

**MINUTES OF THE REGULAR ADJOURNED MEETING
OF THE LOMPOC PLANNING COMMISSION
July 23, 2014**

ROLL CALL: Commissioner Federico Cioni
Commissioner Allan Clark - absent
Commissioner Ron Fink
Commissioner Mary Leach
Commissioner Jack Rodenhi

STAFF: Planning Manager Lucille Breese
Gary Kaiser, Rincon Consultants
Assistant City Attorney Brandon Ward

ORAL COMMUNICATIONS -- None

CONSENT CALENDAR -- None

PUBLIC HEARING ITEMS:

1. PHASE 2 -- COMPREHENSIVE 2030 GENERAL PLAN UPDATE

Planning Commission consideration of recommendations to the City Council on the Comprehensive 2030 General Plan Update:

- Discussion of City Council requested amendments to the Land Use Element;
- Review of the draft Housing Element;
- Revisions to the Conservation/Open Space, Parks & Recreation, Urban Design, Noise, Safety, Public Services, Economic Development Elements: and
- Review of the draft Addendum to the Final Environmental Impact Report (FEIR 09-01) prepared for the 2030 General Plan Update and certified by the City Council.

The Planning Commission will consider recommendations to the City Council on the above noted items. Due to the volume of material to be considered, discussion may be continued to the August 13 regular meeting and resolutions will be presented for consideration at the August 27, 2014 special meeting.

Staff: Planning Manager Lucille T. Breese, AICP
e-mail address: lbreese@ci.lompoc.ca.us

Commissioner Fink advised the audience the Planning Commission will receive a staff report on each section of the material, have discussion, take public testimony, and accept or direct staff to change the proposed material for final recommendation to the City Council.

Planning Manager Lucille Breese advised the Commission that at the March 18, 2014 meeting, the City Council had made requests for Planning Commission consideration.

- 1) Change *Mixed Use* title to *Urban Commercial* or other suitable name.

Commissioner Rodenhi noted the term *Mixed Use* seems fairly common and is descriptive of the district.

Commissioner Leach indicated *Mixed Use* is more descriptive than *Urban Commercial* and provides options to the developer.

Commissioner Cioni asked about the rationale for the requested change.

Councilmember Starbuck stated at the City Council meeting the Board of Realtors representatives discussed difficulty with financing *Mixed Use* projects.

The Commission discussed the request and determined the appropriate time to consider changing the name would be during the upcoming Zoning Ordinance update.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Cioni that the change of *Mixed Use* title to *Urban Commercial* not be recommended at this time but instead be considered during the upcoming Zoning Ordinance update.

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

2) Include additional language supporting healthy lifestyles to the Land Use Element, specifically:

- *Modify Goal 2, Policy 2.4:*
*The City should encourage creative and efficient site designs in residential developments which address natural constraints, promote energy efficiency, overall sustainability, **walkability, and bikeability**, protect aesthetic qualities, maintain neighborhood character, and improve public health.*
- *Add new policy (Goal 3, Policy 3.9):*
The City shall encourage all new commercial development designs to promote walkability.
- *Add new policy (Goal 4, Policy 4.7):*
The City shall encourage new common facilities to support walkable and/or bikeable design.

The Commission noted there was language in the Land Use Element and the additional language was acceptable.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach that the modifications to the Land Use Element text be included.

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

Ms. Breese introduced Mr. Gary Kaiser of Rincon Consultants who presented the power point summarizing the staff report. Mr. Kaiser advised the Commission that the Housing Element was not available for review this evening but would be presented at a future meeting; he noted the Housing Element is a very technical document that must be coordinated with and accepted by the State.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach that review of the Housing Element be continued to a future date.

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

Mr. Kaiser provided a Power Point presentation of the documents being considered:

Park and Recreation

Commissioner Fink noted Table PR1 – 18 acre park should be removed from the table.

OPEN/CLOSE PUBLIC HEARING

Conservation and Open Space

OPEN/CLOSE PUBLIC HEARING

Commissioner Fink noted the need to add a reference to the Native Plant Buffer to be consistent with the EIR Addendum.

Urban Design

Accepted as presented

OPEN/CLOSE PUBLIC HEARING

Noise

OPEN/CLOSE PUBLIC HEARING

Commissioner Fink noted need for discussion on missile launches.

Safety

OPEN/CLOSE PUBLIC HEARING

Commissioner Fink noted Addendum mentions Radon gas exposure so discussion should be added to Safety Element for consistency also the language in policy 5.2 differs from that in the Addendum.

Public Services

OPEN/CLOSE PUBLIC HEARING

Commissioner Fink noted figure PS1 needs additional City facilities labeled.

EIR Addendum

OPEN/CLOSE PUBLIC HEARING

Commissioner Fink noted the language referencing the possible change to the MU designation was included and noted several minor editorial changes to the policy references for correction. Mr. Kaiser noted the language regarding the MU designation would be retained until the Council made

a decision but staff indicated the PC recommendation not to change the MU designation at this time would be conveyed to the Council in the staff report and verbally.

MOTION: It was moved by Commissioner Leach, seconded by Commissioner Clark, that the Commission adopt Resolution No. 772(14) based upon the findings of fact in the Resolution.

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

Economic Development Element Status:

Mr. Kaiser informed the Commission the Economic Development Element is currently being reviewed by the Economic Development Committee and will be presented at a future date.

NEW BUSINESS -- None

ORAL COMMUNICATIONS --

Robert Schmedike thanked Chair Fink for doing his homework in reviewing the documents.

WRITTEN COMMUNICATIONS -- None

APPROVAL OF MINUTES -- None

DIRECTOR/STAFF COMMUNICATIONS:

Planning Manager Lucille Breese advised the Commission:

- The City Administrator had announced selection of a new Police Chief
- Staff is interviewing for a new Associate Planner
- The Economic Development department has released an RFQ for Development Opportunities on the 82-acre Ken Adam Park site
- There are business items for the August meeting
- The Council will receive the Planning Commission recommendations on the Burton Ranch Specific Plan on August 5, 2014

COMMISSION REQUESTS:

ADJOURNMENT:

The Commission adjourned to the regular meeting of August 13, 2014.

Lucille T. Breese, AICP
Secretary

Ron Fink
Chair

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