

**MINUTES OF THE REGULAR MEETING  
OF THE LOMPOC PLANNING COMMISSION  
February 11, 2015**

**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 ITEM**

**1. DR 14-12 – Development Plan Review**

A request by Chris Choat, property owner, for Planning Commission review and consideration of a Development Plan for the construction of two residential units with on-site parking and landscaping at 118 North N Street. The site is 7,000 square feet, and is zoned as *High Density Residential (R-3)*, Assessor's Parcel Number: 091-072-016. This action is exempt pursuant to the California Environmental Quality Act (CEQA).

Planning Manager Lucille Breese presented the staff report.

**OPEN PUBLIC HEARING**

Chris Choat applicant spoke to the Commission; stated he had worked with staff; and was agreeable to the proposed Conditions of Approval

**CLOSE PUBLIC HEARING**

Commissioner Leach noted a similar project had been reviewed on this site and expressed concern with a passageway between buildings being provided. Mr. Choat advised the Commission a passageway is proposed.

Commissioner Clark noted the project would be an improvement in the neighborhood.

**MOTION:** It was moved by Commissioner Fink, seconded by Commissioner Rodenhi, that the Commission adopt Resolution 792 (15) based upon the Findings of Fact in the Resolution including the proposed Conditions of Approval.

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

## **NEW BUSINESS**

- 1) General Plan Annual Report – Planning Manager Lucille Breese indicated this report was required annually by the Housing and Community Development Department and is based on the 2030 adopted General Plan; she indicated a few corrections which will be made to the Annual Report prior to City Council Review.

The Planning Commission unanimously accepted the Annual Report and directed staff to forward it to City Council with a recommendation for approval prior to the report being filed with the State Housing and Community Development Department.

**ORAL COMMUNICATIONS** -- None

**WRITTEN COMMUNICATIONS** -- None

**APPROVAL OF MINUTES:** December 10, 2014 and January 14, 2015

**MOTION:** It was moved by Commissioner Fink, seconded by Commissioner Cioni that the Commission approve the minutes of December 10, 2014 and January 14, 2015.

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

**NEW BUSINESS** – None

**ORAL COMMUNICATIONS** -- None

**WRITTEN COMMUNICATIONS** – None

**APPROVAL OF MINUTES** – None

**DIRECTOR/STAFF COMMUNICATIONS:**

Planning Manager Lucille Breese advised the Planning Commission:

- A pre-submittal meeting was held for the RFQ for the Zoning Ordinance update and there was interest from a number of consultants;
- The applicant for the Hilton Gardens project has submitted the funds for the environmental review studies;
- The CCBP Specific Plan and Admin draft EIR and under administrative review;
- The Assistant Planner position closes February 13, 2015.

**COMMISSION REQUESTS:**

Commissioner Clark initiated a discussion of the Conditions of Approval (COA) imposed on the Solvang Brewery project which he felt were subjective; expressed concern that the applicant may not be able to obtain a waiver from the APCD; noted the City should not impose regulatory COA from other agencies; stated the applicant was unaware of this requirement until late in the process; noted this was not a 'business friendly' action; and discussed the possibility of removing the COA.

Commissioner Leach indicated the applicant would have to follow the rule whether the COA was included or not and stated the City was simply providing information to the applicant.

Attorney Malawy noted he had discussed the COA with staff prior to it being recommended and stated the purpose of the City imposing the COA is for the City to assure the applicant apply for permits the City is aware of and to have some backup in case the applicant doesn't require the necessary permits.


Commissioner Cioni agreed each case must be evaluated individually but was concerned with not being "business friendly".


Commissioner Rodenhi indicated the Commission has to make decisions on a case-by-case basis and agreed if there were problems in the future and the APCD didn't take action the City would be able to do so.

Commissioner Fink discussed the requirement for the applicant to file the form and noted the Planning Commission had imposed similar COA on previous projects; expressed concern that other cities had been sued for not imposing similar COA; and asked how the Commission would like to consider these types of actions in the future.

The Commission discussed when in the process an applicant should be advised of COA's and regulations by other agencies; discussed potential odor problems from this type of business; and agreed an effort would be made to avoid subjective COA in the future.

**ADJOURNMENT:** Commissioner Fink adjourned the meeting at 7:20 p.m.

  
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Lucille T. Breese, AICP  
Secretary

  
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Ron Fink  
Chair