

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
September 30, 2015**

ROLL CALL: Commissioner Federico Cioni -absent
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. DR 15-06 – Development Plan

A request from Jeremy Just of Blacktide Development for Planning Commission consideration of a proposal to construct a two-tenant restaurant building with parking, outdoor seating, and signage. The building would be approximately 4,025 square feet and includes cooking, sales, and dining areas for both Chipotle Mexican Grill Restaurant and The Habit Burger Grill Restaurant. The proposed project site is approximately 0.85 acres and is located at 1413 North H Street in the *Planned Commercial Development (PCD)* Zoning District (Assessor Parcel Number: 093-450-034). A Mitigated Negative Declaration has been prepared for the project pursuant to the requirements of the California Environmental Quality Act (CEQA).

Planning Manager Lucille Breese summarized the written staff report.

OPEN PUBLIC HEARING

Tom Davidson, Local real estate broker and member of the Economic Development Committee – noted benefit to the community and urged approval.

Atul Patel, proprietor of Holiday Inn Express – noted proposed restaurants would benefit his hotel and the community and urged approval. Commissioner Leach asked if he had a concern with the proposed signage facing his hotel and he indicated he did not believe it would be a concern.

Jenelle Osborne, Chair of the Economic Development Committee – noted the EDC supports new business especially those with recognizable names.

Jeremy Just, applicant – stated he had read the staff report and was available for questions. Chair Fink inquired if he had reviewed the Conditions of Approval and Mr. Just indicated he had and accepts as proposed.

CLOSE PUBLIC HEARING

Commissioner Rodenhi suggested a buffer from the wind for the outside seating.

Commissioner Leach indicated concern that allowing signage to 250 square feet could overpower façade of building. The Commission discussed the request with the applicant and it was determined that the 250 square feet met the Sign Regulations and would be permitted.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Clark, that the Commission adopt Resolution 818(15) based upon the Findings of Fact in the Resolution including the proposed Conditions of Approval to allow the proposed Chipotle/Habit development as proposed.

VOTE: The motion passed on a voice vote of 4-0-1 roll call vote, with Commissioner Cioni absent.

Chair Fink advised the applicant to “get ready” for the first 60 days since business would be robust.

NEW BUSINESS -- None

ORAL COMMUNICATIONS -- None

WRITTEN COMMUNICATIONS -- None

APPROVAL OF MINUTES – August 12 and September 9, 2015

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission accept the minutes of August 12 and September 9, 2015 as presented.

VOTE: The motion passed on a voice vote of 4-0-1 roll call vote, with Commissioner Cioni absent.


DIRECTOR/STAFF COMMUNICATIONS:

Planning Manager Lucille Breese advised the Planning Commission:

- At the September 15 City Council meeting, the Council did not approve the recommended changes to the Household Pets definitions of the Zoning Ordinance;
- There are business items for the October 14 meeting;
- The Council will review the Central Coast Business Park recommendations at the October 20, meeting;
- Thanked the Commission for participating in the Stakeholder meetings; and,
- Advised the Commission there will be a joint workshop with the Council regarding the Zoning Ordinance Update on October 27.

COMMISSION REQUESTS – Chair Fink asked for a CUP tutorial to update the Commission on the impacts of approval, the length of the CUP, etc. Commissioner Leach suggested it should occur after the Crossfit hearing.

ADJOURNMENT: Commissioner Fink adjourned the meeting at 6:47 p.m.



Lucille T. Breese, AICP, Secretary
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Ron Fink, Chair