

**MINUTES OF THE REGULAR MEETING  
OF THE LOMPOC PLANNING COMMISSION  
August 13, 2008**

**ROLL CALL:** Commissioner Helen Free  
Commissioner Judith Grames-Lyra  
Commissioner Frank Hain  
Commissioner Robert Lingl  
Commissioner Jack Rodenhi

**ABSENT:**

**STAFF:** Community Development Director Arleen Pelster  
Planning Manager Lucille Breese  
Assistant City Attorney Matt Granger  
Principal Planner Keith Neubert  
Planning Technician Morgen Benevedo  
Staff Assistant Angela Wynne

**APPROVAL OF MINUTES:**

Commissioner Free asked that added detail be provided on page 3.

It was moved by Commissioner Lingl and seconded by Commissioner Rodenhi to approve the Minutes of the July 9, 2008 with the requested addition. The motion passed on a unanimous voice vote.

**ORAL COMMUNICATIONS:**

None

**CONSENT CALENDAR:**

**1. CUP 99-04 – CONDITIONAL USE PERMIT – Renewal Request**

A request by Amanda Moore, representing the Agape House Church, for Planning Commission consideration of a renewal of Conditional Use Permit (CUP 99-04). The renewal will allow continued church operation at 437 North H Street, to May 25, 2011 (Assessor's Parcel Number: 87-241-11). The church is located in the Central Business (C-2) Zoning District. This action is exempt pursuant to the California Environmental Quality Act (CEQA).

It was moved by Commissioner Grames-Lyra and seconded by Commissioner Free that the Consent Calendar be approved. The motion passed on a unanimous voice vote.

## **PUBLIC HEARING ITEM:**

### **1. DR 08-04 – SIGN PROGRAM**

A request by Ian Bentley of JM Development, Inc., representing the property owner, for Planning Commission review and consideration of a Sign Program for the Crown Laurel Industrial Center. The proposed Sign Program consists of on-building tenant signage for the industrial center. The project is located at 1251 West Laurel Avenue (Assessor Parcel Number: 89-500-74). This action is exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

Planning Technician Morgen Benevedo summarized the written staff report.

## **PUBLIC HEARING OPEN**

Public Hearing opened at 6:35

Public Hearing closed at 6:36

Ian Bentley, JM Development - thanked staff for their assistance; stated that the project was close to completion and that they have several tenants; and announced their upcoming Open-House.

## **PUBLIC HEARING CLOSED**

Commissioner Lingl complimented the project and Commissioner Rodenhi asked about the number of colors allowed. Mr. Benevedo replied up to four (4) colors were allowed per sign.

It was moved by Commissioner Hain and seconded by Commissioner Lingl that the Planning Commission adopt Resolution No. 612(08) approving a Sign Program for the Crown Laurel Industrial Center based upon the Findings of Fact listed in the Resolution and subject to the Conditions of Approval. The motion passed on a unanimous voice vote.

### **2. GP-08-02 – GENERAL PLAN AMENDMENT / ZC 08-04 – ZONE CHANGE / CUP 08-05 – CONDITIONAL USE PERMIT / LOM 586-P – VESTING TENTATIVE PARCEL MAP**

A request from Michael Letzt of BJ Gunner Investments, LLC, project applicant, for Planning Commission consideration of the following:

- 1) GP 08-02 - A General Plan Amendment to amend the land use designation for the site from *General Commercial* to *Office Commercial*;
- 2) ZC 08-04 - A Zone Change to amend the City's Zoning Map designation from *Planned Commercial Development (PCD)* to *Commercial Office (CO)*;

- 3) CUP 08-05 - A Conditional Use Permit for eighty (80) senior apartment units, 13,079 square feet of commercial office space, and 4,251 square feet of commercial retail, and/or restaurant space; and
- 4) LOM 586-P - A Vesting Tentative Parcel Map requesting subdivision of an approximately 2.69 acre site to create six (6) commercial condominiums and one (1) residential condominium.

The Planning Commission will consider a recommendation to the City Council for a density bonus on the site to allow the number of senior housing residential units at 37% greater than the standard density allowed in a High Density Residential District.

The project is proposed on two (2) existing adjacent parcels totaling approximately 2.69 acres in size, located at 1420 East Ocean Avenue (Assessor Parcel Numbers: 85-150-17, 18). A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Principal Planner Keith Neubert summarized the written staff report. Mr. Neubert indicated that Building Official/Fire Marshal Rick Curtze, Public Works Engineer Chuck Haight, and traffic engineer Don Druse of Rick Engineering were present in the audience to address project inquiries. Mr. Neubert stated that additional correspondence had been received and distributed to the Commission.

### **PUBLIC HEARING OPEN**

Public Hearing opened at 6:45 p.m.  
Public Hearing closed at 8:29 p.m.

Dave Cross, Fletcher Cross and Associates representing the project applicant – thanked the staff and introduced the project team.

Frank Thompson, Housing Consultant - provided a Power Point presentation on the housing demand for this type of housing in Lompoc.

Detliev Piekert, Piekert Group Architects - discussed architectural and design aspects.

Dave Cross requested a recommendation of approval for the General Plan Amendment and Zone Change.

Commissioner Rodenhi provided direction to members of the audience that wished to address the Planning Commission.

Gerry O'Neill, resident – asked about density for the site and the number of elevators provided in the building.

Robert Todd, resident – provided the Commission with correspondence; asked that the Commission retain the current land use designation; questioned if tax dollars will be used to fund the project; and stated that the project was too large for the site.

John Linn, resident – indicated he does not oppose senior housing but suggested the project be built at another location that is zoned correctly; expressed concerns regarding density, traffic, the environmental document, spot zoning, and loss of PCD zoned property; and asked the Planning Commission to deny the project.

John Lawrence, resident – stated senior housing is needed, however expressed concern with fire and earthquake evacuation, parking spaces, showers and bathtubs, and cost to residents.

Ralph Harman, resident – noted that health care and pharmacies are in another area of town; expressed concern with evacuation of residents in emergency, parking, mass of building on the site, security on site, public safety impacts, and number of residential units already approved.

Doug Carroll, San Luis Obispo resident – complimented the accessible design of the project; addressed the difficulty of the disabled to find accessible housing; and asked the Commission to approve the project.

Barbara Barthel, resident – discussed Seventh Street intersection traffic and stated that the project is inconsistent with the neighborhood, and noted that the Senior Center was being moved to the other end of Ocean Avenue.

John Harney, resident – discussed Seventh Street traffic and related noise issues including ambulances and barking dogs; requested that the property be designated for recreational use; and indicated his opposition to the project.

Ella Gale, resident – commented on the size of the units; expressed concern with the project's density; and discussed foot and vehicle traffic through the gate into neighboring Casa Serena.

Bruno Bornino, property owner – stated that the project meets all requirements for a zone change since it will be an appropriate buffer between commercial and residential; noted the project is a benefit to the community which would be developed quickly; and asked for Commission approval.

Alice Milligan, resident – stated her disagreement with requested General Plan and Zoning changes due to lack of vacant PCD property; expressed concern with the request to relax City standards; noted that the increase in density is not appropriate; and expressed safety concerns for third floor residents.

Dulcie Sinn, resident – indicated that if project is operated by Santa Barbara County Housing Authority there is a potential for employee and funding cuts during difficult budget times.

Ed Shoemaker, resident – expressed concern with proposed building height and bulk; stated the project should be in a different location; asked about adequate parking for the commercial component; and noted that the General Plan should not be changed once adopted.

Daryl Burgess, resident – stated that of the project was attractive but this site was not the right location; expressed concern with the project size, intersection traffic, lack of adequate parking and proposed zoning; and indicated that the data presented to support the housing need was 10 years old.

Jodi Pelton, resident – noted evacuation concerns in case of dam failure; asked if the waiting list were current Lompoc residents or Section B; and stated that in-home support services are available to seniors.

Larry Werner, resident – asked if project is senior housing or disabled housing; questioned provision of laundry areas; and complimented the project but should be relocated to a larger property.

Dave Cross noted that an evacuation plan would be coordinated with the Fire Department, the project meets City parking requirements, is a high quality project at affordable price which fulfills identified need.

### **PUBLIC HEARING CLOSED**

The Planning Commission took a break at 8:31 p.m. and resumed the meeting at 8:43 p.m.

Commissioner Lingl asked that staff clarify parking safety and traffic. Ms. Breese indicated that the project's traffic engineer and the City's Fire Marshal were present and could address specific questions. Commissioner Free informed the audience that the parking space requirements of .6 parking space per bedroom was determined with adoption of the Zoning Ordinance in 1974. Commissioner Hain asked if the bedroom to acre calculation included the commercial area also and Mr. Thompson indicated that this calculation was based on the gross area of the parcel.

Commissioner Free complimented the developer and stated that the project meets the needs of seniors and disabled members of the community however she does not favor 'down zoning' to accommodate the project on this site. Commissioner Grames-Lyra complimented the project, stated her agreement with Commissioner Free regarding zoning and noted that she would support a recommendation to deny the General Plan amendment.

Commissioner Rodenhi provided explanation to the audience regarding the Environmental Review process and that a 'yes' vote on the Mitigated Negative Declaration (MND) means the document is technically adequate. He also noted that although the City may change the General Plan four ( 4) times a year, the change should not be undertaken lightly.

It was moved by Commissioner Rodenhi and seconded by Commissioner Free that the Planning Commission certify the Mitigated Negative Declaration.

Commissioner Hain questioned the traffic portion of the MND. Ms. Pelster provided information on how to address issues in the MND. Commissioner Free asked if hospital traffic had been considered. Don Druse of Rick Engineering stated that all aspects of the surrounding area were considered in the traffic study which was based on City and CalTrans guidelines. Mr. Neubert stated that square footage of the hospital and other approved projects were considered. Commissioner Free asked if the intersection of Cypress Avenue and Seventh Street had been included in the traffic study and Mr. Druse indicated affirmatively.

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

It was moved by Commissioner Rodenhi and seconded by Commissioner Free that the Planning Commission recommend that the City Council certify the Mitigated Negative Declaration. The motion passed on a 5-0 roll call vote.

It was moved by Commissioner Rodenhi and seconded by Commissioner Free that the Planning Commission adopt Resolution No. 614(08) recommending that the City Council deny General Plan Amendment GP 08-02 to change the land use designation from *General Commercial* to *Office Commercial*. The motion passed on a roll call vote of 5-0.

It was moved by Commissioner Rodenhi and seconded by Commissioner Free that the Planning Commission adopt Resolution No. 615(08) recommending that the City Council deny Zone Change ZC 08-04 from *Planned Commercial Development (PCD)* to *Commercial Office (CO)*. The motion passed on a roll call vote of 5-0.

It was moved by Commissioner Rodenhi and seconded by Commissioner Free that the Planning Commission adopt Resolution No. 616(08) denying Conditional Use Permit CUP 08-05, based upon the Findings of Fact in the Resolution. The motion passed on a roll call vote of 5-0.

It was moved by Commissioner Rodenhi and seconded by Commissioner Free that the Planning Commission adopt Resolution No. 617(08) recommending that the City Council deny a Density Bonus for the Ocean Plaza Project, based upon the Findings of Fact in the Resolution. The motion passed on a roll call vote of 5-0.

It was moved by Commissioner Rodenhi and seconded by Commissioner Free that the Planning Commission adopt Resolution No. 618(08) denying Vesting Tentative Parcel Map LOM 586-P, based upon the Findings of Fact in the Resolution. The motion passed on a roll call vote of 5-0.

Ms. Pelster provided appeal instructions to the applicant.

**NEW BUSINESS:**

None

**ORAL COMMUNICATIONS:**

None

**WRITTEN COMMUNICATIONS:**

None

**DIRECTOR/STAFF COMMUNICATIONS:**

Ms. Pelster announced: 1) that the General Plan EIR Scoping meeting would be held on August 26, 2008; 2) that the Annual Joint Meeting with the City Council is scheduled for September 16, 2008; 3) there are business items for the September Commission meeting; and, 4) that a September 30, 2008 adjourned regular meeting will be held to review the proposed General Plan Land Use elements.

Matt Granger announced that neither he nor City Attorney Sharon Stuart will be able to attend the September Commission meeting and encouraged the Commission to contact him with any inquiries and questions before the next meeting was held.

**COMMISSION REQUESTS:**

Commissioner Grames-Lyra announced her art display at the Cypress Gallery on September 5, 2008. Commissioner Free asked staff how items are placed on the Planning Commission agenda. Ms. Pelster indicated that applications are scheduled for the agenda when completed, which includes required studies and environmental clearance. Staff also considers the number and complexity of the projects which can necessitate a request for an adjourned regular meeting.

**NUMBER OF PEOPLE IN ATTENDANCE: 72**

**ADJOURNMENT:**

It was moved by Commissioner Free and seconded by Commissioner Rodenhi that the Planning Commission meeting be adjourned to the September 10, 2008. The motion passed on a unanimous voice vote.

The Commission adjourned at 9:15 p.m.

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Arleen T. Pelster, AICP  
Secretary

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Jack Rodenhi  
Chair