

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
November 14, 2012**

ROLL CALL: Commissioner Allan Clark
Commissioner Ron Fink
Commissioner Terry Hammons
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: -- October 10, 2012

MOTION: It was moved by Commissioner Leach, seconded by Commissioner Clark, that the Minutes of the October 10, 2012 meeting be adopted as presented.

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

PUBLIC HEARING ITEMS:

1. DR 12-10 – Development Plan Review

A request by Mark Hayden of Capstone Advisors, representing the applicant, for Planning Commission consideration of a proposal to construct an approximately 8,116 square foot automobile dealership in two (2) phases. Phase 1 consists of a 3,432 square foot building for automobile sales, a 900 square foot reception canopy, car lot, parking and landscaping. Phase 2 consists of a 3,784 square foot expansion of the building for automobile service. The proposed project is located at 1221 North H Street in the *Planned Commercial Development (PCD)* Zoning District (Assessor Parcel Number: 89-490-15). This action is exempt from the California Environmental Quality Act (CEQA).

Principal Planner Keith Neubert summarized the written staff report and clarified the parking calculations in the staff report identified the total requirement for Phase 1 and Phase 2.

OPEN PUBLIC HEARING AT 6:35 P.M.

Mark Hayden of Capstone Advisors addressed the Planning Commission and indicated the applicant had reviewed and could comply with the proposed Conditions of Approval. He also noted Chris Zakaris, applicant, and Jim Dixon, project engineer, were present and available to answer any questions.

CLOSE PUBLIC HEARING AT 6:37 P.M.

Commissioner Rodenhi asked about the timing for Phase 2 and complimented the architecture of the project. Mr. Hayden noted they would have a better idea as the dealership became established when they would proceed with the expansion.

Commissioner Fink addressed the 30 parking spaces being utilized for Sansum Clinic and encouraged the applicant to honor the private agreement.

Commissioner Leach discussed signage; noted the amount of signage appears very busy on the building; suggested a monument sign in the center of the parcel along H Street; indicated sign over service canopy if too large; and, noted architecture could be more consistent with established area.

Mr. Zakaris indicated the manufacturer has guidelines requiring signage and architecture to be met when establishing a new dealership

Mr. Hayden indicated the "service" sign could be reduced in size and not be lit, it was agreed the staff would review the sign application\

MOTION: It was moved by Commissioner Hammons and seconded by Commissioner Leach that Resolution No. 737 (12) including the Conditions of Approval be adopted with the addition of:

Commissioner Leach requested an amendment to the Motion to include an additional Condition of Approval and Commissioner Hammons agreed.

P39. The directional "Service" sign shall be reduced in size. The reduction shall be reviewed and approved by the Planning Division staff prior to installation.

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

Mr. Hayden thanked the Planning Commission for approving the project and indicated the City process had been efficient and helpful.

2. CUP 12-08 – Conditional Use Permit

A request by Richard Longoria, the applicant, for Planning Commission review and consideration of a Conditional Use Permit to construct and operate a winery in two (2) phases. Phase 1 consists of the operation of a wine tasting room, offices and storage in an existing building and construction of a 4,500 square foot building for wine production and storage. Phase 2 consists of a 4,500 square foot building for storage. The project is located at 415 East Chestnut Avenue in the *Industrial (I)* Zoning District (Assessor Parcel Number: 85-032-03). This action is exempt from the California Environmental Quality Act (CEQA).

Principal Planner Keith Neubert summarized the written staff report and clarified the parking calculations in the staff report included the total requirements for Phase 1 and Phase 2.

OPEN PUBLIC HEARING AT 6:55 P.M.

Val Milosevic, architect indicated the applicant had read the Conditions of Approval and had a question regarding the timing for EL-9. He indicated Mr. Longoria was present in the audience to answer any questions.

CLOSE PUBLIC HEARING AT 6:58 P.M.

Commissioner Clark asked about Phase 2 of the project and staff responded.

Commissioner Leach asked if nighttime deliveries were anticipated and questioned the accommodation for limo and/or bus parking on the site so the neighborhood to the south would not be impacted.

Mr. Longoria responded they focus on small groups to emphasize the tasting experience. He indicated there is room on the site for limo/bus parking if it was necessary.

Commissioner Fink thanked the applicant for improving the property.

There was discussion regarding COA EL-9, since Electrical Division staff was not present to respond, it was determined to leave the COA as presented and staff will check on the intent and advise the applicant. If it is problematic the COA could be returned to the Planning Commission for further consideration.

MOTION: It was moved by Commissioner Leach and seconded by Commissioner Fink that Resolution No. 738 (12) including the Conditions of Approval be adopted.

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

3. DR 12-11 – Sign Program

A request by Mary Sharp, property manager, for Planning Commission review and consideration of a Sign Program for the Northside Shopping Center. The proposal consists of criteria for on-building tenant signage, demolition of the main shopping center pole sign and addition of two (2) new monument signs. The project is located at 1002 North H Street (Assessor Parcel Number: 87-011-13) in the *Planned Commercial Development (PCD)* 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.

Commissioner Clark inquired about the requirement by the Engineering Division regarding distance for location of the sign. Mr. Neubert responded the distance was to assure sight distance for traffic onto H Street.

Commissioner Leach indicated she had visited the site and had concern with the number of monument signs proposed.

OPEN PUBLIC HEARING at 7:15 P.M. and CLOSED with no public comment.

Commissioner Fink asked Ms. Sharp if she had read and could comply with the proposed Conditions of Approval and she indicated she could.

MOTION: It was moved by Commissioner Leach and seconded by Commissioner Rodenhi that Resolution No. 739 (12) including the Conditions of Approval be adopted.

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

NEW BUSINESS --

Planning Commission received and accepted the 2013 Calendar. Commissioner Fink requested the schedule prepared for City Council consideration be attached to the Planning Commission copy of the calendar.

ORAL COMMUNICATIONS -- None

WRITTEN COMMUNICATIONS -- None

DIRECTOR/STAFF COMMUNICATIONS --


Planning Manager Lucille Breese reported:

- the City Council will hear an appeal of the Planning Commission determination on the Lompoc Unified School District CNG facility on December 18, 2012; and
- there are business items for the December 12, 2012 meeting.

COMMISSION REQUESTS -- None

ADJOURNMENT:

Commissioner Fink adjourned the meeting at 7:20 p.m.



Lucille T. Breese, AICP
Secretary



Ron Fink
Vice Chair