

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
January 14, 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 ITEMS

1. TA – 14-01 – Emergency Shelter Text Amendment

Planning Commission will consider a recommendation to the City Council regarding an addition to Zoning Ordinance *Section 17.044 C-2 Central Business District, Section 17.040 C-O Commercial Office District, and Section 17.036 C-C Convenience Center District*. The proposed addition will conform with State law and allow emergency shelters by right in the C-2, C-O and C-C zone districts. If adopted the Ordinance would be effective Citywide. A negative declaration has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA).

Planning Manager Lucille Breese introduced Richard Daulton of Rincon Consultants, the City's General Plan consultant who presented a power point of the Housing Element update status; he indicated staff and the consultant have held conversations with the State Housing and Community Development (HCD) staff to discuss the draft Housing Element submitted on September 25, 2014; comments received from the HCD staff included the need to complete an update to the Zoning Ordinance to address Emergency Shelters which was an Implementation Measure in the 2010 Housing Element; and, the proposed Text Amendment (TA) will address this concern, comply with the comments of HCD staff, and assure the City's Housing Element is in conformance with State law.

OPEN/CLOSE PUBLIC HEARING

The Commission and staff discussed the following topics: the meaning of "*by right*" in the TA; the term "*emergency shelter*" vs. "*warming shelter*"; the need to provide definitions in the upcoming Zoning Ordinance (ZO) update; the concept of allowing this type of shelter in a commercial vs. an industrial zones; the review by HCD and how failure to certify the document can impact the City; the steps taken to identify the 104 beds as an unmet need in the City; how a discussion should occur early in the ZO update to consider the most appropriate zone for this type of use; and, the need for the

City to complete this implementation measure to allow an eight (8) year Housing Element cycle and retain State funding which could be effected if the Housing Element was not certified.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Cioni, that the Commission adopt Resolution 788 (14) recommending the City Council amend the Zoning Ordinance to allow Emergency Shelters in Commercial Zoning Districts as identified in the proposed Ordinance.

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

2. GP 07-04 – Housing Element Review

The Planning Commission will review the draft 2015 Housing Element Update. An Initial Study/Negative Declaration was prepared for the project by Rincon Consultants (SCH. No. 20141212028) pursuant to the California Environmental Quality Act (CEQA). The Commission will make a recommendation to the City Council regarding the Housing Element and the Negative Declaration.

Mr. Daulton continued the power point presentation regarding the Housing Element status; described the update required by HCD staff; and noted the CEQA document had been circulated through the State Clearinghouse and no comments were received from the public.

OPEN/CLOSE PUBLIC HEARING

Commissioners identified minor typographical errors in the Housing Element and the Negative Declaration; staff noted the corrections and stated the changes would be made prior to the document being presented to the City Council

MOTION: It was moved by Commissioner Leach, seconded by Commissioner Clark, that the Commission adopt Resolution 789 (14) recommending the City Council adopt the Housing Element and certify the Negative Declaration.

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

3. GP 07-04 – Economic Development Element Review

The Planning Commission will review the draft Economic Development Element. The Commission will make a recommendation to the City Council regarding the Economic Development Element and recertification of the Addendum for the Phase 2 Elements.

Mr. Daulton continued the power point presentation and noted the changes requested by the Economic Development Committee had been made as appropriate and the General Plan EIR Addendum had been certified in 2014.

OPEN PUBLIC HEARING

Jenelle Osborne, Economic Development Committee Chair – thanks staff for their work and discussed a few specifics including: stated Economic Development should be a priority of all Boards and Commissions when making recommendations to the City Council; suggested modernization of the Zoning Ordinance; indicated organized sports leagues need to be included in the Recreation policies; stated areas for community gardens should be more clearly defined; indicated a preference for the term “*mixed use*” instead of “*industrial*”; and noted some minor typos in the document.

Chair Fink responded instead of changing language at this time it should be handled in the upcoming Zoning Ordinance update as well as updating the “*permitted use*” list for each zone to protect existing business. He noted community gardens are addressed in the Land Use Element.

Steve Pepe, Economic Development Committee Member -- expressed agreement with comments by Ms. Osborne and had additional items he felt should be included in document: 1) a discussion of reducing unemployment to equal that of Santa Barbara County to promote economic development and 2) starting from scratch on the Zoning Ordinance which is a major irritant to business owners, he referred to how the City of Buellton manages Industrial Way, as well as the City website which sends the wrong message to prospective businesses.

Chair Fink responded the unemployment numbers are shifting based on short term factors and should be identified in the Economic Development Committee’s Strategic Plan which is revisited on a regular basis whereas the General Plan in a 20-year document; and noted that the City of Buellton started with a clean slate a few years ago when they became a City, however, the City of Lompoc has existed for many years and grown outward and must deal with existing conditions.

CLOSE PUBLIC HEARING

The staff and the Commission discussed incorporating language regarding unemployment without adding specific numbers and how it may be problematic to specifically set matching the Santa Barbara County number as a goal; noted the number of “*shalls*” vs the number of “*shoulds*” in the document and suggested strengthening the language; agreed this is the first time an ED Element was included in the General Plan and perhaps it should have an ad hoc committee to meet and review; suggested it may be more appropriate to not specifically call out the wine industry exclusively for the City to work with; asked about a policy for the City to contract with local firms first when going out for purchase; suggested specific mention of the EDC’s Strategic Plan in the Introduction; noted the need for aesthetically pleasing, quality development to improve the appearance of the community; and agreed there was still work to do on the document.

Staff noted the language presented may not be the most current; the Commission indicated the discussion should occur between staff and the EDC prior to returning to the Planning Commission since the element is not time sensitive and the language should be adjusted again before a recommendation to City Council.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the item be continued to allow staff to work with the Economic Development Committee and hold a workshop to further discuss the Economic Development Element prior to recommending adoption by the City Council.

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:

- The Solvang Brewery has submitted information for the January 28 meeting;
- RFQ for the Zoning Ordinance update will be circulated this week, a copy will be provided to the Commissioners;
- The League of California Cities Planning Commission Academy will be March 4-6 this year in Newport Beach, information was presented to Commission;
- The City is offering Ethic training on January 27 for anyone who needs to attend;
- The CCBP Specific Plan has been re-submitted for review;
- The Assistant Planner position has been posted and closes February 13, 2015.

COMMISSION REQUESTS: none

ADJOURNMENT: Commissioner Fink adjourned the meeting at 8:15 p.m.

Lucille T. Breese, AICP
Secretary

Ron Fink
Chair