

**MINUTES OF THE REGULAR MEETING  
OF THE LOMPOC PLANNING COMMISSION  
February 13, 2013**

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

**STAFF:** Planning Manager Lucille Breese  
Principal Planner Keith Neubert  
Deputy City Attorney Brandon Ward

**ORAL COMMUNICATIONS:** -- None

**APPROVAL OF MINUTES:** -- January 9, 2013

**MOTION:** It was moved by Commissioner Leach seconded by Commissioner Cioni, that the Minutes of the January 9, 2013 meeting be adopted as amended.

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

Principal Planner Keith Neubert advised the Commission the building permit for Victory Outreach is now available for pick up.

**CONSENT AGENDA:**

**1. CUP 12-05 – Status Report**

A status report on compliance with Conditions of Approval for Victory Outreach Lompoc at 1641 West Central Avenue (Assessor Parcel Number 93-500-02).

Staff: Principal Planner Keith C. Neubert  
e-mail address: [k\\_neubert@ci.lompoc.ca.us](mailto:k_neubert@ci.lompoc.ca.us)

**2. General Plan Annual Report - 2012**

Staff: Planning Manager Lucille T. Breese, AICP  
e-mail address: [l\\_breese@ci.lompoc.ca.us](mailto:l_breese@ci.lompoc.ca.us)

**MOTION:** It was moved by Commissioner Fink and seconded by Commissioner Clark that the Consent Agenda be accepted.

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

**PUBLIC HEARING ITEMS:**

**1. CUP 12-12 – Conditional Use Permit**

A request by Sandra Knight of Valley Haven, Inc., the applicant, for Planning Commission consideration of a Conditional Use Permit for the operation of a senior adult daycare facility in an existing building. The facility would operate Monday through Saturday from 8:30 a.m. to 5:00 p.m., extending to 7:00 p.m. on some evenings depending on demand. The maximum capacity would be sixteen (16) seniors at any given time. The project is located at 502 North Third Street in the *Single Family Residential (7-R-1)* Zoning District (Assessor Parcel Number: 87-223-17). This action is exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

Staff: Principal Planner Keith C. Neubert  
e-mail address: [k\\_neubert@ci.lompoc.ca.us](mailto:k_neubert@ci.lompoc.ca.us)

Principal Planner Keith Neubert summarized the written staff report.

OPEN PUBLIC HEARING AT 6:35 P.M.

Sandra Knight, applicant – presented a large photo of the project site; noted Valley Haven had sent notices to adjacent property owners and had not received any comments; and, stated they had reviewed the proposed conditions of approval and accept them.

Debbie McComb, realtor/contractor – indicated she is working on project and it is a wonderful environment for the proposed clients and urges approval.

Cathy Pepe, member of Board of Directors for Valley Haven – noted the facility would be an asset to the neighborhood and requested approval.

CLOSE PUBLIC HEARING AT 6:38 P.M.

Commissioner Cioni questioned the location of the proposed parking. Curt Ellingworth, project architect, explained the site layout.

Commissioner Fink noted the project appears to be consistent with the surrounding uses and needed in the community.

**MOTION:** It was moved by Commissioner Fink and seconded by Commissioner Rodenhi, that the Commission adopt Resolution No. 747 (13) including the proposed Conditions of Approval.

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

**2. TA 12-05 – Text Amendment**

Planning Commission consideration of a recommendation to the City Council regarding changes to City of Lompoc Zoning Ordinance *Chapter 17.112 – Parking Regulations*. A Negative Declaration has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA).

Principal Planner Keith Neubert summarized the written staff report and identified proposed changes to winery uses.

OPEN PUBLIC HEARING / CLOSE PUBLIC HEARING WITH NO COMMENTS AT 7:41 P.M.

Commissioner Clark noted he was happy with the proposed changes. The other Commissioners concurred.

**MOTION:** It was moved by Commissioner Clark and seconded by Commissioner Fink that the Commission adopt Resolution No. 748 (13) recommending the City Council adopt changes to the Zoning Ordinance Parking Regulations.

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

**ORAL COMMUNICATIONS** -- None

**WRITTEN COMMUNICATIONS** -- None

**DIRECTOR/STAFF COMMUNICATIONS** –

Planning Manager Lucille Breese requested the Planning Commission re-consider the proposed Old Town Specific Plan (OTSP) Ad Hoc that was to have been a melding of members of the Planning Commission and the Economic Development Committee. Ms. Breese suggested meeting the intent of the Ad Hoc Committee utilizing a workshop format.

The Planning Commission discussed the concept and agreed to disband the Ad Hoc Committee on a motion by Commissioner Fink with a second by Commissioner Leach, and a voice vote of 5-0. The Commissioners agreed with the importance of obtaining public input and consensus on the OTSP.

The Commission will discuss the framework of the OTSP at the February 27 special meeting and will hold a workshop format at the March 13 meeting.

Ms. Breese advised the Commission the City Council has adopted a schedule of dates to consider the 2030 General Plan Update. The four (4) expansion areas will be considered at separate meetings during February/March 2013.

**COMMISSION REQUESTS** -- None

**ADJOURNMENT:**

Commissioner Fink adjourned the meeting at 6:59 p.m.

---

Lucille T. Breese, AICP  
Secretary

---

Ron Fink  
Chair