neubert summarized the written staff report.

### **PUBLIC HEARING**

Public Hearing Opened at 6:50 p.m.  
Public Hearing Closed at 6:50 p.m.

### **PUBLIC HEARING CLOSED**

Commissioner Ruhge inquired of staff if there would be any soil remediation or other clean up needed since the site was a former gas station. Assistant Planner Keith Neubert responded that remediation was completed some time ago. The Planning Commission generally commented that this was a positive project and an upgrade for the Old Town area.

It was moved by Commissioner Harman and seconded by Commissioner Shoemaker that the Planning Commission adopt Resolution No. 376 (04) approving DR 04-19 allowing the proposal to remodel and add on to an existing building to be utilized as a restaurant and salon, based upon the Findings of Fact in the Resolution and subject to the attached Conditions of Approval. The motion passed on a voice vote of 4-0-1 with Commissioner Fink absent.

**4. LOM 540 – TENTATIVE SUBDIVISION MAP, ZC 04-04 – ZONE CHANGE, DR 04-18 – PRELIMINARY/PRECISE DEVELOPMENT PLAN**

A request by Don Popma, the property owner, for Planning Commission review and consideration of:

- 1) LOM 540 – a Tentative Subdivision Map requesting subdivision of a 17,500 square-foot parcel of land to create eight (8) residential condominiums.
- 2) ZC 04-04 – a Zone Change proposal to amend the City's Zoning Map designation for the site. The current Zoning Map designation for the site is *High Density Residential Planned Development*; the applicant is requesting a change to *R-3, PD (High Density Residential, Planned Development)* which would conform to the City's General Plan Designation for the site of *High Density Residential*. The Planned Development designation is requested to allow an adjustment of the setbacks and minimum building separation requirements for the project.
- 3) DR 04-18 – a Preliminary/Precise Development Plan for the construction of an 8-unit condominium complex including on-site parking and landscaping.

The project is proposed on an approximately 17,500 square foot parcel of land located at 302 East Maple Avenue (Assessor Parcel Number: 87-251-01). A Mitigated Negative Declaration has been prepared pursuant to the provisions of the California Environmental Quality Act (CEQA).

Assistant Planner Keith Neubert summarized the written staff report.

**PUBLIC HEARING**

Public Hearing opened at 6:55 p.m.

Public Hearing closed at 7:05 p.m.

Don Popma, applicant - At the request of the Planning Commission, Mr. Popma discussed phasing and timing of the project.

**PUBLIC HEARING CLOSED**

The Commission briefly discussed setbacks with the staff. The Commission generally commented that this was a good infill project and would be an upgrade for the neighborhood.

It was moved by Commissioner Shoemaker and seconded by Commissioner Rodenhi that the Planning Commission certify the Mitigated Negative Declaration and adopt Resolution No. 372 (04) approving LOM 540, the proposed Tentative Subdivision Map, based on the Findings of Fact in the Resolution and subject to the Conditions of Approval. The motion passed on a voice vote of 4-0-1 with Commissioner Fink absent.

It was moved by Commissioner Ruhge and seconded by Commissioner Shoemaker that the Planning Commission recommend to the City Council that it certify the Mitigated Negative Declaration; adopt Resolution No. 373 (04) recommending that the City Council approve the proposed Zone Change to *High Density Residential, Planned Development (R-3, PD)*; and adopt Resolution No. 374 (04) recommending that the City Council approve DR 04-18 as the Preliminary/Precise Development Plan for Maple Garden Town homes. The motion passed on a voice vote of 4-0-1 with Commissioner Fink absent.

**5. LOM 538 – TENTATIVE SUBDIVISION MAP, ZC 04-05 – ZONE CHANGE, DR 03-17 – PRELIMINARY/PRECISE DEVELOPMENT PLAN**

A request by Sue Ehrlich of Lompoc Housing Assistance Corporation, the applicant, for Planning Commission review and consideration of:

- 1) LOM 538 – A Tentative Subdivision Map requesting subdivision of a 14,000 square-foot parcel of land to create five (5) residential condominiums.
- 2) ZC 04-05 - 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. The Planned Development designation is requested to allow an adjustment of the minimum building separation and accessory building attachment requirements for the project.
- 3) DR 03-17 – A Preliminary/Precise Development Plan for the construction of a 5-unit condominium complex including on-site parking and landscaping.

The project is proposed on an approximately 14,000 square-foot parcel of land located at 516 North T Street (Assessor Parcel Number 89-161-12). A Mitigated Negative Declaration has been prepared pursuant to the provisions of the California Environmental Quality Act (CEQA).

Assistant Planner Keith Neubert summarized the written staff report.

The applicant, represented by Ken Radkey, of Blackbird Architects presented a PowerPoint visual presentation regarding the project.

**PUBLIC HEARING**

Public Hearing opened at 7:10 p.m.  
Public Hearing closed at 7:22 p.m.

The Planning Commission discussed with the applicant the location of the trash enclosures, the grounds maintenance, height of the fence, and the architectural style.

Lorin Bronson - Mr. Bronson indicated that he felt that the elevations were undesirable.

Sue Ehrlich - Ms. Ehrlich indicated that she had directed the architects to utilize a 1950s style of architecture and noted that bright colors would be utilized to dress up the building.

### **PUBLIC HEARING CLOSED**

Commissioner Harman commented that it would be helpful to have a three dimensional model of this project in order to visualize it because it felt it may look nicer once constructed than it appears in the two dimensional form on paper. He indicated that the project would be an improvement to the neighborhood. Commissioner Rodenhi commented that it looks like a

university-style housing and Commissioner Ruhge commented that it would remind her of craftsman-style architecture and noted that the affordable housing such as which would be provided by this project is much needed. Commissioner Shoemaker commented that the family architectural style was undesirable and cold and requested that the applicant reconsider the elevations.

It was moved by Commissioner Harman and seconded by Commissioner Shoemaker that the Planning Commission certify the Mitigated Negative Declaration and adopt Resolution No. 369 (04) approving LOM 538, the proposed Tentative Subdivision Map, based upon the Findings of Fact in the Resolution and subject to the attached Conditions of Approval. The motion passed on a voice vote of 4-0-1 with Commissioner Fink absent.

It was moved by Commissioner Harman and seconded by Commissioner Rodenhi that the Planning Commission adopt Resolution No. 370 (04) recommending that the City Council approve the proposed Zone Change to *High Density Residential, Planned Development (R-3, PD)*; and Resolution No. 371 (04) recommending that the City Council approve DR 03-17 as the Preliminary/Precise Development Plan for the project.

Commissioner Shoemaker indicated that he wished to vote on the items separately as he might vote differently on one of the items. Commissioner Harman withdrew his motion and Commissioner Rodenhi withdrew his second to the motion.

It was moved by Commissioner Harman and seconded Commissioner Rodenhi that the Planning Commission certify the Mitigated Negative Declaration. The motion passed on a roll call vote of 4-0-1 with Commissioner Fink absent.

It was moved by Commissioner Harman and seconded by Commissioner Rodenhi that the Planning Commission adopt Resolution No. 370 (04) recommending that the City Council approve the proposed Zone Change to *High Density Residential, Planned Development (R-3, PD)*. The motion passed on a roll call vote of 4-0-1 with Commissioner Fink absent.

It was moved by Commissioner Harman and seconded by Commissioner Rodenhi that the Planning Commission adopt Resolution No. 371 (04) recommending that the City Council approve DR 03-17 as the Preliminary/Precise Development Plan for the project. The motion passed on a roll call vote of 3-1-1 with Commissioner Shoemaker voting no and Commissioner Fink absent.

**6. DR 02-07 – MINOR MODIFICATION TO PRELIMINARY/PRECISE DEVELOPMENT PLAN**

A request by Kyle Bruce of Blackbird Architects representing Lompoc Housing Assistance Corporation, for Planning Commission review and consideration of minor modifications to the Preliminary/Precise Development plan (DR 02-07) for the 35 unit apartment complex proposed at the northeast corner of College Avenue and North G Street (Assessor Parcel No. 87-132-01, 04). The modifications include relocation of the childcare/community center, change from stacked units to townhouse style units, and change of materials for the proposed units. This action is exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

City Planner Lucille Breese summarized the written staff report. She noted that the reference to a requirement of 57 parking spaces in the staff report was incorrect and that the related Condition of Approval correctly requires provision of 53 parking spaces.

**PUBLIC HEARING**

Public Hearing opened at 7:37 p.m.  
Public Hearing closed at 7:45 p.m.

Sue Ehrlich, representing LHAC - Ms. Ehrlich indicated that LHAC would be contracting with the Housing Authority for property management for the complex once constructed and noted that the Housing Authority has an excellent track record for high quality maintenance of these projects. She noted that this is an affordable housing project and noted that typically affordable housing projects take approximately four years to reach the construction stage due to the different financing requirements. She noted that the project is now fully funded and indicated that she anticipates construction to commence in spring of 2005.

Adam Sharkey - Blackbird Architects. Mr. Sharkey provided a brief PowerPoint presentation covering the requested changes to the project.

Lorin Bronson - Mr. Bronson noted that the daycare center is located in the center of the project and oriented toward a busy street and stated that the project needs some different variation in architecture.

**PUBLIC HEARING CLOSED**

The Commission requested that the architect representative Adam Sharkey return to the podium and discuss the carport design. Mr. Sharkey noted that if the use of the requested mesh material does not meet City standards that the carports would be engineered to meet the staff's requirements. He noted, after being questioned by the Commission, that if the carports were designed for the mesh material and a conventional roof was to be installed later, the carport structure would need to be retrofitted. The Commission discussed durability and cost differential with Mr. Sharkey.

Ms. Ehrlich noted that she had spoken with contractors with regard to the cost differential and indicated that contractors report that it is much less expensive to replace the mesh material

and it is also more colorful and lends to the aesthetic appeal of the project but she noted LHAC would retrofit the carports if the material does not work as anticipated. The Commission inquired of staff if there was any reference in the City's architectural review guidelines to the use mesh roofing material. City Planner Lucille Breese had responded that there is not as this is a relatively new concept for use of this material.

Commissioner Shoemaker indicated that he would not be supporting the proposal and expressed concern with regard to the revisions to the plan, noted that he felt it is a waste of public funds, and requested that the applicant finalize plans and end piece-meal efforts prior to coming to the Planning Commission seeking approval. He also noted that he felt that open space was reduced from the previous plan that the Commission had approved. Commissioner Harman expressed concern with regard to the fabric covering and noted that it would set a precedent if the Commission allowed it to be used on this project. He felt that the location of the childcare center and the parking drop-off area on the street was a bad idea due to the associated safety risks. He noted that he liked the townhouse design concept and the project's proposed landscaping. Commissioner Ruhge questioned whether the drop-off area was needed as it has been stated that most children will be utilizing the day care center will reside in the development. Ms. Ehrlich verified that the funding grants for the project required the daycare center to accommodate children of residents first. Commissioner Rodenhi commented that would appear that there is not enough support to allow use of the fabric material for the carports. Staff noted that a Condition of Approval could be drafted requiring conventional construction of the carport roofs.

It was moved by Commissioner Shoemaker that the Planning Commission deny the request and direct the applicant to redesign. The motion failed for lack of a second.

It was moved by Commissioner Ruhge and seconded by Commissioner Rodenhi that the Planning Commission adopt Resolution No. 378 (04) approving the revised Architecture and minor modifications to the approved Preliminary/Precise Development Plan (DR 02-07) for the LHAC project at 201 East College Avenue based on the Findings of Fact noted in the Resolution and subject to the Conditions of Approval, with an additional condition requiring conventional roof construction for the carports and prohibiting use of the proposed mesh material.

Further discussion ensued regarding how the drop-off area would work and concern was expressed that absent the drop-off area in the street, double parking could occur or day care users could be tempted to use parking across the street and have to cross the street with young children.

The motion passed on a roll call vote of 3-1-1 with Commissioner Shoemaker voting no and Commissioner Fink absent.

The Planning Commission recessed at 8:13 p.m. and resumed the meeting at 8:23 p.m.

## 7. CUP 04-07 – CONDITIONAL USE PERMIT

A request by Richard L. Clark, the property owner, for Planning Commission review and consideration of a Conditional Use Permit to allow establishment of a boarding house/hotel located at 202 East Cypress Avenue (Assessor's Parcel Number 86-203-19). The existing use will be changed from a medical office building to a residential. The proposed use will consist of eleven (11) bedrooms, five (5) bathrooms, a kitchen, dining room, and laundry facilities. The proposed use will not include staff members or employees on the premises. No medical assistance or other personal needs will be provided to the occupants. A Negative Declaration has been prepared pursuant to the provisions of the California Environmental Quality Act (CEQA).

City Planner Lucille Breese summarized the written staff report. She noted that staff is recommending denial because there are no existing standards for a rooming house operation in the City zoning ordinance and that the staff therefore felt that the Conditional Use Permit Findings could not be made.

Commissioner Harman noted for the record that applicant Rick Clark had mentioned the project to him during a meeting outside of this Planning Commission meeting.

Commissioner Rodenhi inquired why this item had been scheduled for Planning Commission review if it could not be approved and City Planner Lucille Breese responded that it was a Conditional Use Permit application and that the determination of whether or not findings could be made is up to the Planning Commission.

### PUBLIC HEARING

Public Hearing opened at 8:30 p.m.

Public Hearing closed at 8:50 p.m.

Rick Clark, applicant - Mr. Clark indicated that he had not been notified that the staff would recommend denial of his Conditional Use Permit and indicated that he would not have proceeded with expending his time and money on fees had he been aware of this. He noted that the City Council opted to support the idea of rooming houses in R-3 district, indicated this was a newer building and it would be positive to have such a housing facility near the Old Town. He indicated that the building design lends itself very well to this use, that it is a much-needed project, and expressed concern that the City's lack of standards for projects such as his was not something which he had created.

Karen Frankenberger - Ms. Frankenberger indicated that she owns and operates rooming houses in the City. She noted that the location of this property is ideal and stated that most of the residents in her facilities do not own vehicles and therefore parking needs are limited. She noted that this project is much needed in the community and that the building is ideal for such a facility and indicated that the proximity to the bus stop makes the location ideal also and expressed her support for the project.

Cherri Hoffman - Ms. Hoffman indicated that she owns property in the area and noted that the building had been originally designed and traditionally used for a medical office use, not a

rooming house. She indicated that the area is very desirable, a mix of duplexes and single-family dwellings which have been upgraded in the past years. She noted that the property is in poor condition and lacks parking for a rooming house use. She indicated that while a rooming house use would be very lucrative for the property owner, it would have a negative impact upon the neighborhood and indicated that none of the nearby property owners she had spoken with support the proposal.

Lorin Bronson - Mr. Bronson indicated he is a resident in the area and noted that he had observed that each room could have two residents per room and that would be twenty-two people residing at the property. He indicated the property would be like a hotel, which is not a residential use, notes it lacks parking, and requested that the Planning Commission deny the request.

Raul Yanez - Mr. Yanez indicated that he owned property directly next door to the subject property and noted that the building is in poor condition and that no funds had been spent in the recent past to improve it or make it attractive so that it could be rented as a medical office.

Mary Leach - Ms. Leach expressed concern that the City Council has not addressed the need for this type of housing by providing standards within the development code and indicated that the Council needed to set a time frame for preparation and completion of the new development code. She noted, however, that she felt this site in not appropriate for an eleven room boarding house, noted that it lacks adequate parking, and it is not suitable for the proposed use and not compatible with the neighborhood as proposed. She expressed concern that the non-conforming rights to operate a medical office may have expired and created a difficult situation for the property owner.

Doug Rawls - Mr. Rawls indicated that this type of housing is needed within the community and that he lives in a rooming house. He noted that prices for housing have skyrocketed in Lompoc and therefore this type of facility would be welcome.

Arthur Vienola - Mr. Vienola noted he owns rentals in the vicinity of the project and expressed concern about lack of any on-site supervision of renters by a manager and therefore recommended that the Planning Commission deny the proposal.

## **PUBLIC HEARING CLOSED**

The Commission discussed whether or not the project should be favorably considered. Commissioner Harman noted that the City had submitted its Housing Element to the State with an opportunity to provide a variety of housing, including such housing as proposed by the applicant and noted that much of the public testimony was what is commonly known as the "NIMBY" (Not In My Back Yard). He noted, however, that there were concerns with the site, especially with the provision of parking. Commissioner Shoemaker noted that this type of housing is needed but without any sort of regulations by which to evaluate it, the Commission's hands are tied. He noted that the development code is much needed for situations such as this. Commissioner Ruhge indicated she concurs with the other Commissioners and that the development code is needed. She noted with regard to this proposal, parking was of a concern to her and the location may also be of concern.

Commissioner Rodenhi noted that the Planning Commission may wish to discuss the development code timing with the City Council at its Joint Meeting on September 28, 2004 and that he felt this type of housing is needed but that this would not be the correct location for such a facility.

It was moved by Commissioner Rodenhi and seconded by Commissioner Shoemaker that the Planning Commission adopt Resolution No. 380 (04) denying CUP 04-07 to allow the proposed Boarding House use at 202 East Cypress Avenue. The motion passed on a roll call vote of 4-0-1 with Commissioner Fink absent.

## **8. DR 04-20 DEVELOPMENT PLAN REVIEW**

A request by Vince Elizondo, Director of the Parks and Recreation Department, for Planning Commission consideration of a proposal to install eight (8) seventy-foot (70') poles with 1500-watt metal halide lamps for athletic lighting purposed. The property is located in an Open Space (OS) Zoning District at 601 and 701 East Chestnut Avenue (Assessor Parcel Number 85-040-05 and 8-040-06). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

City Planner Lucille Breese summarized the written staff report. Ms. Breese also noted that Condition P-8a should be amended to read that the lighting would be turned off by 10:00 p.m.

## **PUBLIC HEARING**

Public Hearing Opened at 8:55 p.m.  
Public Hearing Closed at 8:55 p.m.

## **PUBLIC HEARING CLOSED**

Commissioner Harman asked Parks and Recreation Director Vince Elizondo if the increase height increases the exposure to the view of the unshielded bulb. Mr. Elizondo explained how the bulbs are shielded when provided at a higher height and stated that the Parks and Recreation Department has a vested interest in protecting homes from glare in order to prevent complaints from dissatisfied citizens. Commissioner Shoemaker inquired if the lighting was the same as that at Thompson Park and Mr. Elizondo responded affirmatively, noting however the new lighting at JM Park would have shielding. Commissioner Rodenhi noted that it sounded that the lighting would be less of an impact but inquired if the use of the park would increase and Mr. Elizondo responded that it would not increase substantially.

It was moved by Commissioner Shoemaker and seconded by Commissioner Harman that the Planning Commission certify the Mitigated Negative Declaration and adopt Resolution No. 381 (04) approving the proposed lighting fixtures, based upon the findings of fact in the resolution and including the attached Conditions of Approval as amended. The motion passed on a voice vote of 4-0-1 with Commissioner Fink absent.

**NEW BUSINESS:**

None.

**ORAL COMMUNICATIONS:**

None.

**WRITTEN COMMUNICATIONS:**

None.

**DIRECTOR/STAFF COMMUNICATIONS:**

Community Development Director Arleen Pelster noted that the housing trust fund program, which is the implementation program for allocation of funds gathered through the in-lieu fee program, was tentatively scheduled for City Council on September 17, 2004 but that the item may be rescheduled. She noted that the staff is well aware that preparation of the new development code is an item of concern to both the City Council and the Planning Commission and noted that the staff will be prepared to address the matter at the Joint Meeting of September 28, 2004 with the City Council. She introduced Planning Technicians Lori Tyler and Michael Conger who were in attendance at the meeting and noted they had been a welcomed addition to City staff for several months and were attending the meeting tonight voluntarily in order to familiarize themselves with the Planning Commission's items and operation. She also expressed appreciation to the Commission for their efficiency in moving through the large agenda tonight in a prompt and efficient manner. City Planner Lucille Breese noted that the kinetic sculpture planned for the entry treatment near The Home Depot project site would be installed on Friday, September 17, 2004 at 10:00 a.m. and that The Home Depot was scheduled to open on Thursday, September 23, 2004.

**COMMISSION REQUESTS:**

Commissioner Shoemaker noted that he had recently attended a football game in Taft, California and that the facility was of very high quality and that Taft is a vibrant growing community.

**NUMBER OF PEOPLE IN ATTENDANCE: 19**

**ADJOURNMENT:**

On a motion by Commissioner Ruhge and seconded by Commissioner Rodenhi, the Planning Commission adjourn to the Joint Meeting with the City Council scheduled for September 28, 2004. The meeting was adjourned 9:15 p.m.

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Arleen T. Pelster, AICP  
Secretary

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Jack Rodenhi  
Chair