

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
September 12, 2012**

ROLL CALL: Commissioner Allan Clark
Commissioner Ron Fink
Commissioner Nicholas Gonzales
Commissioner Terry Hammons
Commissioner Mary Leach

STAFF: Planning Manager Lucille Breese
Principal Planner Keith Neubert
City Attorney Joseph Pannone

ORAL COMMUNICATIONS: -- None

APPROVAL OF MINUTES: -- August 22, 2012

Commissioner Leach requested an addition to the minutes, page 3, *Parking in Front Yard Setback*:

The Planning Commission discussed amending the Ordinance to prohibit the entire front yard from being paved and utilized for parking. It was agreed this would be discussed when the Residential uses are considered.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Minutes of the August 22, 2012 meeting be adopted as amended.

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

PUBLIC HEARING ITEMS:

1. DR 11-02 – DEVELOPMENT PLAN, LOM 590-P – TENTATIVE PARCEL MAP

A request by Richard Brown, representing Habitat for Humanity, for Planning Commission review and consideration of:

- 1) **DR 11-02** – a Development Plan for the construction of two (2) new residential units attached to an existing dwelling, including on-site parking and landscaping; and
- 2) **LOM 590-P** – a Tentative Parcel Map requesting subdivision of an approximately 7,000 square foot parcel of land to create three (3) residential condominiums and common open space.

The property is located at 308 North K Street in the *High Density Residential (R-3)* Zoning District (Assessor Parcel Numbers: 91-022-21). This action is exempt from the California Environmental Quality Act (CEQA).

Principal Planner Keith Neubert summarized the written staff report.

Richard Brown, Habitat for Humanity, project applicant – noted there was a resident for the accessible unit and a number of applicants for the other two (2) units. In response to Commissioner inquiries, he noted the project was designed for affordable housing and there is a covenant in place for 40 years to assure the status.

OPEN PUBLIC HEARING at 6:40 P.M. and CLOSED with no public comment.

Commissioner Fink indicated his approval of this type of home ownership.

MOTION: It was moved by Commissioner Fink and seconded by Commissioner Clark that Resolutions No. 729 and 730 (12) including the Conditions of Approval be adopted as presented.

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

2. DR 12-05 – DEVELOPMENT PLAN

A request by Mike Rote of Rote Brothers Construction Partnership, representing the property owner, for Planning Commission consideration of a proposal to construct an approximately 16,625 square foot Radiation Oncology Center, including on-site parking and landscaping. The proposed project is located at 1213 East Ocean Avenue in the *Commercial Office (CO)* Zoning District (Assessor Parcel Number: 85-150-69). This action is exempt from the California Environmental Quality Act (CEQA).

Principal Planner Keith Neubert summarized the written staff report and noted a change to the staff report, page 4 the proposed parking is 70 on-site not 72

Mike Rote, representing the property owner and Scott Young, project Architect – discussed the project with the Planning Commission; presented power point slides of the site and architecture; discussed specifics of the radiation vault construction and staffing for the primary user; requested consideration of the parking reduction; and asked for approval of the proposed project.

OPEN PUBLIC HEARING at 6:50 P.M. and CLOSED with no public comment.

Commissioner Fink expressed support for the facility in the community and agreed the oncology portion would not require the same amount of parking as a traditional medical facility; however, he expressed concern with the ratio of doctor to patient in the balance of the building.

Commissioner Leach expressed concern with staff calculation and proposed an alternative calculation method. She indicated support for reducing the parking required for the vault square footage.

The Commission discussed the possibility of reciprocal parking with the adjacent use to the west; the applicant noted the drive aisle had been aligned to allow access if an agreement is reached with the adjacent property owner.

MOTION: It was moved by Commissioner Fink and seconded by Commissioner Leach that Resolution No. 731 (12) including the Conditions of Approval, with a change to COA P-35.

P-35. Based on the onsite parking provided, a total of 45 16 exam rooms may be established in the vacant 12,125 square foot area of the building.

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

3. DR 12-06 – DEVELOPMENT PLAN, CUP 12-06 – CONDITIONAL USE PERMIT

A request by Bruce Roberts of Lompoc Mini-Storage, LLC, for Planning Commission review and consideration of:

- 1) **DR 12-06** – a Development Plan for the construction of a 72,067 square foot mini-storage facility within the Briar Creek development, formerly known as Seabreeze Estates North. The facility would be constructed in two (2) phases; and
- 2) **CUP 12-06** – a Conditional Use Permit for a 600 square foot caretaker's unit above the mini-storage facility office.

The project site is approximately 3.66 acres in size and located at 2225 Briar Creek Way in the *Industrial (I)* Zoning District (Assessor Parcel Number: 93-070-62). Environmental impacts of this project were evaluated in the Environmental Impact Report prepared for the Seabreeze Estates Project (SCH No. 2002061109) certified by the City Council on August 17, 2004.

Principal Planner Keith Neubert summarized the written staff report.

Bruce Roberts representing Lompoc Mini-Storage – advised the Commission the project has been previously approved but was not constructed due to the state of the economy; noted with the improved economy they want to proceed with the project; and stated the basic change was the addition of a caretaker unit.

Commissioner Fink asked if the applicant had reviewed the proposed Conditions of Approval. Mr. Roberts indicated he had reviewed and could abide by them.

OPEN PUBLIC HEARING at 7:08 P.M. and CLOSED with no public comment.

Commissioner Fink indicated he was involved with the approval of Seabreeze Estates and this property was envisioned as a buffer between the residential properties and the City Wastewater Treatment facility.

Commissioner Leach agreed the use of the property is very positive; however, she expressed concern with the architecture of the caretaker unit, the location of the sign on the building, and the landscaping on the site.

Commissioner Gonzales indicated a variation in the landscape height should be shown on the western wall.

Mr. Neubert indicated staff would review the architecture of the caretaker's unit per COA P-39; review signage under a separate permit per COA P-7; review landscape plans per COA P-14; and would consider Commissioner comments at that time. Mr. Roberts indicated they would address the concerns noted and work with staff to resolve them.

MOTION: It was moved by Commissioner Gonzales and seconded by Commissioner Clark that Resolutions No. 732 and 733 (12) including the Conditions of Approval be adopted as presented.

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

4. DR 12-07 – DEVELOPMENT PLAN AMENDMENT TO DR 89-57

A request by Nick Salvesen of 7-Eleven Inc., representing the franchisee, for Planning Commission consideration of an amendment to the original conditions of approval for Development Plan (DR 89-57). The amendment consists of the removal of Condition of Approval No. 13 imposed by Planning Commission Resolution No. 90-07 prohibiting outdoor vending machines. The site is located at 1337 North H Street in the *Planned Commercial Development (PCD)* Zoning District (Assessor Parcel Number: 89-490-06). This action is exempt from the California Environmental Quality Act (CEQA).

Principal Planner Keith Neubert summarized the written staff report.

Nick Salvesen of 7-Eleven Inc., and Jerry Nagra, property owner – noted 7-11 stores traditionally offer a wide variety of services, they consider the Redbox vending machine to be an option for customers.

Commissioner Clark asked about the size of the unit and the gentlemen responded.

OPEN PUBLIC HEARING at 7:20 P.M. and CLOSED with no public comment.

Commissioner Fink noted he had driven around town and noted the number of vending machines in place. Staff indicated when this particular site was developed there was a prohibition on outside vending machines in the Conditions of Approval and staff could not just change and/or ignore it. Commissioner Fink indicated he would like to see a ministerial permit issued if more than three (3) vending units were proposed.

Commissioner Gonzales indicated his support for a ministerial permit but to only allow one (1) vending machine.

Commissioner Leach agreed with a maximum of one (1) vending machine.

MOTION: It was moved by Commissioner Fink and seconded by Commissioner Leach that Resolution No. 734 (12) including the Conditions of Approval be adopted as presented.

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

MOTION: It was moved by Commissioner Fink and seconded by Commissioner Gonzales that staff return to the Planning Commission with an agenda item to address the issuance of ministerial permits for vending machines.

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

NEW BUSINESS

General Plan – Comprehensive Update
Revised Schedule Recommendation

Planning Manager Lucille Breese summarized the written staff report and presented a time line for discussion purposes.

Commissioner Clark commented on the proposed memo and noted Priority 3 should be the Old Town Specific Plan and indicated minor changes to the language of the memo. He also agreed with importance of adopting the General Plan and Zoning Ordinance consistency.

Commissioner Fink asked about timeline for EIR and technical report to become dated; noted concern with amount of staff time needed for OTSP review; indicated need to provide clear information to City Council regarding upcoming projects and staff workload; and noted Zoning Ordinance will need comprehensive update at completion of General Plan process

Commissioner Gonzales indicated it may be prudent for the Planning Commission to acknowledge development projects should not be delayed by staff focus on administrative procedures and stated economic development projects begin in Planning.

Commissioner Hammons emphasized the need for staff to be maintained at full time status to support economic development in the community.

Commissioner Leach noted the City can amend the General Plan, if necessary

The Commission discussed sending a recommendation to the City Council regarding a revision to the 2030 General Plan Update Review Schedule and directed staff to prepare for signature of Chair Gonzales.

NEW BUSINESS -- None

ORAL COMMUNICATIONS -- None

WRITTEN COMMUNICATIONS -- None

DIRECTOR/STAFF COMMUNICATIONS –

Planning Manager Lucille Breese reported there is not a second meeting scheduled in September 2012.

COMMISSION REQUESTS -- None

ADJOURNMENT:

Commissioner Gonzales adjourned the meeting at 7:50 p.m.

Lucille T. Breese, AICP
Secretary

Nicholas Gonzales
Chair