

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
September 9, 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 -- None

PUBLIC HEARING ITEMS:

1. **EIR 14-01 - Environmental Impact Report, SP 14-01 – Specific Plan, LOM 599
Tentative Parcel Map, DR 13-14 Development Plan**

A request from Chad Penrod, representing The McGaelic Group, for Planning Commission consideration of a proposal to subdivide an approximately 40-acre area of land into twelve (12) parcels and create a Specific Plan for future business park development which could include a mix of manufacturing, warehousing, hangar/storage space, and office use. The project is located on West Central Avenue, between V Street and Barton Avenue (Assessor Parcel Numbers: 093-450-014, -015, and -016). An Environmental Impact Report (EIR) was prepared and circulated to the State Clearinghouse (SCH. No. 2014021048) pursuant to the California Environmental Quality Act (CEQA).

Chair Fink indicated the hearing would be segmented to discuss each recommendation individually to focus the discussion and public testimony would be taken at the end of each presentation.

Planning Manager Lucille Breese introduced Tony Locacciato and Chris Hampson of Meridian Consultants who prepared the EIR and Mr. Hampson went through a power point presentation on the components of the project.

Environmental Impact Report (EIR 14-01)

Mr. Hampson discussed the location and background of the project. He reviewed the steps taken to prepare the EIR and how the issues were classified as "*Significant Impact*", "*Not Significant With Mitigation*", "*Not Significant*"; noted there were eight (8) comments received to the EIR during the 45 day public response period and which are included in the Final EIR

Commissioner Clark asked why Agricultural Resources were identified as a "*Significant Impact*". Mr. Hampson indicated the State classifies prime ag land and when the area was identified it was noted the area was prime ag but now at the project level it must again be identified. Mr. Locacciato noted the loss of even one (1) acre must be identified as significant and the decision makers must determine if the benefits of the project outweigh the impact when considering the project approval.

Commissioner Rodenhi noted over 50% of the square footage is identified for warehouse or storage and asked if the project was locked into the use of if there was room for additional uses.

Mr. Locacciato noted the Specific Plan sets upper limits on the square footage for individual uses and Specific Plan is developed as a series of small parcels.

Ms. Breese noted the numbers were selected because there has to be square footage identified to analyze for the EIR. The numbers will be monitored as the project develops, if the numbers are met then additional square footage would need to be analyzed.

OPEN PUBLIC HEARING

Tom Davidson, Real Estate Broker and member of the Economic Development Committee – noted there is little industrial land available in the City and indicated some users have expressed interest especially in the concept of possible airport access.

John Linn, resident – noted he had worked hard as Mayor to see this project move forward.

CLOSE PUBLIC HEARING

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Cioni, that the Commission adopt Resolution 811 (15) recommending that the City Council Certify the EIR, adopt the CEQA Findings of Fact, the Statement of Overriding Considerations, and the Mitigation Monitoring Reporting Program for the Cental Coast Business Park.

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

Specific Plan (SP 14-01)

Mr. Hampson continued the power point presentation emphasizing the requirements of a Specific Plan and noted the Specific Plan will guide development on the site following the requirements of the Zoning Ordinance; noted Table 2.0-1 identifies the permitted uses in the Specific Plan Area; indicated the Specific Plan calls out specifics of the Circulation Plan; and, noted the Architectural Standards including Area A – six (6) parcels with Business Park facades and Area B – six (6) parcels with more industrial facades.

OPEN PUBLIC HEARING

John Linn, resident – indicated the Specific Plan was good but could be better; stated more regulations equals more cost; presented a handout with multiple suggested changes to the Specific Plan, including the size of the parcels, the proposed bike path, the height of the fences, the FAA required easement, project architecture, etc.

CLOSE PUBLIC HEARING

The Planning Commission discussed each of Mr. Linn's suggestions, including but not limited to:

- Mr. Linn's concern with project zoning of Business Park; it was determined the Specific Plan (SP) addressed any concerns with the zoning on the site and the applicant had agreed with the details of the Specific Plan;

- Mr. Linn's concern with a Class III bike pat on Aviation being a hazard; it was determined the City had recently changed the General Plan to amend the Bike Path from a Class 1 to a Class 3 for this project and the applicant was agreeable;
- Mr. Linn's suggestion to eliminate the future Aviation easement; it was determined this was a Federal Aviation Agency requirement which would remain;
- Mr. Linn's suggestion to eliminate the minimum lot size of two (2) acres; it was determined this was the request from the applicant in the proposal;
- Mr. Linn's comments regarding signage regulations in the Specific Plan; it was determined the regulations were consistent with the City sign regulations and acceptable to the applicant;
- Mr. Linn's concern with reference in the SP to a "sandblasted" finish; it was determined the reference was descriptive and did not require an illegal process;
- Mr. Linn's concern with access for parcels along V Street and Barton Avenue; it was agreed a change would be made to the text of the SP;
- Mr. Linn's concern with location and landscape for solid waste enclosures and transformers; it was determined these details would be appropriately addressed during the plan check process for individual lots; and
- Mr. Linn's concern with fence height; it was determined the proposed fence height met the City requirements and a CUP could be requested if a higher fence were necessary.

The Commission noted Mr. Linn's concerns were either requirements which could not be changed or the request of the owner for the development.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission adopt Resolution 812 (15) based upon the Findings of Fact in the Resolution recommending that the City Council adopt the Specific Plan for the Central Coast Business Park with the change to the SP addressing access.

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

Tentative Parcel Map (LOM 599)

Mr. Hampson indicated the tentative Parcel Map divided the site into 12 parcels; noted if a tenant wanted a larger site, parcels could be combined; and stated LOM 599 had been reviewed by the Subdivision Review Board.

OPEN PUBLIC HEARING

Mike Penrod of Parkstone Development, representing the McGaelic Group – noted it has been a pleasure to work with City staff; commended the City on the timeline for processing the project as some projects he had worked on had taken many years to complete; stated the development group had waited for the right time to develop the site; indicated former Mayor Linn had encouraged the project; and indicated they were excited by the opportunity.

CLOSE PUBLIC HEARING

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Clark, that the Commission adopt Resolution 813 (15) based upon the Findings of Fact in the Resolution including the proposed Conditions of Approval recommending the City Council adopted Tentative Parcel Map LOM 599 for the Central Coast Business Park.

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

Development Plan (DR 13-14)

Mr. Hampson concluded the power point presentation with the conceptual development plan for the Central Coast Business Park which is consistent with the City General Plan and Zoning Ordinance.

OPEN/CLOSE PUBLIC HEARING

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Cioni, that the Commission adopt Resolution 814 (15) based upon the Findings of Fact in the Resolution including the proposed Conditions of Approval recommending the City Council adopted the Development Plan DR 13-14 for the Central Coast Business Park.

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

2. DR 15-10 - Development Plan Review

A request from Steve Reese, representing property owner Joseph Barto, for Planning Commission consideration of a proposal to construct a 3,500 square foot warehouse with parking at 340 North G Street (Assessor Parcel Number: 085-022-012). This action is exempt pursuant to Section 15332 of the California Environmental Quality Act (CEQA).

Planning Manager Lucille Breese summarized the written staff report.

OPEN PUBLIC HEARING

Steve Reese, project representative noted that since the original approval there had been several changes in the development standards, specifically stormwater. He indicated that Mr. Barto was also available to answer any questions and that they had reviewed the Conditions of Approval and accepted them as presented.

CLOSE PUBLIC HEARING

Chair Fink noted that traditionally wineries bring in large crates, bottling machines, and delivery truck and noted the limited parking available on the site. Mr. Reese replied that processing was very different than just warehousing which is what this facility is proposed as.

MOTION: It was moved by Commissioner Leach, seconded by Commissioner Rodenhi, that the Commission adopt Resolution 815 (15) based upon the Findings of Fact in the Resolution including the proposed Conditions of Approval approving Development Plan DR 15-10.

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

3. HUP 07-100 – Home Use Permit Revocation Hearing

Planning Commission consideration of a revocation of Home Use Permit (HUP 07-100) issued December 20, 2007, which allows a home office for a Mobile Auto Mechanic at 710 North First Street, Apt B, in the *Medium Density Residential (R-2)* Zoning District (Assessor Parcel Number: 087-112-014). This action is exempt pursuant to Section 15301 of the California Environmental Quality Act (CEQA).

Planning Manager Lucille Breese summarized the written staff report and advised the Commission that Mr. Smith has moved from the location however, staff was requesting the HUP be revoked so there were no future problems with the location.

OPEN PUBLIC HEARING

Audrey Carlson, neighbor – agreed Mr. Smith has relocated to Vandenberg Village and he workers had also moved.

CLOSE PUBLIC HEARING

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Cioni, that the Commission adopt Resolution 816 (15) based upon the Findings of Fact in the Resolution revoking HUP 07-100 at 710 North First Street, Apt B for a mobile auto mechanic.

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

4. DR 15-12 -- Development Plan Review

A request from Dirk Ishiwata, City of Lompoc Fleet, Parks, Facilities, and Communications Superintendent for Planning Commission consideration of a proposal to install an approximately 860 square foot carport and fencing at the Lompoc Library, 501 East North Avenue, in the *Public Facilities (PF)* Zoning District. (APN: 087-011-021). This action is exempt pursuant to Section 15303(e) of the California Environmental Quality Act (CEQA).

Planning Manager Lucille Breese summarized the written staff report and introduced Mr. Dirk Ishiwata, City of Lompoc Fleet, Parks, Facilities, and Communications Superintendent. Mr. Ishiwata advised the Commission that the Bookmobile cover was originally proposed on the Lompoc Unified School District (LUSD) property and the carport had been purchased to match the structures at that location. Since the City would have had to request permission to access the LUSD property each time it was necessary to move the bookmobile, it was determined that it would make more sense to locate the carport on the City property where it could easily be accessed and maintained.

OPEN/CLOSE PUBLIC HEARING

Commissioner Leach noted if the bookmobile were located at the LUSD site then the cover would be adequate; stated part of the funding for the bookmobile should provide garage to protect the vehicle; indicated a concern with the proposed cyclone fencing;

Commissioner Rodenhi noted the Library Foundation had contributed over \$900,000 for the project and the bookmobile had been purchased at a cost of approximately \$300,000; suggested that if the vehicle were not protected the life would be reduced; and noted he would like to see a more solid structure

Commissioner Cioni agreed in principal, however he wanted to see the Charlotte's Web project move forward to benefit children who cannot access the library for a variety of reasons and suggested that in order to do so, the standards may need to be adjusted slightly.

Commissioner Fink indicated in the interest of protecting the City's investment, the carport may not be appropriate.

Mr. Ishiwata addressed the Commission and stated the carport could easily be enclosed for approximately an additional \$100,000; stated the City did intend to protect the bookmobile; and noted sides could be added to the existing material to enclose the vehicle.

Ms. Breese asked for a moment to discuss the matter with Mr. Ishiwata and Commissioner Fink granted a brief delay to the proceedings.

Commissioner Leach indicated she was not in agreement with the fence enclosing the entire unit; had no problem with the back area to the north of the unit being enclosed; asked if there would be a door.

Attorney Malawy advised the Commission they can direct staff level review of the architecture with the conditions of approval.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Rodenhi, that the Commission adopt Resolution 817 (15) based upon the Findings of Fact in the Resolution and amended Conditions of Approval .

P8. ~~All facades of the carport structure which are visible above the fencing shall be architecturally treated with a treatment that is compatible with the main Library building architecture.~~ The protective structure for the bookmobile shall be fully enclosed to protect the vehicle from the elements and shall be compatible with the main Library building architecture. Planning staff shall approve proposed treatment with building permit application, if adequate.

P9. The ~~carport~~ structure shall be a color that is complementary to the main library building.

P10. The proposed fencing shall be six (6) feet in height, chain link with wood/plastic slats, no barbed wire is permitted. ***The fencing shall not enclose the bookmobile garage but may extend from the northern corner of the garage to the adjacent Water Treatment Plant fence.***

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

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 adjourned meeting on Sept 30, 2015 will be for the Chipotle/Habit project
- There are business items for the October 14 meeting.

COMMISSION REQUESTS:

Commissioner Leach asked when the CrossFit would be heard and Ms. Breese replied October 2015.

ADJOURNMENT: Commissioner Fink adjourned the meeting at 7:55 p.m.



Lucille T. Breese, AICP
Secretary



Ron Fink
Chair