

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
November 13 2013**

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

STAFF: Planning Manager Lucille Breese
Assistant City Attorney Brandon Ward

ORAL COMMUNICATIONS -- None

CONSENT CALENDAR -- None

PUBLIC HEARING ITEMS:

Commissioner Clark stepped down due to a potential conflict of interest based on the location of the project to his personal residence.

1. LOM 598-P – Parcel Map

A request by John Ballinger, representing Fagerdala USA – Lompoc, Inc., the applicant, for Planning Commission consideration of a proposal to subdivide an approximately 8.05 acre parcel of land into two (2) parcels. The project is located at 1017 West Central Avenue in the *Business Park (BP)* Zoning District (Assessor Parcel Number: 093-450-046). This action is exempt pursuant to the provisions of Class 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA).

Planning Manager Lucille Breese summarized the written staff report.

OPEN PUBLIC HEARING – 6:33 pm

Jim Dixon, project engineer -- noted he has been appearing in front of Planning Commissions in Lompoc for 35 years and expressed his appreciation for the Commission's service; explained the current request is made by the property owners to complete the concept began when the existing building was constructed; noted the map will allow flexibility to either sell of the parcel or expand the current use. In response to Commission inquiries, he explained Denmat is a tenant and has been advised of the proposed land split; and stated access to the new parcel could either be from Aviation Avenue or the existing site, the appropriate easements will be recorded with the map.

CLOSE PUBLIC HEARING – 6:35 pm

MOTION: It was moved by Commissioner Cioni, seconded by Commissioner Leach, that the Commission adopt Resolution No. 766(13) based upon the findings of fact in the Resolution.

VOTE: The motion passed on a 4-0-1 voice vote with Commissioner Clark not participating

Commissioner Clark returned to the dais.

2. **DR 13-12 – Sign Program Review**

A request by Don Slattery, representing Lompoc Pacific Associates, the project applicant, for Planning Commission review and consideration of a Sign Program for Cypress Plaza/Court. The proposal consists of criteria for signage for the commercial and residential components of the site located at 1420 East Ocean Avenue (Assessor Parcel Number: 085-150-017 & 018) in the *Commercial Office (CO)* Zoning District. This action is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA).

Commissioner Rodehni disclosed he had held a brief conversation with Dr. Harris regarding the project.

Planning Manager Lucille Breese summarized the written staff report.

OPEN PUBLIC HEARING at 6:45 pm

John Polansky, Director of Housing for the Santa Barbara Housing Authority – representing applicant, stated the conditions of approval (COA) had been reviewed and the applicant agreed with them; noted the COA would be signed by Caleb Roope not Don Slattery, staff acknowledged this request had been received from the applicant.

Dr. Harris, neighboring property owner – distributed photos of monument signs in the community; stated he had objections to the proposed signage which was too tall; noted although the code allows eight (8) feet and he felt six (6) feet would be more appropriate; expressed concern with the sign being constructed in an easement he has on the site for parking; stated the sign would negatively impact parking for his veterinary practice; stated the grant deed states signage must be mutually consented to by himself and the property owner; and noted he was not approached with the proposal until he received the notice from the City.

CLOSE PUBLIC HEARING – 6:55 pm

The Commission discussed the legality of moving ahead if there is a potential legal conflict with the Assistant City Attorney.

Commissioner Fink suggested continuing the item until the individual property owners were able to resolve the conflict and the exhibit revised to reflect the eight (8) foot allowed by the Code.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission continue discussion on the proposed sign program until staff had reviewed the alleged language in the easement and the property owners had worked out the conflict.

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

NEW BUSINESS –

1. Planning Commission Calendar – 2014 – the Commission unanimously accepted the 2014 meeting calendar.
2. 2030 General Plan Update – Phase 2 proposed schedule – The Commission discussed the proposed schedule and Commissioner Fink volunteered to accompany staff to the January meetings to invite the various Commissions/Committees to participate in review of the Phase 2 Elements.

ORAL COMMUNICATIONS -- None

WRITTEN COMMUNICATIONS – None

APPROVAL OF MINUTES – October 9, 2013 meeting

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission adopt minutes of the October 9 meeting with a small correction to page 5; the motion was passed by voice vote with all in favor.

DIRECTOR/STAFF COMMUNICATIONS:

Planning Manager Lucille Breese advised the Planning Commission:

- there are no business items for the December, 2013 meeting
- The City Council will consider the Planning Commission recommendations on the General Plan Phase 1 Update on November 19. Commissioner Fink indicated he plans to attend and encourage the Council to adopt the General Plan.

COMMISSION REQUESTS: None

ADJOURNMENT: Commissioner Fink adjourned the meeting at 7:10 p.m.

Lucille T. Breese, AICP
Secretary

Ron Fink
Chair

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