

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
August 13, 2014**

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

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

ORAL COMMUNICATIONS: – None

PUBLIC HEARING ITEMS:

1. DR 14-07 – Santa Rita Hills Sign Program Amendment

A request by Jessica Beckman of Peregrine Realty Partners, the project applicant, for Planning Commission review and consideration of amendments to an approved Sign Program (DR 13-01). The proposed amendments consist of modifying the allowable size, material, and locations of on-building signs for tenants of the Santa Rita Hills Wine Center, located in the *Business Park (BP)* Zoning District at 300 North Twelfth Street (APN: 099-141-034). This action is exempt pursuant to the California Environmental Quality Act (CEQA), Section 15301, Existing Facilities.

Assistant Planner Cory Hanh summarized the written staff report.

OPEN/CLOSE PUBLIC HEARING

Commissioner Clark asked how the previously approved signs will be handled; staff responded where change was requested by the applicant the sign program will be amended; noted signs on trellis would be visible from the street.

Commissioner Cioni noted agreement with recent attention to sign programs; indicated this is an industry that understands marketing and he believes the signs will be aesthetically pleasing; agreed with proposed number of signs; expressed concern with lack of quality if materials changed and prefers the Sandblasted plywood be retained; and suggested a maximum of two (2) labels per sign.

Commission Leach asked for clarification on the proposed location and size of sign on the existing building; expressed concern that recent sign programs did not conform with Sign Regulations; asked about sign location on trellis; stated it is not in the best interest of the community to allow any sign the property owner requests.

Commissioner Fink indicated the trellis is similar to a business entry and noted review of signage is subjective.

The Commission discussed the number, placement, and proposed material for the signs. The Commission generally concurred the sign program contributes to the character of the individual business center.

MOTION: It was moved by Commissioner Clark, seconded by Commissioner Fink, that the Commission adopt Resolution No. 778(14) based upon the findings of fact in the Resolution and changing COA P6 – B2 to remove Marine Plywood.

VOTE: The motion was withdrawn by Commissioner Clark

The Commission considered how many names should be allowed on an individual sign and concurred a maximum of two (2) would be permitted.

MOTION: It was moved by Commissioner Leach, seconded by Commissioner Cioni, that the Commission adopt Resolution No. 778(14) based upon the findings of fact in the Resolution, with a change to

- COA P6 – B2 to remove Marine Plywood; and
- B4 limiting the names on a sign to two (2).

VOTE: The motion passed on a 3-1-1 vote, with Commissioner Clark voting no and Commissioner Rodenhi absent.

2. CUP 14-02 – Conditional Use Permit

A request by Chuck Madson, representing Coast Valley Worship Center, for Planning Commission consideration of a Conditional Use Permit for the operation of a church, including Bible study, counseling, and administrative offices, in an existing building. The project is located at 300 North G Street in the *Industrial (I)* Zoning District (Assessor Parcel Number: 085-022-002). This action is exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

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.

OPEN PUBLIC HEARING

Chuck Madson, representing Coast Valley Worship Center -- Noted the organization had been located in Santa Maria for some time and had been doing community outreach in the Lompoc Valley but did not have a site for bible study sessions to establish a small congregation in Lompoc.

Commissioner Fink asked about the Food Distribution Program. Mr. Madson responded the program had been moved and was operating in conjunction with Foursquare Church and would not operate at the new location.

CLOSE PUBLIC HEARING

Commissioner Leach inquired about the drug and alcohol treatment program and the contract with Santa Barbara County. Mr. Madson indicated the adults would continue to be treated at the F Street locations with adolescents attending sessions at the new location.

Commission Clark expressed concern regarding parking on the site and how the existing uses would work in conjunction with the new use.

Chairman Fink consulted with Attorney Ward if the use should be considered a church or another use.

Attorney Ward indicated the CUP should be looked at as compatible use to commercial office, regardless of religious affiliation.

The Commission discussed reconfiguring the Conditions of Approval to accommodate a non-traditional church use; moving an existing gate to allow access to additional parking; compatibility with other uses on the block; and agreed with the need for more information and a better description of the proposed uses.

Planning Manager Breese stated the staff could work with the applicant and return the item to the meeting of August 27th.

MOTION: It was moved by Commissioner Cioni, seconded by Commissioner Leach, that the Commission continue the public hearing to the meeting of August 27, 2014 to allow the staff and applicant to provide additional information..

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

3. **PHASE 2 -- COMPREHENSIVE 2030 GENERAL PLAN UPDATE**
Continued from July 23, 2014

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.

Planning Manager Lucille Breese indicated the Planning Commission was being asked to allow any member of the public to speak and then continue the item to the August 27 meeting.

OPEN/CLOSE PUBLIC HEARING

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission continue the General Plan discussion to the meeting of August 27, 2014.

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

absent.

NEW BUSINESS – None

ORAL COMMUNICATIONS: – None

WRITTEN COMMUNICATIONS: – None

APPROVAL OF MINUTES: June 11 and July 9, 2014

MOTION: It was moved by Commissioner Leach, seconded by Commissioner Clark, that the Commission adopt minutes of the June 11, 2014.

VOTE: The motion passed on a 3-1-1 voice vote, with Commissioner Clark abstaining and Commissioner Rodenhi absent.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission adopt minutes of the July 9, 2014.

VOTE: The motion passed on a 3-1-1 voice vote, with Commissioner Cioni abstaining and Commissioner Rodenhi absent.

DIRECTOR/STAFF COMMUNICATIONS:

Planning Manager Lucille Breese advised the Commission:

- There are business items for the September 10 meetings
- A temporary Certificate of Occupancy was issued for the new Longoria Winery
- An Associate Planner has been hired

COMMISSION REQUESTS: – None

ADJOURNMENT:

At 7:45 pm, the Planning Commission adjourned to a Special Meeting on August 27, 2014

Lucille T. Breese, AICP
Secretary

Ron Fink
Chair