



**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
Wednesday, January 10, 2018, at 6:30 p.m.
City Hall, 100 Civic Center Plaza, Council Chambers**

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

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

ORAL COMMUNICATIONS: – None

CONSENT CALENDAR: – None

PUBLIC HEARING ITEMS:

DR 17-06 – Sobhani Industrial Warehouse

A request from Morris Sobhani, property owner, for Planning Commission consideration of a proposal to construct a 15,000 square foot building intended to be used for storage, production, and operation of commercial industrial businesses. The project site is 0.90 acres and is located at 424 Commerce Court (APN: 093-450-008) in the *Business Park (BP)* Zoning District. This action is categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA).

Assistant Planner Cody Graybehl summarized the written staff report.

OPEN PUBLIC HEARING

Morris Sobhani, project proponent, mentioned that the lower 4' of the building will be masonry block, it is protective and attractive. The property has been vacant since 1985, we currently have two prospective tenants that would like to move into the new building in August/September. When this was explained to City staff they have been very cooperative and business friendly. The "Wine Ghetto" seems to be the center where the tasting rooms are located, here at Commerce court is secluded, tasting rooms and the traffic impacts they create are not anticipated here.

Chair Fink asked if Mr. Sobhani had reviewed the Conditions of Approval.

Morris Sobhani, project proponent, yes he had read the Conditions of Approval.

CLOSE PUBLIC HEARING

Commissioner Leach commented that she appreciated there was more parking than required, in case there is a change of use in the future.

Commissioner Gonzales commented the Conditions of Approval has listed a set constructions hours, with the Planning Division, having authority to grant deviations from the standard hours. I would like to send a clear message or support for flexibility of construction hours given the remote location of the project and time constraints mentioned by Mr. Sobahni.

Chair Fink and Commission Rodenhi agreed.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission adopt Resolution No. 873 (17) approving a Development Plan (DR 17-06), based upon the Findings of Fact in the Resolution, and subject to the attached Conditions of Approval.

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

NEW BUSINESS: – None

ORAL COMMUNICATIONS: – None

WRITTEN COMMUNICATIONS: – None

APPROVAL OF MINUTES:

MOTION: It was moved by Commissioner Leach, seconded by Commissioner Rodenhi, that the Commission adopts the minutes of December 13, 2017.

VOTE: The motion passed on a voice call vote of 3-0-1-1, with Commissioner Gonzales abstaining and Commissioner Cioni being absent.

DIRECTOR/STAFF COMMUNICATIONS:

Planning Manager, Brian Halvorson updated the Commission on:

- Status of the Zoning Ordinance Update,
- Mobile Home Rent Stabilization Board will be a part of City Council duties, not the Planning Commission, and
- There are items for the February 14, 2018, Planning Commission meeting.

COMMISSION REQUESTS:

ADJOURNMENT:

MOTION: It was moved by Commissioner Gonzales, seconded by Commissioner Fink to adjourn the meeting at 6:47 pm.

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

Brian Halvorson
Secretary

Ron Fink
Chair