

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
September 10, 2014**

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

STAFF: Planning Manager Lucille Breese
Associate Planner Jarrett Yanez
Assistant Planner Cory Hanh
Assistant City Attorney Brandon Ward

ORAL COMMUNICATIONS: – None

PUBLIC HEARING ITEMS:

1. CUP 14-01 – Conditional Use Permit

A request by Jay D. Higgins of SAC Wireless, representing Verizon Wireless, for Planning Commission review and consideration of a Conditional Use Permit for the operation of an unmanned wireless telecommunication facility. The facility includes a 50 feet high monopole with nine (9) new panel antennas, an equipment shelter, and a generator. The project is located in the *Public Facilities (PF)* Zoning District at 1107 North V Street (APN: 093-070-037). This action is exempt pursuant to the California Environmental Quality Act (CEQA), Section 15301, Existing Facilities.

Request was received from the applicant to continue this item to the October 08, 2014 Planning Commission meeting.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission continue the public hearing item to the October 08, 2014 meeting.

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

2. CUP 14-03 – Conditional Use Permit

A request by David Downs of Complete Wireless Consulting, representing Verizon Wireless, for Planning Commission review and consideration of a Conditional Use Permit for the operation of an unmanned wireless telecommunication facility. The facility includes a 65-foot high monopalm with nine (9) new antennas, an equipment shelter, and a generator. The project is located in the *Industrial (I)* Zoning District at 322 North A Street (APN: 085-051-005). This action is exempt pursuant to the California Environmental Quality Act (CEQA), Section 15301, Existing Facilities.

Commissioner Leach herself from discussion of this item due to a possible conflict of interest on the project and left the dais.

Assistant Planner Cory Hanh summarized the written staff report.

OPEN PUBLIC HEARING

Mike Darg inquired if CUP 14-01 was to be heard and was advised it had been continued at the request of the applicant.

CLOSE PUBLIC HEARING

Commissioner Alan Clark questioned the difference in height from one wireless communication project to the other .

Planning Manager Lucille Breese the height of towers will vary due to the line of sight at the various locations.

Commissioner Cioni questioned the aesthetics of a manufactured tree type tower.

Commissioner Fink noted a monopine was installed near Thompson Park and stated you cannot tell it is a cell phone sight because it looks realistic .

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Cioni, that the Commission adopt Resolution No. 783(14) based upon the findings of fact in the Resolution,

VOTE: The motion passed on a 3-0-1-1 voice vote, with Commissioner Leach not participating and Commissioner Rodenhi absent.

Commissioner Leach returned to the dais.

3. LOM 600 – Tentative Parcel Map

A request by Jason Rojas and Bob Havlicek, representatives for Santa Barbara County Housing Authority, the applicant, for Planning Commission consideration of a proposal to subdivide an approximately 7.81 acre parcel of land into two (2) parcels. The project is located at 304 West College Avenue (Assessor Parcel Number: 089-192-002). This action is exempt pursuant to the provisions the California Environmental Quality Act (CEQA) Section 15315 Minor Land Divisions.

Planning Manager Lucille Breese summarized the written staff report and noted Supplemental Information had been provided to the Planning Commission and was available to the public in the room and on the City website. The supplemental information was a request from the Utilities Department for an additional condition of approval and had been provided to the applicant.

OPEN PUBLIC HEARING

Peter Anderson, 304 West College Ave – asked how does the proposed lot split will affect the existing residents of the property?

CLOSE PUBLIC HEARING

Commissioner Cioni, asked about the purpose of the request

Jason Rojas, Santa Barbara County Housing Authority (SBCOHA) – noted the purpose of the lot split was to separate the 24-unit senior housing known as Miller Plaza from the family-oriented - Lompoc Gardens I & II. Following finalization of the parcel map SBCOHA would be able to apply for Tax Credits and rehabilitation funding for the separate properties as senior and multi-family housing.

Commissioner Fink surmised there would be minimal impact on the tenants as a result of the of the lot split.. Mr. Rojas stated SBCOHA would have a full repopulation plan if there became a need to re-locate tenants.

Commission Leach inquired about any future intention on behalf of SBCOHA of increasing the density on the parcels. Mr. Rojas stated the density would not be increased and stated the footprint of the buildings would remain the same.

- MOTION:** It was moved by Commissioner Fink, seconded by Commissioner Clark, that the Commission adopt Resolution No. 784(14) based upon the findings of fact in the Resolution, with an addition of
- *COA W1. Following submittal of the Utility Plan, prior to recordation of the Final Map, Water Division staff shall review the Utility Plan to assure each parcel is served by a separate water meter. If an additional meter and/or modifications to plumbing within the parcels are required, it shall be installed prior to recordation of the Final Map*

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

4. DR 14-08 – Architectural Review

A request by Dario Pini, of DP Investments, the property owner, for Planning Commission review and consideration of a remodel to a historic home identified in the City of Lompoc Cultural Resources Study as the Sperber Sanitorium and House. The remodel includes replacing windows, and painting the house. The property is located in the *High Density Residential (R-3)* Zoning District at 131 South F Street (Assessor Parcel Number: 085-163-013). This action is exempt pursuant to the California Environmental Quality Act (CEQA) Section 15301, Existing Facilities.

Planning Manager Lucille Breese summarized the written staff report.

Commissioner Clark inquired about the property being a Cultural Resource.

Planning Manager Lucille Breese the property was identified as historic structure in the Cultural Resource Study completed in 1988, and such properties require Planning Commission review per the City's Architectural Review Guidelines.

OPEN PUBLIC HEARING

Pete Leyva thanked City staff for their time and help with this project and noted they were looking forward to placing a family in the home following Planning Commission approval for repairs and maintenance.

CLOSE PUBLIC HEARING

The Commission generally discussed the existing Code Enforcement case and how the house had been allowed to sink into disrepair.

Planning Manager Lucille Breese noted there are currently no trailers on the property; stated the house had been in code enforcement for an extended period with the previous property owner unwilling to cooperate; and indicted the new property owner has been working with the City to resolve the Code Enforcement issues..

MOTION: It was moved by Commissioner Clark, seconded by Commissioner Cioni, that the Commission adopt Resolution No. 785(14) based upon the findings of fact in the Resolution.

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

NEW BUSINESS – None

ORAL COMMUNICATIONS: – None

WRITTEN COMMUNICATIONS: – None

APPROVAL OF MINUTES: None

DIRECTOR/STAFF COMMUNICATIONS:

Planning Manager Lucille Breese advised the Commission:

- Introduce Jarrett Yanez, Associate Planner
- September 23 City Council will review Planning Commission recommendations for Phase 2 of the General Plan
- September 24 Planning Commission will hold a workshop / public hearing for the Housing Element
- October 8 there are business items

COMMISSION REQUESTS: –

Commission Cioni inquired about the status of the Economic Development Element. Planning Manager Lucille Breese replied staff had returned comments to the Economic Development Committee and were awaiting response.

ADJOURNMENT:

At 7:08 pm, the Planning Commission adjourned to a Special Meeting on September 24, 2014

Lucille T. Breese, AICP
Secretary

Ron Fink
Chair