

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
December 10, 2014**

ROLL CALL: Commissioner Federico Cioni
Commissioner Allan Clark
Commissioner Ron Fink
Commissioner Mary Leach
Commissioner Jack Rodenhi

STAFF: Planning Manager Lucille Breese
Assistant City Attorney Jeff Malawy

ORAL COMMUNICATIONS -- None

CONSENT CALENDAR -- None

PUBLIC HEARING ITEMS

1. DR – 14-09 – Development Plan Review – Housing Authority

A request by Larry Deese representing the Housing Authority of Santa Barbara County, property owner, for Planning Commission review and consideration of a Development Review Permit for: 1) the construction of a community center, 2) minor on-site improvements, and 3) an exemption from covered parking requirements. The site is approximately 6.36 acres and located at 217 West Maple Avenue in the *High Density Residential* (R-3) zoning district (Assessor's Parcel Number: 089-192-002). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

Planning Manager Lucille Breese presented a summary of the staff report, advising the Commission there had been supplemental information provided which is available for the public and posted on the City website.

OPEN PUBLIC HEARING

Larry Deese, representing the Santa Barbara County Housing Authority – discussed the intent to upgrade the Lompoc Gardens project: originally approved in the 1980's in two phases; developing a community center for the use of the residents is an amenity of the project; renumbering the buildings is for ease of locating units for residents and public safety personnel; requesting removal of the existing carports on 36 of the 135 parking spaces; and indicated there is no increase in the number of units or parking provided.

CLOSE PUBLIC HEARING

Commissioner Leach asked if there was an office and employee in the existing complex; stated she was not in favor of removing covered parking which is a downgrade to the project.

Mr Deese stated there was no office currently but HUD funding requires an office in the proposed community center and noted there is no funding to provided carports on the rest of the parking, if they have to retain the old carports they will just paint them.

Commissioner Clark asked about the legal non-conforming status of the carports.

Commissioner Fink asked if the existing carports would restrict the ability to improve the parking on-site; stated the original approval was in two phases under separate parking requirements, however the current code requires covered parking and he would prefer to see the carports remain; and asked Mr. Deese if he had reviewed the Conditions of Approval, including the proposed addition and if he was in agreement.

Commissioner Cioni stated it doesn't make sense to cover some and not all parking spaces, would prefer to see consistency on the site.

Mr. Deese indicated the Housing Authority was attempting to make the project as energy efficient as possible and would like to focus the limited funding available on that goal instead of providing carports; indicated he had reviewed the COA and had no problem with any of them including the proposed COA.

MOTION: It was moved by Commissioner Leach, seconded by Commissioner Fink, that the Commission adopt Resolution 786 (14) with the proposed additional condition:

P25. The existing 36 covered parking spaces, required by the 1980 approval must be retained.

VOTE: The motion passed on a voice vote of 5-0

2. DR – 14-10 – Development Plan Review – 537 North K Street

A request by Shana Reiss, of Reiss Design Studio representing Dale Willis the property owner, for Planning Commission review and consideration of a Development Review Permit for the construction of six (6) new residential dwelling units, located in three (3) two-story buildings (containing two units each), and a new private clubhouse. There is currently a 2,160 square foot building on the site being utilized for transitional housing. The site is 17,500 square feet and located at 537 and 531 North K Street in the *High Density Residential (R-3)* zoning district (Assessor's Parcel Numbers: 089-191-001 and -002). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

Planning Manager Lucille Breese presented a summary of the staff report, advising the Commission there had been supplemental information provided which is available for the public and posted on the City website.

OPEN PUBLIC HEARING

Shana Reiss of Reiss Design Studio, representing Dale Willis the property owner – stated they had reviewed the Conditions of Approval including the addition and were in agreement, she was available to answer questions.

CLOSE PUBLIC HEARING

Commissioner Rodenhi expressed his approval of the project.

Commissioner Clark concurred the project would be an improvement in the area.

Commissioner Leach agreed the project would be a nice addition in the neighborhood but noted the north elevation of building B was a bit stark and suggested the addition of a metal awning to provide some interest; she also asked about the phasing plan.

Ms Reiss indicated the change to the architecture could be made with the construction drawings and noted the phasing was requested due to financing considerations.

Dale Willis, property owner, responded that due to financing restrictions he was requesting construction of one building at a time.

Commissioners Cioni and Fink agreed the project would improve the neighborhood.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission adopt Resolution 787 (14) with the proposed additional condition:

GR21. After the Record Drawings have been approved, the Applicant shall provide the City Management Services Department, Information Systems Division, with the following as-built information, in a computer format readily compatible for transfer to the City Geographic Information System [computer formats acceptable for delivery include DGN (native Microstation); DWG (same as or less than Version 14); DXF]. Record Drawing information submitted in computer format will include but not be limited to the following:

WATER	WASTEWATER	ELECTRIC	DRAINAGE	SURFACE
Mains	Mains	Lines	Manholes	Road
Valves	Manholes	Transformers	Inlets	Curb/Gutter
Blowoffs	Lift Stations	Junction Boxes	Swales	Sidewalk
Air Vacs	Laterals	Pull Boxes	Basins	Drives
Fire Hydrants		Poles	Structures	Access Ramps
Services		Street Lights	Filters	Parking Lots
Meters			Curb Drains	Survey Mon's
RP Backflow				Retaining Walls
				Bus Turnouts

VOTE: The motion passed on a voice vote of 5-0

3. CUP 12-04 – Review of Issues Relating to Conditional Use Permit

Planning Commission review of issues relating to Conditional Use Permit (CUP 12-04) issued February 13, 2012, for operation of a CrossFit gym located at 1251 West Laurel Avenue, Units 32 to 37 in the *Industrial (I)* Zoning District (Assessor Parcel Numbers: 89-510-32 to 37). This action is exempt from the California Environmental Quality Act (CEQA).

Commissioner Fink advised the audience the hearing will focus on the lack of compliance with the Conditions of Approval (COA) and requested the remarks be restricted to the topic.

Planning Manager Lucille Breese presented the staff report; advised the Commission of the actions taken by staff to gain compliance with the Conditions of Approval; and noted Contract Building Official Sarah Roane was available to answer questions.

Commissioner Fink asked if the City Council adopts the Building Code and if the requirements imposed were common on similar projects.

Commissioner Clark asked if a Certificate of Occupancy was required for the business since it had been operating for some time without completing the COA.

Sarah Roane, Contract Building Official noted the City Council does adopt the Building Code; stated similar requirements were imposed on assembly uses depending upon size; and indicated a porta-potty was in place on the site.

OPEN PUBLIC HEARING

Darren Savella, owner/operator of CrossFit Ohana – provided a handout with apologies to the Building and Planning staff stating he had misunderstood the directions and requested an extension of the proposed time line.

Tim McIntyre, a personal friend of Mr. Savella and contractor – stated he had met with a general contractor and attempted to obtain clarification of the requirements; noted the space is not used as a gym; and indicated the required plan as presented would cost approximately \$100,000 to complete.

Commissioner Leach asked who had drawn the plan? Mr. McIntyre indicated they were drawn by a designer on Vandenberg Air Force Base.

Richard Drago, neighbor – submits letters from other property owners regarding noise and asks if the bathroom would be compliant with ADA requirements.

Commissioner Fink reminded the audience the current review is only of compliance with COA.

Commissioner Rodenhi added the Commission will be making a decision based on technical analysis.

Jeremy Ball, gym member – indicated he realizes the importance of complying with the letter of the law; noted there has been no complaint from members of the gym regarding toilet facilities; and indicated he understands the frustration of the neighbors.

Sylvia King, gym member – asked if all industrial tenants were required to have the same number of bathrooms; noted large commercial retailers do not provide that number of bathrooms; and stated the porta-potty is handicap accessible.

CLOSE PUBLIC HEARING

Commissioner Fink indicated the CUP was issued in 2012 and asked Sarah about the use in the building.

Ms. Roane responded the occupancy is an A or assembly use and there are many categories in the building code; stated she and the Planning Manager had met with the business owner and explained what was required to comply with the COA; Mr. Savella was asked to provide a dimensioned floor plan to determine required number of facilities; explained there have been changes to Building Code since 2012; and stated she was attempting to assist Mr. Savella meet the COA.

Commissioner Cioni noted if the requirement for seven (7) stalls was based on total square footage there may be some adjustment with a calculation from a dimensioned plan.

Commissioner Rodenhi indicated the uncertainty of the requirement should be resolved before the Planning Commission makes a determination but there should be a date set for compliance with the COA.

Commissioner Fink advised Mr. Savella the Building Official needs the exact dimensions to provide accurate advice; noted good communication was important; and stated the staff report recommends 60 days for application of a building permit, would Mr. Savella be able to meet the requirement if the 60 days started on January 1, 2015.

Mr. Savella agreed he could do so.

- MOTION:** It was moved by Commissioner Fink, seconded by Commissioner Cioni , that the Commission
- Extend the time for submittal of a building permit to 60 days from January 1, 2015;
 - If the timeline is not met, staff is to return the CUP for review and possible revocation hearing;
 - If the timeline is met, the facilities shall be completed within 180 days of issuance of building permit;

VOTE: The motion passed on a roll call vote of 5-0

NEW BUSINESS –

The Planning Commission accepted the proposed 2015 Meeting Calendar.

ORAL COMMUNICATIONS -- None

WRITTEN COMMUNICATIONS – None

APPROVAL OF MINUTES – October 8, 2014 meeting

MOTION: It was moved by Commissioner Leach, seconded by Commissioner Fink, that the Commission adopt minutes of the October 8 meeting with a small correction to page 2; the motion was passed by voice vote of 4-0-1 and Commissioner Rodenhi abstaining.

DIRECTOR/STAFF COMMUNICATIONS:

Planning Manager Lucille Breese advised the Planning Commission:

- The Solvang Brewery applicant has requested a second meeting in January to accommodate their financing timeline; the meeting is proposed for January 28; the Commission agreed to the special meeting;
- Staff has received applications for the Motorsports Park project and the Hilton Gardens Hotel and they are being reviewed for completeness;
- On November 18, the City Council denied the appeal of the Planning Commission approval of the CUP for the Verizon facility at the V Street yard.

COMMISSION REQUESTS: none

ADJOURNMENT: Commissioner Fink adjourned the meeting at 7:50 p.m.

Lucille T. Breese, AICP
Secretary

Ron Fink
Chair