

**MINUTES OF THE REGULAR ADJOURNED MEETING  
OF THE LOMPOC PLANNING COMMISSION  
August 27, 2014**

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

**STAFF:** Planning Manager Lucille Breese  
Richard Daulton, Rincon Consultants  
Assistant City Attorney Brandon Ward

**ORAL COMMUNICATIONS:** – None

**CONSENT CALENDAR:** – None

**PUBLIC HEARING ITEMS:**

1. **Conditional Use Permit – CUP 12-04**  
**Continued from August 13, 2014 PC Meeting**

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).

Commissioner Rodenhi recused himself from discussion of this item due to a possible conflict of interest on the project.

Planning Manager Lucille Breese summarized the written staff report and advised the Planning Commission supplemental information had been distributed and was available for the public.

Commissioner Clark indicated he had called the owner of the Dance School to discuss how the proposed use would affect her business.

Chair Fink asked how many people in the audience were in support of the project and approximately 25 people indicated yes.

**OPEN PUBLIC HEARING**

Chuck Madson, applicant – read a letter into the record describing the proposal; stated he had made every effort to meet the concerns of the neighbors who had complained; noted the distribution of food has been moved to another location; and indicated he is attempting to resolve the number of clients being served at the F Street facility.

Karin Powers, advocate for Rape Crisis Center -- noted support of Coast Valley and reported on their positive reputation for substance abuse counseling.

Pastor Doug Conley, New Life Christian Church – supports the food distribution program currently utilizing the Methodist Church parking lot and discussed need in community for such service.

Jeanie Sleight, Manager of Lompoc Healthcare Center – has positive relationship with Coast Valley; noted importance of food program; stated the County lacks mental health resources for adolescents; and noted Coast Valley offers a much needed service.

R. Sterling Colett, works with SBCO Mental Health – stated since Coast Valley has been in Lompoc the situation has improved in the community.

Denise Donlon, Lompoc School of Dance –expressed concern with access to parking lot and asked about proposed security in case of loitering.

Sara Gummere, Transiendence Winery – supports the project; expressed concern with security during wine events; questioned appropriateness of a substance abuse center near a winery; and noted smoking by clients could affect the wines being produced.

Bruce Stiles, a Coast Valley Client – attested to need for program in the community and noted he has seen clients change their life as a result of the program.

Janet Blevins, prior Special Needs Teacher – indicated the LUSD does not have adequate amount of counseling for adolescents; indicated substance abuse is a disease which needs to be dealt with; and requested approval of the CUP.

Pam Wall, citizen – reminded the Commission when the homeless shelter applied for the CUP there was opposition based on fear; indicated drugs are a problem in the community; stated the Church was able to accommodate many problems and programs; and requested support for the use.

Wickie Rodenhi, neighbor – provided handouts; stated the success of Coast Valley was an impact on neighbors; expressed concern with compatibility issues; discussed parking requirements for the site; and reviewed the photos submitted.

#### **CLOSE PUBLIC HEARING**

Commissioner Fink asked Mr. Madson about the site plan and clarified which building was to be occupied; asked if there was food distribution; and asked if there would be a conflict with the existing winery. Mr. Madson identified the office building; responded there was no food distribution proposed; and noted no clients would be allowed behind the building.

Commissioner Fink asked about the winery operators concerns with smoking impacts and if Mr. Madson was aware of the existing day-to-day operations on the site. Mr. Madson responded the facility was required by Medical to be smoke free and stated he was aware of the industrial uses and that most of his clients would walk to the site or be dropped off by a parent.

Commissioner Clark agreed Coast Valley provided a much need service to the community but expressed concern with lack of parking on the site; noted the parking requirements were to support traditional churches; suggested moving the gate to allow access to parking; and expressed concern with security. Mr. Madson responded the adolescents were generally from low income families and didn't have cars.

Commissioner Cioni felt the parking had been analyzed in the staff report and appeared to be adequate for the use on the site.

Commissioner Fink suggested the CUP could be returned to the PC for review in six (6) months to assure compatibility with the existing uses.

Commissioner Leach inquired if Mr. Barto was fully occupying the buildings on the site. Mr. Madson indicated buildings A (the office) and C (a warehouse) are available for lease.

Attorney Ward indicated the applicant doesn't have control of the gate so he couldn't agree to a Condition of Approval (COA) which would be at the discretion of the property owner.

**MOTION:** It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission adopt Resolution No. 782(14) based upon the findings of fact in the Resolution with the following additional COA:

P15. *With the consent of the property owner, the gate at the north west entry to the site shall be moved to the north west corner of building C.*

P16. *The assembly use shall not exceed 25% of the existing space or approximately 765 square feet before a modification to the CUP is required. Prior to expansion of the assembly use to exceed 50 patrons in one space the CUP will need to be reviewed for additional requirements per the California Building Code.*

P17. *The hours of operation for the facility are:  
Monday through Friday 9:00 am to 7:00 pm  
Sunday 10:00 am to 3:00 pm*

P18. *Staff will work with the applicant to assure compliance with the Municipal Code and Conditions of Approval. The CUP shall be returned to the Planning Commission for review in six (6) months.*

P19. *The Coast Valley Worship Center shall provide the City with established rules of conduct for clients prior to occupancy and assure that disruptive clients are removed from the property promptly.*

P20. *The Coast Valley Worship Center facility shall be a "no smoking" facility.*

**VOTE:** The motion passed on a 4-0-1 vote, with Commissioner Rodenhi not participating

**The Commission took a 5 minute break and Commissioner Rodenhi returned to the dais.**

**2. PHASE 2 -- COMPREHENSIVE 2030 GENERAL PLAN UPDATE  
Continued from August 13, 2014 meeting**

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 Resolution No. 781(14) providing recommendations to the City Council on the above noted items.

Planning Manager Lucille Breese introduced Richard Daulton of Rincon Consultants and advised the Planning Commission they were being asked to make a formal recommendation to the City Council on the Phase 2 Elements of the 2030 General Plan Update, having met the aggressive schedule set at the beginning of 2014. Mr. Daulton noted all revisions requested by the Commission have been incorporated in the Elements.

#### OPEN/CLOSE PUBLIC HEARING

Commissioner Fink asked if corrections have been made to figure PS-1 and Mr. Daulton affirmed the changes have been made.

**MOTION:** It was moved by Commissioner Leach, seconded by Commissioner Clark, that the Commission adopt Resolution No. 781(14) based upon the findings of fact in the Resolution, recommending the City Council certify the Addendum No 2 to FEIR 09-01 and adopt the Phase 2 Elements to the 2030 General Plan.

**VOTE:** The motion passed on a 5-0 vote

#### NEW BUSINESS

##### 3. Introduction of the draft Housing Element for the 2014-2022 Housing Cycle.

Planning Manager Lucille Breese introduced Mr. Richard Daulton of Rincon Consultants who presented a power point reviewing the Housing Element review and adoption process.

There was general discussion regarding the Housing Element content, timeline, and achievements.

**ORAL COMMUNICATIONS** – None

**WRITTEN COMMUNICATIONS** – Flyer for upcoming Ag Summit on Sept 12, 2014

**APPROVAL OF MINUTES** -- None

#### DIRECTOR/STAFF COMMUNICATIONS:

Planning Manager Lucille Breese advised the Planning Commission:

- The City Council will review the Planning Commission recommendations for adoption of the Phase 2 General Plan Elements on September 23, 2014
- There are business items for the September 10, 2014 meeting
- There will be a special meeting to review the Housing Element on September 24, 2014
- The new Associate Planner will begin work on September 2, 2014

**COMMISSION REQUESTS:**

Commissioner Rodenhi noted he may miss the September 10, 2014 meeting

**ADJOURNMENT:**

The Planning Commission adjourned to the September 10, 2014 regular meeting

---

Lucille T. Breese, AICP  
Secretary

---

Ron Fink  
Chair

G:\COMDEV\Minutes - PC\2014\Aug 27.docx

DRAFT