



**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
Wednesday, December 13, 2017 at 6:30 p.m.
City Hall, 100 Civic Center Plaza, Council Chambers**

ROLL CALL: Commissioner Federico Cioni
Commissioner Ron Fink
Commissioner Nicholas Gonzales – Absent
Commissioner Mary Leach
Commissioner Jack Rodenhi

STAFF: Planning Manager Brian Halvorson
Principal Planner Greg Stones
Assistant Planner Cody Graybehl
Assistant City Attorney Jeff M. Malawy

ORAL COMMUNICATIONS: – None

CONSENT CALENDAR: – None

(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:

DR 17-03 – American Legion Post 211

A request from Richard Gasch, representing property owner American Legion Post 211 for Planning Commission consideration to legally establish the use of an existing non-permitted screened patio in the parking lot located at 636 North H Street (APN 087-131-002) in the *Planned Commercial District (PCD) zone*. This action is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

Assistant Planner Cody Graybehl summarized the written staff report.

Commissioner Cioni and Commission Fink agreed that the new power point presentation along with the summarizing of staff report went smooth and nice to see.

OPEN PUBLIC HEARING

Richard Gasch, Commander of American Legion Post 211, expressed concern about open-ended costs associated with the Conditions of Approval (COA).

Chair Fink summarized issues in the COA's concerning fencing and the shed. Planning Manager Brian Halvorson discussed fencing and shed issues.

Chair Fink asked if Mr. Gasch had read and agreed to all of the other Conditions.

Richard Gasch, Commander of American Legion Post 211, agreed to the COA's.

CLOSE PUBLIC HEARING

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission adopt Resolution No. 869 (17) approving a Development Plan (DR 17-03), based upon the Findings of Fact in the Resolution and subject to the attached Conditions of Approval.

VOTE: The motion passed on a voice vote of 4-0-1, with Commissioner Gonzales being absent.

DR 17-07 – Finding of Conformity

A request by Laura Dubbels, City of Lompoc Deputy City Manager, for the Planning Commission to make a finding of conformity with the City's General Plan pursuant to Government Code Section 65402(a) regarding the disposition of City owned properties located at the following locations in the City:

Property Address	APN	Zoning
518 North T Street	089-161-012	R3
1404 West College Avenue	089-151-003	R2PD
1408 West College Avenue	089-151-002	R2PD
110 South K Street	091-102-019	R3
114 South K Street	091-102-018	R3
510 South F Street	085-341-009	OS
514 South F Street	085-341-012	OS
520 South G Street	085-334-003	OS
525 South F Street	085-333-012	OS
539 South F Street	085-334-004	OS
316 East Locust Ave	085-341-015	OS
1200 East Willow Avenue	093-140-015	PF
127 South I Street	091-103-008	OTC
1050 North D Street	087-011-051	PF
428 North I Street	087-241-001	R3
200 South H Street	085-202-015	PF
East Central Avenue	093-051-020	PF

This action is exempt from the California Environmental Quality Act (CEQA).

Planning Manager Brian Halvorson summarized the written staff report.

Deputy City Manager Laura Dubbels spoke to issues regarding properties located in the Cultural Resources Overlay (CRO) zone. She also addressed questions regarding the decisions to market, dispose, or transfer of these properties belongs to the City Council.

Commissioner Leach commented on a conversation previously held with Planning Manager Brian Halvorson regarding the Zoning of 127 South I Street, listed as Open Space (OS) should be Old Town Commercial (OTC).

Planning Manager Brian Halvorson stated that the property had been updated to reflect the change.

OPEN PUBLIC HEARING for Resolutions 870 (17) and 871 (17)

Frank Signorelli, Lompoc Resident, previous property owner of one of parcels in the CRO. He and other previous owners are unhappy with the possibility of properties purchased with State funds for the purpose of retaining archeological significant as Open Space owned by the City being sold.

Dr. Lisa Renken, Director of the Lompoc Museum, concerned with the Lompoc Museum, Lompoc Landmark No. 1 being on the list of properties to possibly be sold.

Brian Page, Lompoc Resident, concerned with the possibility of the zone changing from Open Space (OS) on the old Mission lots. Asked if the Chumash have been notified of this process.

City Attorney Jeff Malaway properties would be sold as currently Zoned, any restrictions on properties i.e. CRO, Historical Resources would remain intact. State Law states if the City would like to sell property the Planning Commission is required to make a report of Conformity.

Maggie Page, Lompoc Resident, spoke to the community importance and value of the park (old mission lots) to the surrounding residents.

Chair Fink reminded everyone to attend the City Council meeting and express their concerns.

Dr. Paul Rosso, Lompoc Resident, expressed concern of the City selling properties that were purchased with State funds.

Commissioner Rodenhi stated this a two-step process and that the City may not be the proper entity to care for certain properties anymore.

CLOSE PUBLIC HEARING

Commissioner Cioni expressed understanding of the issues that were expressed tonight, but we are here to make a finding of conformity.

Commissioner Leach welcomes public testimony at any point in the process and feels that is it important to be on public record in case of litigation.

Commissioner Rodenhi inquired about that properties were placed on the market prior to State requirements of a Finding of Conformity being made.

Deputy City Manager Laura Dubbles stated that only five (5) of the properties had been listed.

OPEN PUBLIC HEARING

Frank Signorelli, Lompoc Resident, stated that prior to being the Lompoc Museum it was the Carnegie Library and donated to the City.

CLOSE PUBLIC HEARING

MOTION: It was moved by Commissioner Fink seconded by Commissioner Rodendi, that the Commission adopt Resolution No. 870 (17) approving a Finding of Conformity (DR 17-07) with the City's General Plan, based upon the Findings of Fact in the Resolution.

VOTE: The motion passed on a voice/roll call vote of 4-0-1, with Commissioner Gonzales being absent.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Rodenhi, that the Commission adopt Resolution No. 871 (17) approving a Finding of Conformity (DR 17-07) with the City's General Plan, based upon the Findings of Fact in the Resolution, as amended.

VOTE: The motion passed on a voice/roll call vote of 4-0-1, with Commissioner Gonzales being absent.

City Attorney Jeff Malaway, Commissioner Rodenhi owns property near 518 North T Street, 1404 and 1408 West College Ave, therefore, he is leaving the room for the discussion of these properties.

OPEN / CLOSE PUBLIC HEARING for Resolution 872 (17)

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Cioni, that the Commission adopt Resolution No. 872 (17) approving a Finding of Conformity (DR 17-07) with the City's General Plan, based upon the Findings of Fact in the Resolution.

VOTE: The motion passed on a voice/roll call vote of 3-0-1-1, with Commissioner Rodenhi Not Participating and Commissioner Gonzales being absent.

NEW BUSINESS:

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Cioni, that the Commission adopt the 2018 Planning Commission Meeting Calendar.

VOTE: The motion passed on a voice vote of 4-0-1, with Commissioner Gonzales being absent

ORAL COMMUNICATIONS:

Andrew Dubble, 216 East Locust Ave. inquired about noticing and date of City Council meeting for these properties.

WRITTEN COMMUNICATIONS:

- Supplemental Information for DR 17-07

APPROVAL OF MINUTES:

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Cioni, that the Commission adopt the minutes of September 13, 2017.

VOTE: The motion passed on a voice vote of 4-0-1, with Commissioner Gonzales being absent.

DIRECTOR/STAFF COMMUNICATIONS:

Planning Manager Brian Halvorson advised the Commission:

- On the status of the Zoning Ordinance Update

COMMISSION REQUESTS:

- Commissioner Leach requested location maps for when we have a list of parcels to work with.
- Commissioner Rodenhi inquired about the Temporary Use Permit for food in Industrial zones.
- Chair Fink commented the map included with the City Administrators report is helpful but the numbers and colors could be better visualized. In addition, the Council will be considering adding the Mobilehome Rent Stabilization board to the Planning Commission, please review ordinance.

ADJOURNMENT:

MOTION: It was moved by Commissioner Leach, seconded by Commissioner Fink, to adjourn the meeting at 7:25 pm.

VOTE: The motion passed on a voice vote of 4-0-1, with Commissioner Gonzales being absent.

Brian Halvorson
Secretary

Ron Fink
Chair