

**MINUTES OF THE REGULAR MEETING  
OF THE LOMPOC PLANNING COMMISSION  
October 9, 2013**

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

**STAFF:** Planning Manager Lucille Breese  
Associate Planner Nathan Bouvet  
Assistant City Attorney Brandon Ward  
General Plan Consultant Richard Daulton, Rincon Consultants

**ORAL COMMUNICATIONS** -- None

**CONSENT CALENDAR** -- None

**PUBLIC HEARING ITEMS:**

**1. DR 13-10 – Development Plan Review**

A request by Ariel Zarate, designer, and Antonio Gijon, property owner, for Planning Commission review and consideration of a Development Plan for the construction of a 5-unit apartment complex including on-site parking and landscaping. The project is located on an approximately 11,340 square foot parcel at 211 North K Street in the *High Density Residential (R-3)* Zoning District (Assessor Parcel Number: 091-061-008). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

Planning Manager Lucille Breese summarized the written staff report.

OPEN/CLOSE PUBLIC HEARING – 6:35 pm

Commissioner Leach discussed the lack of access to the rear unit and the concern with a lack of sidewalk for children to utilize. Mr. Zarate agreed to add a sidewalk.

Commissioner Cioni asked about interior access from the garage to the unit and Mr. Zarate indicated it was present.

**MOTION:** It was moved by Commissioner Leach, seconded by Commissioner Cioni, that the Commission adopt Resolution No. 761(13) based upon the findings of fact in the Resolution.

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

**Commissioner Leach stepped down due to a potential conflict of interest in that the applicant is a customer of her personal business.**

**2. DR 13-11 – Design Review**

A request by Kenneth R. Banuelos of Better Beds and Furniture, the property owner, for Planning Commission review and consideration of a modification to the exterior of the Perozzi Hardware Building identified in the City of Lompoc Cultural Resources Study as a Historical Structure. The proposal is for installation of new canvas window awnings and a projecting sign located above the main entrance. The project is located at 201 West Ocean Avenue (Assessor Parcel Number: 091-083-007) in the *Old Town Commercial (OTC)* Zoning District. This action is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA).

Planning Manager Lucille Breese summarized the written staff report.

OPEN/CLOSE PUBLIC HEARING – 6:40 pm

Commissioner Rodenhi noted the appearance of the store front when driving by was very attractive with the addition of the awnings.

Commissioner Clark asked why black awnings? Mr. Banuelos indicated black was the color he had seen utilized in Laguna Beach and he felt it was attractive; he stated the material was Sunbrella and designed to be in the sun.

Commissioner Cioni stated there should be more awnings utilized in the OTC to create a uniform appearance.

Commissioner Fink asked about the awning installation prior to the approval. Mr. Banuelos explained the timing of the installation. Commissioner Fink pointed out the awnings cover the most interesting part of the windows and also indicated the window signage exceed that allowed by ordinance. There was Commission discussion regarding these points.

**MOTION:** It was moved by Commissioner Fink, seconded by Commissioner Clark, that the Commission adopt Resolution No. 762, including the addition of three (3) proposed Conditions of Approval

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

Commissioner Leach returned to the dais.

**3. GP 07-04 – COMPREHENSIVE 2030 GENERAL PLAN UPDATE**

Planning Commission consideration of recommendations to the City Council for the following:

**EIR 09-01** – The Final Environmental Impact Report (FEIR), prepared by Rincon Consultants, Inc., for the City of Lompoc Comprehensive General Plan Update was circulated through the State Clearinghouse (SCH No. 2008081032) pursuant to the requirements of the California Environmental Quality Act (CEQA). The study area evaluated in the FEIR consists of areas within current City Limits and four (4) potential annexation areas and was certified by City Council on October 19, 2010.

The Commission will consider a recommendation on the CEQA Findings of Fact for the Final Addendum prepared for the General Plan EIR providing additional Greenhouse Gas (GHG) and policy language analysis. The CEQA Findings of Fact address inclusion of all four (4) expansion areas studied in the FEIR.

**GP 07-04** – A General Plan Amendment to adopt Phase 1 of the 2030 General Plan (Introduction, Vision, Land Use, and Circulation) and to amend the City of Lompoc Land Use Element (LUE) Map as directed by the City Council at the May 14, 2013 meeting. Changes to the LUE MAP include changes to parcels on the south side of Lompoc where previous zoning consistency problems were identified and text change to include a *Southside Residential Overlay*.

**ZC 10-01** – A Zone Change to amend the City of Lompoc Zoning Map to achieve consistency with the LUE Map. The proposed zone changes were directed by the City Council at the May 14, 2013 meeting to resolve previous consistency issues with the proposed General Plan LUE Map as adopted in 1997. Changes to the Zoning Map include changes to parcels on the south side of Lompoc where previous zoning consistency problems were identified and a text change to include a *Southside Residential Overlay*. The Zone Change is a component of the General Plan Update.

Commissioner Fink explained to the audience the Commission was considering direction provided by the City Council and that was the discussion that would occur.

Planning Manager Lucille Breese provided a brief description of the process and introduced Mr. Richard Daulton, Principal with Rincon Consultants who presented a power point presentation outlining the evening's discussion.

**Regarding FEIR**

Mr. Daulton noted the FEIR studied all four (4) proposed expansion areas and including all of them did not cause a negative impact on the FEIR analysis. Commissioner Leach indicated there had been discussion of including Industrial uses in the Bailey Avenue Corridor Expansion Area; Mr. Daulton indicated Industrial uses had not been studied as part of the FEIR and the addition of such uses could be cause for additional environmental study.

OPEN/CLOSE PUBLIC HEARING on FEIR –

Commissioner Leach addressed the lack of consideration of pedestrian crossing from the Wye expansion areas to the rest of the community. Mr. Daulton indicated in the Circulation Element there is policy based discussion which generally addresses the need for pedestrian access during the development review process. Commissioner Leach also addressed total Level of Service (LOS) at various intersections; unstable slopes in Miguelito Canyon due to mining in the area; and loss of ag land in the future. Mr. Daulton noted site specific impacts would be addressed as projects were considered in the future.

Commissioner Fink spoke to the request received from Mr. Bodger and if the request was beyond the scope of the FEIR. Mr. Daulton indicated the request would not be an impact from the CEQA perspective since the project description buildout was for more units than Mr. Bodger's single request would add. Commissioner Fink indicated consideration of the request would need to be revisited.

**MOTION:** It was moved by Commissioner Fink, seconded by Commissioner Cioni, that the Commission adopt Resolution No. 762(13), recommending the City Council certify the Addendum to the Final Environmental Impact Report and adopt the CEQA Findings of Fact, based upon the findings of fact in the Resolution..

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

Regarding Zone Change 10-01 – Commissioner Leach will step down on Zone Change Map 16 and General Plan Maps 5 & 6 due to property ownership. The Commission considered those maps first. Commissioner Leach left the dais.

OPEN/CLOSE PUBLIC HEARING on ZC Map 16 and GP Maps 5 & 6

**MOTION:** It was moved by Commissioner Fink, seconded by Commissioner Rodenhi, that the Commission recommend City Council approval of ZC Map 16 and GP maps 5 & 6..

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

Commissioner Leach returned to the dais.

Mr. Daulton continued with the power point presentation, indicating City Council direction had been provided on the balance of the proposed maps.

OPEN PUBLIC HEARING at 7:30 pm

Ken Hough, Santa Barbara Action Network – have made comments over the years during the process, expressed concern with straddling the Santa Ynez River in the River Expansion Area; expressed concern with the loss of ag land in the Bailey Corridor Expansion Area; and noted SBCAN supports sustainable growth.

Commissioner Fink noted the Urban Limit Line has been in place since 1997.

Joyce Howerton, community member – addressed Mr. Bodger's letter; stated there had been countless meetings on the topic over the years; objects to the request in the letter; and, noted local residents had faith in the Bodger's protecting prime ag land.

Richard Ochoa, questioned a parcel his mother owns. Staff identified the parcel was retaining the zoning preferred by the landowner.

Raymond Ochoa, noted the property was at 401 South G Street and expressed satisfaction with the proposed action.

CLOSE PUBLIC HEARING at 7:50 pm

Commissioner Cioni asked for details about the Ocean Avenue Corridor since he was not on the Commission during the discussion. Mr Daulton indicated the H Street Corridor remained a proposed but the Planning Commission recommended Ocean Avenue Corridor (OAC) was not accepted by the Council since they determined it would impose an additional level of review on property owners.

The Commission discussed the letter received from Mr. Bodger requesting his 98+ acres in the Bailey Avenue Corridor be changed from the current Land Use Designation of Very Low Density and Low Density Residential to Medium Density Residential.

Commissioner Leach indicated she was not ready to recommend a change without analysis.

Commissioner Cioni indicated the request should have been presented in person to allow for discussion.

Commissioner Clark agreed.

Commissioner Rodenhi indicated it was not the right time to consider such a request.

Commissioner Fink indicated changes could be considered as individual projects were presented.

Attorney Ward noted staff should be directed to work with Mr. Bodger to bring forth a proper request and to respond regarding the Commission concurrence.

**MOTION:** It was moved by Commissioner Fink, seconded by Commissioner Rodenhi, that the Commission adopt:

Resolution No. 763(13) ,recommending City Council approve the requested General Plan amendment for the 2030 General Plan Update

Resolution No. 764 (13) recommending City Council approve change to the Zoning Ordinance and Zoning Map for the 2030 General Plan Update (ZC 10-01).

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

**NEW BUSINESS** -- None

**ORAL COMMUNICATIONS** -- None

**WRITTEN COMMUNICATIONS** – Letter from Jack Bodger

**APPROVAL OF MINUTES** --

**MOTION:** It was moved by Commissioner Leach, seconded by Commissioner Fink, that the Commission adopt minutes of the July 17 meeting; the motion was passed by voice vote with all in favor.

**MOTION:** It was moved by Commissioner Leach, seconded by Commissioner Fink, that the Commission adopt minutes of the August 14 meeting; the motion was passed by voice vote with all in favor.

**DIRECTOR/STAFF COMMUNICATIONS:**

Planning Manager Lucille Breese advised the Planning Commission:

- there are business items for the November 13, 2013 meeting.

**COMMISSION REQUESTS:**

**ADJOURNMENT:**

Commissioner Fink adjourned the meeting to November 13, 2013 at 8:02 p.m.



Lucille T. Breese, AICP  
Secretary



Ron Fink  
Chair