

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
July 8, 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 AGENDA

1. Planning Commission 2014/2015 Annual Report –
Summary of Commission Actions for the 2014/2015 fiscal year

MOTION: It was moved by Commissioner Rodenhi, seconded by Commissioner Cioni, that the Commission adopt the Consent Agenda Item.

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

PUBLIC HEARING ITEMS:

1. **DR 15-07 – Sign Program**

A request from Mark Blackford of Signcraft, the project applicant, for Planning Commission review and consideration of a Sign Program for the Lompoc Radiation Oncology Center, consisting of one (1) monument sign. The project is located in the *Commercial Office (CO)* Zoning District at 1213 East Ocean Avenue (APN: 085-150-069). This action is exempt pursuant to the California Environmental Quality Act (CEQA), Section 15311, Accessory Structures of the CEQA Guidelines.

Associate Planner Jarrett Yanez summarized the written staff report.

OPEN/CLOSE PUBLIC HEARING

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission adopt Resolution 806 (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.

2. DR 15-08 – Sign Permit

A request from Mark Blackford of Signcraft, the project applicant, for Planning Commission review and consideration of a Sign Permit for the Extra Space Storage facility. The proposed Sign Permit consists of two (2) on-building signs and one (1) monument sign. The project is located in the *Industrial (I)* Zoning District at 2225 Briar Creek Way (APN: 093-070-067). This action is exempt pursuant to the California Environmental Quality Act (CEQA), Section 15311, Accessory Structures.

Associate Planner Jarrett Yanez summarized the written staff report.

OPEN/CLOSE PUBLIC HEARING

The Commission held a brief discussion regarding the number of signs proposed by the applicant.

MOTION: It was moved by Commissioner Rodenhi, seconded by Commissioner Cioni, that the Commission adopt Resolution 807 (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.

3. CUP 15-05 – Conditional Use Permit

A request from Melissa Samarin of Sequoia Deployment Services, representing Verizon Wireless, for Planning Commission review and consideration of Conditional Use Permit for the operation of an unmanned wireless telecommunication facility. The facility includes a 65-foot high monopine with nine (9) new antennas, an equipment shelter, and a generator. The project is located in the *Industrial (I)* Zoning District at 416 North Eighth Street (APN: 099-500-024). This action is exempt pursuant to the California Environmental Quality Act (CEQA), Section 15301, Existing Facilities of the CEQA Guidelines.

Associate Planner Jarrett Yanez summarized the written staff report and noted there were changes proposed to the COA at the request of the applicant which were provided as supplemental information.

OPEN PUBLIC HEARING

Shawn O'Connor representing Verizon – indicated Verizon had reviewed the proposed changes and was in agreement with them.

CLOSE PUBLIC HEARING

MOTION: It was moved by Commissioner Rodenhi, seconded by Commissioner Cioni, that the Commission adopt Resolution 808 (15) based upon the Findings of Fact in the Resolution including the proposed Conditions of Approval as amended.

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

4. GP 07-04 – Economic Development Element

Planning Commission consideration of a recommendation to the City Council on the Comprehensive 2030 General Plan Update Economic Development Element and review of a draft Addendum to the Final Environmental Impact Report (FEIR 09-01) prepared for the 2030 General Plan Update and certified by the City Council.

Planning Manager Lucille Breese introduced Mr. Richard Daulton of Rincon Consultants. Mr. Daulton noted there had been some back and forth discussion with the Economic Development Committee as indicated in the material attached to the staff report; staff was in general agreement with the request but was attempting to take a long range approach to the document; noted that economic conditions tend to change and the City doesn't control overall market forces; and the General Plan is a long term document the Economic Development Committee Strategic Plan is a short-term document which is regularly updated and can be more responsive to changing economic conditions.

OPEN PUBLIC HEARING

Steve Pepe representing Economic Development Committee (EDC) – expressed concern with City responses to EDC comments and restated comments in March 21, 2015 e-mail attached to staff report.

Regarding page ED 2

Suggested adding The City should promote and support the development of a destination resort within the City or nearby.

Mr. Pepe stressed the importance of support development of a destination resort for the wine ghetto to continue to grow and local restaurants to flourish; referred to proposal presented to SBCO several years ago for development of the La Purisima Golf Course which did not succeed.

Commissioner Fink noted the General Plan addresses properties inside the City Limits, suggests the EDC Strategic Plan, if approved by Council, would be a more appropriate document.

Mr. Pepe indicated the Strategic Plan is not a policy plan as strong as the General Plan and such a destination resort located nearby could be located within the City with future growth.

Commissioner Fink asked if Mr. Pepe was aware of any future development outside the City and Mr. Pepe stated he did not but he felt the Council should make the decision regarding supporting activity outside the City.

Mr. Daulton indicated Goal 4 had been added in response to previous comment from the EDC: Goal 4 had been amended to support general developments that could benefit the City states:

Support destination developments including travel and tourist opportunities in the Lompoc Valley that would stimulate economic development in the City.

The Commission discussed the need for specific goals; Commissioner Fink noted the Specific Plan is a dynamic document which adjusts to economic needs; Commissioner Clark discussed his support of the request of the EDC for specific goals; Commissioner Rodenhi believes specific goals would produce results, however specifying a “resort” may be limiting, perhaps add other language; Commission Cioni noted there were several “should” rather than “shalls”, expressed opinion that both General Plan and Strategic Plan should go hand in hand, and there should be strong direction from the EDC in the General Plan.

CLOSE PUBLIC HEARING

Goal 4 Support a destination resort and other destination developments including travel and tourist opportunities in the Lompoc Valley that would stimulate economic development in the City

Commissioner Fink asked Mr. Pepe if the above language satisfied his concern and Mr. Pepe agreed it did.

Attorney Malawy reminded Commissioner Fink to allow any other member of the public to comment if each item were to be considered individually.

Commissioner Fink OPENED and CLOSED the Public Hearing on this item and no one spoke.

The Commission concurred with the amended language.

Regarding Policy 1.13 – Page 4

OPEN PUBLIC HEARING

Steve Pepe representing Economic Development Committee (EDC) – suggested the need for language to guide future budget decisions and inserting

In draft document, Policy 1.13 currently reads: THE CITY SHOULD ENCOURAGE EXPANSION OF ORGANIZED SPORTS LEAGUES AS A MEANS OF ATTRACTING ECONOMIC ACTIVITY.

Mr. Pepe stated the existing sports leagues were not the issue but improving and modernizing the sports fields and facilities to attract leagues from out of the City to come and spend time and money at the restaurants, etc. and suggested the following language:

“shall upgrade and modernize its existing sports fields and aquatic center to be suitable for post season playoffs”

CLOSE PUBLIC HEARING

Mr. Daulton expressed concern with getting into City budget and financial question regarding upgrades could be included with a “should” statement.

Commissioner Fink expressed concern with including a “shall” statement on a financial matter that the Council will need to determine; stated the Council has identified Economic Development as their primary goal; noted they have created the EDC.

Commissioner Clark expressed agreement with Mr. Pepe; addressed the number of “shall” vs “should” in the document and the possibility of removing either reference; stated in Goal 2 there are no “shall/should” statements suggested re-phrasing statements; and asked if Goals have hierarchy of importance in document.

Commissioner Rodenhi noted the Planning Commission is not in a position to make budget decisions, doesn't have all information the Council has; would need to qualify statement.

Commissioner Cioni suggested it is not up to the Planning Commission to determine what is done with taxpayer funds and recommended adding requested statement with “should”.

Commissioner Fink noted that Economic Development is the Council's No. 1 priority and they need as much latitude in achieving the goal as possible.

Mr. Daulton reiterated “shall” is a regulatory requirement and “should” is general direction; noted all goals are equal in importance; indicated 2.1 / 2.2 / 2.3 are open to interpretation.

Commissioner Leach agreed with adding the language to 1.13 using “should”.in the language.

Mr. Pepe indicated the document has several inconsistencies regarding budget direction throughout the recommended policies.

Commissioner Clark expressed concern with the language

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission recommend Council adopt a change to Policy 1.13 to read:

Policy 1.13 *“The City should upgrade and modernize its existing sports facilities and infrastructure to be suitable for post season play.”*

VOTE: The motion passed on a roll call vote of 4-1, with Commissioner Clark voting no.

Regarding Goal No. 2 – page ED 4

In draft document, Goal 2 currently reads: MAINTAIN THE EXISTING AND ENCOURAGE NEW INDUSTRIAL, OFFICE, AND RETAIL DEVELOPMENT THAT SERVES THE NEEDS OF THE LOMPOC COMMUNITY AND ITS DESIGNED TO MINIMIZE IMPACTS ON THE ENVIRONMENT AND ON RESIDENTIAL NEIGHBORHOODS, CONSISTENT WITH THE POLICIES OF THE LOMPOC GENERAL PLAN.

OPEN PUBLIC HEARING

Steve Pepe representing Economic Development Committee (EDC) -- suggested this was the wrong Goal, instead the goal should be to encourage multiple uses in zones like Industrial Way in Buellton and the Funk Zone in Santa Barbara. The City should encourage consumer farm-to-table operations in the General Plan.

CLOSE PUBLIC HEARING

Commissioner Leach disagreed; noted Santa Barbara has separate Commercial and Industrial zones; stated what Mr. Pepe is addressing can be created in the Zoning Ordinance but is not necessarily appropriate as an umbrella over every Industrial-Commercial zone; and explained there are a number of different uses zoning allows in each zone.

Mr. Daulton noted the other General Plan Elements don't have specific short term documents to support the Goals and Policies; noted the General Plan is not as flexible as other plans and stated the General Plan is a long-term constitution for the community and the Strategic Plan is more flexible implementation document.

Commissioner Fink noted there was a General Plan policy to appoint the EDC, which Council has achieved; a second policy was to create a Strategic Plan which allows flexibility; stated since this was the first ED Element; and noted it may be appropriate to delete "*industrial, office, and retail*" from the Goal to broaden the intent.

Commissioner Rodenhi agreed with Mr. Pepe to pursue mixed commercial development as a policy; stated Goal 2 is fine with some broadening; and stated that if he was opening an industrial business he would be inclined to an area like Industrial Way where there are "fun uses".

Commissioner Fink stated the EDC views property from a different perspective than the Planning Commission; noted there is a limited amount of square footage for industrial use in the community; indicated the Old Town Specific Plan (OTSP) created the ability for mixed zoning in the Old Town Commercial (OTC) district in support of walkability but no one has taken advantage of it; indicated employing skilled labor through high paying industrial jobs will raise the standard of living in the community.

Commissioner Leach noted some industrial businesses don't want to have fun users as neighbors; stated there should be some areas with standard industrial uses; and indicated there are appropriate areas with mixed uses and some with standard industrial.

Commissioner Cioni stated the uses should be as open as possible to allow industrial business to be part of the community; suggested striking "*maintain*" from the language; and agreed for the need for separate industrial, commercial, offices uses while being open to other opportunities.

Mr. Pepe suggested adding policy 2.4: "*Support evolving markets such as farm to table and artisanal products in mixed use environments*"

Commissioner Rodenhi noted the language should be consistent with the "*shall/should*" format.

Mr. Daulton suggested striking *Maintain* from the Goal, adjusting language, and repeating in the new Policy 2.4.

Commissioner Clark discusses "*should vs shall*" statements at the beginning of the policies.

Commissioner Rodenhi agrees with suggested revision.

MOTION: It was moved by Commissioner Cioni, seconded by Commissioner Leach, that the Commission recommend City Council amendment to Goal 2 and adoption of new Policy 2.4:

Preserve suitable industrial and commercial sites ~~Maintain the existing and encourage new industrial, office, and retail development that serves the needs of the Lompoc community and its designed to minimize impacts on the environment and on residential neighborhoods, consistent with the policies of the Lompoc General Plan.~~

Policy 2.4 - "The City shall support evolving markets such as farm-to-table and artisanal products in mixed use environments."

VOTE: The motion passed on a roll call vote of 3-2, with Commissioners Rodenhi and Clark voting no.

Regarding Goal 3, page ED 4

In draft document, Goal 3 currently reads: REDUCE CITY REGULATORY AND INFRASTRUCTURAL BARRIERS TO ECONOMIC DEVELOPMENT

OPEN PUBLIC HEARING

Steve Pepe representing Economic Development Committee (EDC) -- suggested as written doesn't tell how to avoid delay, uncertainty, and unreasonable regulations and requests identifying barriers

CLOSE PUBLIC HEARING

Commissioner Cioni feels one of biggest problems in conducting business.

Commissioner Leach questions the language as proposed.

Commissioner Fink asks Mr. Daulton to provide appropriate language.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission recommend the City Council amend Goal 3 to read:

"The City regulatory process and infrastructure shall be updated to avoid delay, minimize uncertainty, and prohibit unreasonable regulations."

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

Regarding Additional Measure, page ED 6

OPEN PUBLIC HEARING

Steve Pepe representing Economic Development Committee (EDC) -- suggested an additional Measure stating:

"The City's Business Tax shall be updated modernized and expanded and 50% of the increased revenue from the revised Business Tax shall be used for Economic Development"

CLOSE PUBLIC HEARING

Mr. Daulton noted it was a City Council decision how to budget increased revenue from taxes.

Commissioner Cioni suggested a more generic statement such as *"a % of the increased revenue"* instead of a specific number and expressed no concern with *"shall"*.

Commissioner Leach indicated the statement was too subjective, taxes could be increased several times and the disposition of the revenue is a business decision the City will make many times.

Attorney Malawy expressed the same concern as Mr. Daulton and recommended *"should"* with no specific number since the decision on how to spend taxes rests with the City Council not the General Plan.

Commissioner Fink suggested following the recommendation of the City Attorney regarding language.

Mr. Pepe stated it was hard to do economic development without funds.

Commissioner Rodenhi stated the Attorney makes a good point and suggested the Planning Commission could make a recommendation and the Council would need to make an affirmative action to remove the language.

Commissioner Leach noted that money is given to the Chamber of Commerce for economic development although the benefit may not be direct and the comment as proposed is open ended and asked how the bed tax is utilized.

Mr. Pepe indicated the wrong judgment had been made to allocate the recent 2% increase to Explore Lompoc and not the General Fund, other communities had allocated a portion of their increase to economic development.

Commissioner Fink requests Mr. Daulton read the proposed language and cautions the Commission that the Attorney recommends using *"should"*.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Cioni, that the Commission recommend inserting a new Measure 10:

"The City's Business Tax shall be updated modernized and expanded and 50% of the increased revenue from the revised Business Tax shall be used for Economic Development"

VOTE: The motion passed on a roll call vote of 3-2, with Commissioners Leach and Fink voting no.

OPEN PUBLIC HEARING

Jenelle Osborne, Chair of the Economic Development Committee – thanked the Planning Commission for their efforts and recommended changing the statement in policies 2.1, 2.2, 2.3, 2.4 to “*shall*” since they are policies that encourage action.

CLOSE PUBLIC HEARING

Commissioner Cioni, Rodenhi, Clark expressed agreement with this request.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Cioni, that the Commission recommend the City Council amend policies 2.1, 2.2, 2.3, 2.4:

Policy 2.1 The City ~~shall~~ ~~should~~ preserve suitable industrial and commercial sites to provide a choice among sites for new industrial development prior to actual demand.

Policy 2.2 The City ~~shall~~ ~~should~~ encourage regional offices of corporations and government agencies to locate in the City of Lompoc.

Policy 2.3 The City ~~shall~~ ~~should~~ encourage medically-related offices and service facilities to locate in the vicinity of the community hospital.

Policy 2.4 The City shall support evolving markets such as farm-to-table and artisanal products in mixed use environments.

VOTE: The motion passed on a roll call vote of 4-1, with Commissioner Fink voting no.

Regarding Goal 5 and Policy 5.4, page ED 5

In the draft document:

Goal 5 currently reads: Support AND PROMOTE URBAN AND COTTAGE AGRICULTURAL BUSINESSES

Policy 5.4 currently reads: ENCOURAGE RESIDENTIAL ARTS AND CRAFTS HOME OCCUPATION PERMITS FOR RESIDENTS WHO SELL ARTS AND CRAFTS PRODUCED AT HOME AT FARMER’S MARKETS AND AT PERMITTED RETAIL ESTABLISHMENTS, SUBJECT TO ALL OF THE EXISTING RESTRICTIONS THAT APPLY TO HOME OCCUPATIONS.

Commissioner Clark questioned comments on page 2 of Rincon Consultants on ED 2 adding specific business and asks what is policy.

Mr. Daulton replied “such as” examples are not the same as a policy supporting a specific type of development.

Mr. Pepe agreed with the consultant analysis.

Commissioner Clark questioned on page ED 5, if Goal 5 encouraged requiring permits for home business.

Mr. Daulton stated it encouraged Home Use Permits for home type businesses. The Commission discussed this concept. Staff noted there is an existing Cottage Industry Permit

Teresa Gallavan, Economic Development Director/Assistant City Administrator – responded that if a business has a permit and the City has programs that might assist them to flourish, City can contact them and assist them.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Cioni, that the Commission recommend the City Council amend policy 5.4:

~~Policy 5.4 Encourage Residential Arts and Crafts Home Occupation Permits for residents who to sell arts and crafts produced at home, at farmer's markets, and at permitted retail establishments, subject to all of the existing restrictions that apply to home occupations.~~ **Residential Arts and Crafts Home Occupation Permits.**

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

Regarding Policy 3.4, page ED 4

Commissioner Clark questioned language of policy 3.4, no action stated.

In draft document, Policy 3.4 currently reads: CITY REGULATIONS AND PROCESSES SHOULD SUPPORT ECONOMIC DEVELOPMENT OPPORTUNITIES.

Ms. Gallavan noted that prior to her employment with the City the Single Purpose Committee had looked at streamlining the development process and made several suggestions which were implemented by the City and it is an on-going process.

Commissioner Cioni recommended the City should continue to review the development process.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Cioni, that the Commission recommend the City Council amend policy 3.4:

*Policy 3.4 **The City should continue to review** regulations and processes ~~should~~ **to** support economic development opportunities.*

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

Commissioner Fink noted the Planning Commission did not need to see the Economic Development Element returned but adopted the balance of the document with the changes specifically addressed.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission adopt Resolution 790 (15) based upon the Findings of Fact in the Resolution recommending the City Council adopt the Economic Development Element as amended and certify the amendment to the General Plan Final EIR.

VOTE: The motion passed on a roll call vote of 4-1, with Commissioner Clark voting no.

NEW BUSINESS -- None

WRITTEN COMMUNICATIONS -- None

APPROVAL OF MINUTES --

- **Minutes of June 10, 2015:**

MOTION: It was moved by Commissioner Leach, seconded by Commissioner Rodenhi, that the Commission accept the minutes of June 10, 2015 with a minor correction by Commissioner Clark.

VOTE: The motion passed on a voice vote of 4-0-1, with Commissioner Fink abstaining.

COMMISSION REQUESTS:

Commissioner Fink requested that the Zoning Ordinance Consultant prepare a schedule for the upcoming process for Planning Commission review.

ORAL COMMUNICATIONS – None

DIRECTOR/STAFF COMMUNICATIONS:

Planning Manager Lucille Breese advised the Planning Commission:

- There are business items for the August 12 meeting;
- At the July 7 meeting, the City Council approved the contract with Lisa Wise Consulting for preparation of the comprehensive Zoning Ordinance update;
- At the July 7 meeting, the City Council had directed staff to prepare a Text Amendment regarding chickens in residential areas; and
- The new Assistant Planner will start work on July 13.

ADJOURNMENT: Commissioner Fink adjourned the meeting at 8:22 pm

Lucille T. Breese, AICP
Secretary

Ron Fink
Chair