

**MINUTES OF THE REGULAR MEETING  
OF THE LOMPOC PLANNING COMMISSION  
October 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 AGENDA** -- None

**PUBLIC HEARING ITEMS:**

**1     CUP 08-05 – Revision to Conditions of Approval  
       DR 15-15 -- Development Review Permit**

Planning Commission consideration of amendments to the Conditional Use Permit (CUP 08-05 approving the Cypress Court Development, City Council Resolution No. 5775(12) imposed Condition of Approval "P-6" limiting the first floor of the 12,000 square foot commercial building to "sales tax generating" uses. The project is located at 1420 East Ocean Avenue (Assessor Parcel Number 085-150-017). The proposed action is exempt from the California Environmental Quality Act (CEQA).

A request for Planning Commission review of a Development Review Permit (DR 15-15) to allow construction of a parking lot at 111 North Seventh Street (Assessor Parcel Number 085-150-087). The parking lot would accommodate additional parking for the proposed medical offices in the Cypress Court Development and overflow parking for the Lompoc Hospital. The proposed action is exempt from the California Environmental Quality Act (CEQA).

Commissioner Cioni recused himself from the discussion since his wife works for the hospital district and he left the dais.

Commissioner Fink disclosed a preliminary discussion with Lompoc Valley Healthcare District (LVHD) staff prior to an application being submitted and noted the corner at 7<sup>th</sup> and Ocean would be prime retail space.

Planning Manager Lucille Breese summarized the written staff report and noted Supplemental Information has been submitted regarding the proposal.

Commissioner Rodenhi stated he had measured the distance, on Google, from the Cypress Court building to the proposed parking lot and it exceeded 300 feet. Staff responded the measurements had been taken from property line to property line, as had been done in previous measurements, and the distance was within the 300 foot allowance.

Commissioner Clark inquired if the construction of the parking lot was required. Staff responded the LVHD had proposed the additional parking lot to provide additional parking for both the clinic and the hospital.

## OPEN PUBLIC HEARING

Jim White, representing the Lompoc Valley Healthcare District -- noted the need for quality physicians; noted the new model for physicians contracting with a hospital to set up a practice without the additional expense of overhead for staff and operating expenses; stated the need for a building that could meet the State requirements; noted a contingent offer had been made on the building which has sat vacant for a couple of years; and requested Commission removal of the Condition of Approval requiring "tax generating use" on the first floor of the shell building at 1420 East Ocean Avenue and approval of the proposed parking lot at 111 North Seventh Street.

Nick Gonzales, resident – stated his principal concern was the attempt to stop the sales tax generating uses as well as a concern with the parking location and noted the Planning Commission change in requirements in favor of additional healthcare use could set a bad precedent.

Jenelle Osborne, Economic Development Committee Chair – indicated the EDC had reviewed and supported filling the empty building; stated it was appropriate to adjust the COA with the times; indicated the proposed use would be appropriate and parking requirements could be addressed; and noted at Cottage Hospital in Santa Barbara off-site parking is utilized successfully.

Michael Harris, neighboring property owner -- expressed concern with parking lot adjacent to his business which is shared with Cypress Court; asked that hospital and property owner work with him to understand his issues; presented a 2012 letter addressing his issues; and, requested the Commission not approve the proposal.

## CLOSE PUBLIC HEARING

Commissioner Clark expressed concern with changing Conditions of Approval which had been imposed by City Council.

Commissioner Rodenhi expressed support with utilizing the building for the proposed use but felt that parking was a huge problem and noted Dr Harris will be negatively impacted.

Commissioner Leach noted problem with location of proposed parking and expressed concern that parking will impact the existing residential neighborhood and suggested another location for the parking.

Commissioner Fink agreed parking would impact existing neighborhood and suggested that the LVHD could require employees to park in the proposed parking; suggested the possibility of a shuttle service; indicated parking for Dr Harris could be signed to restrict usage; and indicated the use of the empty building would be appropriate if the parking issue could be resolved.

Commissioner Rodenhi indicated a proposed shuttle seems like an interesting solution and expressed his support with denying the proposal so it can be appealed to Council for resolution.

**MOTION:** It was moved by Commissioner Rodenhi, seconded by Commissioner Leach, that the Commission deny the requested change to the Conditional Use Permit Conditions of Approval and the proposed Development Plan for the Parking Lot.

Attorney Malawy noted this would require staff to return with revised Resolutions for adoption by the Commission and the Commissioners concurred.

**VOTE:** The motion passed on a voice vote of 4-0-1 roll call vote, with Commissioner Cioni not participating.

Commissioner Cioni returned to the dais.

**NEW BUSINESS** -- None

**ORAL COMMUNICATIONS** -- None

**WRITTEN COMMUNICATIONS** -- None

**APPROVAL OF MINUTES** -- None

**DIRECTOR/STAFF COMMUNICATIONS:**

Planning Manager Lucille Breese advised the Planning Commission:

- There will be a joint meeting with the City Council to kick off the Zoning Ordinance update on October 27<sup>th</sup>.
- There are business items for the November 18 meeting.

**COMMISSION REQUESTS** -- None

**ADJOURNMENT:** Commissioner Fink adjourned the meeting at 7:10 p.m.