

**MINUTES OF THE REGULAR MEETING  
OF THE LOMPOC PLANNING COMMISSION  
March 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

**CONSENT AGENDA:** -- None

**PUBLIC HEARING ITEMS:**

**DR 13-01 – Sign Program**

A request by Bud Jones, representing the property owner, for Planning Commission review and consideration of a Sign Program for the Santa Rita Hills Wine Center. The project is located at 300 North Twelfth Street (Assessor Parcel Number: 99-141-34) in the *Business Park (BP)* Zoning District. This action is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA).

Principal Planner Keith Neubert summarized the written staff report.

OPEN/CLOSE PUBLIC HEARING AT 6:33 P.M.

Commissioner Rodenhi suggested the addition of a definition for “bracket sign” be included in the sign program.

**MOTION:** It was moved by Commissioner Clark and seconded by Commissioner Rodenhi, that the Commission adopt Resolution No. 749 (13) including the proposed Conditions of Approval.

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

**ADJOURNMENT:**

The Planning Commission adjourned the regular meeting at 7:40 p.m. to the workshop on the Old Town Specific Plan (OTSP) at the end of the regular meeting.

## **WORKSHOP AGENDA**

**PARTICIPANTS:** Planning Commissioners Federico Cioni, Allan Clark, Ron Fink, Mary Leach, Jack Rodenhi

Economic Development Committee Members Alice Milligan, Debbie McComb, Dawn Thomas

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

### **ORAL COMMUNICATIONS:**

Mayor John Linn thanks the Planning Commission and Economic Development Committee for their work on the Old Town Specific Plan (OTSP).

### **AGENDA ITEM:**

The Planning Commission and the Economic Development Committee (EDC) will hold a public workshop to discuss the Old Town Specific Plan. General format and policy language will be discussed.

Commissioner Fink introduced Deputy City Attorney Brandon Ward to briefly discuss the roll of the Planning Commission in reviewing the OTSP. He advised the participants a Specific Plan is a tool for the legislative body to communicate a vision to the community; there is great latitude in the details provided in a Specific Plan; the work done by the Commission will be forwarded as a recommendation to City Council for final action; and must be consistent with the adopted General Plan.

Commissioner Fink noted the adopted 1997 General Plan and the proposed 2030 General Plan Update contained similar language regarding the Old Town.

Planning Manager Lucille Breese presented a brief introduction summarizing the material presented in the staff report; provided a handout explaining the Main Street Program which has assisted other downtown areas to flourish; and advised the table format included in the staff report will be prepared for each chapter of the OTSP, provided an on-going tracking of proposed changes to the document.

Alice Milligan explained she has been involved with the OTSP when it was developed and she has been in contact with the staff of the Main Street Program to see if they would assist in establishing a program in Lompoc. She advised they are willing to come to the City and make a presentation but there is a cost involved for the service. She also indicated it may be worthwhile to take a field trip to Paso Robles to study their downtown area.

Teresa Gallavan, Economic Development Director/Assistant City Administrator – indicated it may be possible for a small group representing the EDC, Chamber, City staff to participate in a field trip in the future.

Commissioner Clark noted implementation of the OTSP goals had not been assigned to a specific group and had not been accomplished.

Commissioner Fink suggested stating specific goals and then providing strategy to implement the goal as well as accountability could be an effective method of gaining some visible achievements and suggested an annual report on the OTSP progress.

WELCOME TO THE MEETING

Planning Commission President: Robert Clark  
Mayor: Jack Johnson

Economic Development Committee Members: Alice Johnson, Thomas  
Johnson, David Johnson

Planning Director: Lucille Broussard  
Deputy City Attorney: Brandon White

CITY COMMISSIONERS

Commissioner: [Name] from the Planning Commission and Economic Development Committee for  
the City of [City Name]

AGENDA

The Planning Commission and the Economic Development Committee will hold a public  
workshop to discuss the City's Economic Plan. General forms and policy language will be  
distributed.

Commissioner [Name] introduced Deputy City Attorney Brandon White to briefly discuss the role of  
the Planning Commission in reviewing the OTRP. He advised the participants a specific Plan is  
a tool for a legislative body to communicate a vision to the community; that is great. In order to  
the details provided in a specific Plan, the work done by the Commission will be forwarded as a  
recommendation to City Council for final action and that be consistent with the economic  
development plan.

Commissioner [Name] noted the adopted 1997 General Plan and the proposed 2000 General Plan  
state contained similar language regarding the City's Economic Plan.

Planning Director Lucille Broussard presented a brief introduction summarizing the process  
outlined in the staff report provided a general overview of the OTRP program which was  
referred other downtown areas to Council and as well the table format included in the staff  
report will be required for each chapter of the OTRP. Provided an on-going timeline of progress  
changes to the document.

Commissioner [Name] explained the use was involved with the OTRP when it was developed and she  
has been in contact with the staff of the Main Street Program to see if they would be in  
collaboration with a program in downtown. She advised they are willing to come to the City and make a  
presentation but there is a cost involved for the services. She also indicated that they would be willing  
to take a field trip to Reno to study their downtown area.

Commissioner [Name] announced Economic Development Committee City Administrator - introduced a  
may be possible for a small group representing the EDC, Chamber of Commerce, City staff to participate in a  
field trip in the future.

Commissioner [Name] stated introduction of the OTRP goals had not been assigned to a  
specific group and had not been assigned.

Commissioner [Name] stated staff assigned goals and then develop strategy to implement  
the goal as well as accountability could be an effective method of gaining some viable  
achievements and suggested a small report on the OTRP program.

There was further discussion of having specific goals assigned to an identified group with regular checkpoints built into the plan. There was also discussion of the responsibility of property owners to be involved in the implementation of the OTSP goals.

Ms. McComb distributed photos of Paso Robles storefronts and indicated the EDC would like to see the addition of awnings and new storefront windows. Ms. Milligan noted the intent was to have an eclectic appearance but no one took ownership of the project and noted the property owners did not take advantage of the façade program when RDA funds were available. Ms. Thomas brought up the issue of incentives for the private property owners.

Commissioner Leach noted these same concerns had been identified when the original OTSP was developed and indicated there has to be a specific point of contact taking responsibility to achieve the goals.

There was further discussion on how to involve property owners and encourage them to make changes. The group was advised the City cannot compel property owners to improve their property unless it is a public nuisance and/or safety issue.

The discussion moved to the concept of a business improvement district and how it would be formed and funded; the concern with low rents in the area; the lack of property owner participation; the responsibility of the City to support the effort; the possibility of increases to bed tax and sales tax; and the need to establish a pedestrian friendly atmosphere to benefit the Old Town. Commissioner Fink noted some of the issues identified were policy issues to be considered by the Council and not within the scope of the OTSP.

The group took a break to participate in identifying the types of uses that should be permitted, conditionally permitted, or prohibited in the OTSP.

The workshop re-convened at 7:45 p.m.

Commissioner Fink thanked the group and indicated the information from the workshop would be compiled by staff and returned to be reviewed at future meetings.

**ORAL COMMUNICATIONS -- None**

**WRITTEN COMMUNICATIONS -- None**

**APPROVAL OF MINUTES: --** January 23 and February 13, 2013

**MOTION:** It was moved by Commissioner Leach seconded by Commissioner Cioni, that the Minutes of the January 23 and February 13, 2013 meetings be adopted as presented.

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

**DIRECTOR/STAFF COMMUNICATIONS –**

Planning Manager Lucille Breese advised the Planning Commission:


- At the March 26 meeting, the City Council will consider Expansion Area A – Bailey Avenue
- The March 27 Planning Commission meeting will be cancelled due to lack of staff resources
- There are business items for the April 10 Planning Commission meeting

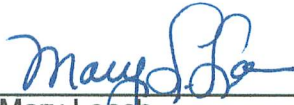
**COMMISSION REQUESTS --**

Commissioner Fink asked about the Sign Ordinance review and was advised it is on the work program as part of the proposed Zoning Ordinance update.

**ADJOURNMENT:**

Commissioner Fink adjourned the workshop at 8:00 p.m. to the regular adjourned meeting of March 27.

  
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Lucille T. Breese, AICP  
Secretary

  
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Mary Leach  
Chair