

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
October 10, 2012**

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

STAFF: Planning Manager Lucille Breese
Principal Planner Keith Neubert
Assistant City Attorney June Ailin
Deputy City Attorney Brandon Ward

ORAL COMMUNICATIONS: -- None

APPROVAL OF MINUTES: -- September 12, 2012

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Minutes of the September 12, 2012 meeting be adopted as amended.

VOTE: The motion passed on a 4-0 vote with Commissioner Hammons absent.

PUBLIC HEARING ITEMS:

Commissioner Fink recused himself from discussion of item No. 1 since he owns property within 500 feet of the project site.

1. CONDITIONAL USE PERMIT – CUP 12-07

A request by Frances Lemons, representing the Lompoc Unified School District, for Planning Commission consideration of a Conditional Use Permit (CUP) for the construction and operation of a public compressed natural gas (CNG) fueling facility. The facility would be available for use by private vehicles as well as the School District. The project is located at Central Avenue between A and D Streets in the *Public Facilities (PF)* Zoning District (Assessor Parcel Number: 87-011-17). This action is exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

Principal Planner Keith Neubert summarized the written staff report and indicated a letter of opposition had been received from a neighboring property owner and provided to the Planning Commission. Commissioner Leach inquired why the project was presented as a CUP. Mr. Neubert replied the use was not specifically allowed in the zone but the applicant had requested the City process the approval and a CUP allowed Planning Commission consideration.

Frances Lemon, Transportation Manager for Lompoc Unified School District (LUSD) advised the Planning Commission a letter of support had been obtained for the project from the City Council; explained the proposed use and advised the LUSD buses are currently fueled using the existing compressed natural gas (CNG) system when parked in the bus barn; noted the facility would be available 24/7 for use; she discussed CNG as an alternative fuel.

Commissioners Leach and Gonzales questioned the safety of the facility and the potential users. Ms. Lemon indicated the existing facility has been in operation since 1991 with no safety incident and indicated the new facility would be available to other governmental vehicles as well as to members of the public.

OPEN PUBLIC HEARING AT 6:45 P.M.

Mike McIntosh 520 Crosby Drive – expressed concern with proposed hours of operation and why access was required 24/7; discussed noise from the existing compressor; asked why the facility could not remain in the current location instead of providing access to the public; indicated safety concerns with design of driveways due to high speed of vehicles on Central Avenue; questioned lack of security for the facility since no cameras were proposed; and asked if there was funding for maintenance of the facility.

Commissioner Gonzales asked Ms Lemon to respond to Mr. McIntosh's comments. Ms. Lemon indicated the LUSD had worked with Mr. McIntosh regarding the issue of noise from the current compressor by replacing a more noisy machine and building a wall to mitigate noise issues; noted a security camera was not included as a condition on the CUP; stated she was unaware of cameras in similar operations; and noted it takes approximately 10 minutes to fuel a 40-foot bus which is currently done between 1 and 4 am in the existing bus barn; and noted first time users of the facility were required to watch a safety video prior to operating the pump.

Sheldon Smith, LUSD Superintendent – addressed maintenance funding and indicated part of the plan is to identify necessary funds and have maintenance provided by a third party vendor; noted the Department of Energy grant being utilized to build the facility required the facility be open to the public as an alternative fuel option.

Commissioner Leach expressed concern with noise impacts. Staff advised no special condition was included but the facility would have to comply with the City general noise regulations.

Commissioner Clark expressed concern with security at the facility and the extended hours of operation. It was clarified that Mr. McIntosh was pointing out that many Santa Barbara County facilities had security cameras.

CLOSE PUBLIC HEARING AT 6:59 P.M.

Commissioner Clark indicated he had concerns with the expansion of the use to the public for 24 hours a day with no security however he was willing to allow the project to proceed and be reviewed in future if necessary.

Commissioner Leach expressed concern with ingress and egress onto Central Avenue especially with whether a bus would be able to navigate the turning radius; believed the public could be confused and perceive a large vehicle to be making a right hand turn when in fact it could be turning left across the traffic lanes on Central Avenue; suggested changing the layout of the facility to utilize the existing Central Kitchen driveway since the public is used to vehicles accessing Central Avenue from that driveway; and, expressed concern with noise issues for neighbors and asked if applicant was opposed to closing the facility at 10 p.m.

Ms. Lemon indicated she was unsure if the pumps can be locked;

Commissioner Gonzales asked if the card system fueling system at V & Laurel had security cameras; indicated the project had been reviewed by the Engineering staff for public safety and no right-turn only restriction had been recommended; indicated he was hesitant to add conditions of approval and noted the CUP could be returned to the Planning Commission if complaints were received when additional conditions could be considered; and, suggested the left turn out of the facility be limited to specific hours.

MOTION: It was moved by Commissioner Gonzales that the Planning Commission adopt Resolution No. 736 (12) as presented, adding an additional Condition of Approval requiring a sign limiting the right turn from the facility between 6 am and 6 pm.

VOTE: The motion failed for lack of a second.

Attorney Ailin advised the action by Resolution must be unanimous.

The Commission discussed the potential for noise from the facility and concurred it was addressed in the project description. If additional complaints were received the CUP would be returned for additional consideration.

MOTION: It was moved by Commissioner Gonzales and seconded by Commissioner Leach that Resolution No. 736 (12) including the Conditions of Approval be adopted with the addition of:

P38. A sign shall be posted, designating the eastern driveway as "Right turn only from 6 am to 6 pm). Design & Placement of the sign shall be reviewed and approved by staff during plan check.

VOTE: The motion passed on a 3-0-1-1 roll call vote, with Commissioner Fink not participating and Commissioner Hammons absent.

Commissioner Fink returned to the dais.

2. TEXT AMENDMENT – PARKING REGULATIONS – TA 12-05
Continued from August 22, 2012 meeting

Planning Commission consideration of a recommendation to the City Council regarding changes to City of Lompoc Zoning Ordinance *Chapter 17.112 – Parking Regulations*. A Negative Declaration has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA).

Principal Planner Keith Neubert summarized the written staff report.

OPEN PUBLIC HEARING AT 7:28 P.M.

Tom Davidson, Real Estate Broker -- noted the current regulations are based on ratio developed years ago; stated the concern with wineries that are busy three (3) to four (4) months of the year during crush season; discussed barrel storage and how requirements for added parking increase cost of a project; noted the Ordinance also does not make allowance for large scale processing; and, stated projects such as DenMat with three (3) shifts should be considered separately.

Jenelle Osborne, Vice Chair of Economic Development Committee – specifically refers to Pali/Loring and Seasmoke developments which were required to construct excess parking instead of being allowed area for expansion.

Commissioner Clark indicated he would welcome suggestions from the speakers.

Commissioner Gonzales indicated he has had feedback regarding manufacturing being based on number of employees at various thresholds. Staff indicated “auto sales” are calculated in this manner and it could work for other uses.

Mr. Davidson indicated above 5,000 square feet the same number of employees are needed; he indicated he would provide comments; and discussed industrial parking ratio. Commissioner Fink agreed there could be flexibility above 5,000 square feet of barrel storage.

Commissioner Leach noted with 70,000 square foot industrial building the parking lot may not be completely used at all times but should be available for the maximum number of employees. She inquired about prior research on the topic. Mr. Neubert indicated considerable research was done in 2008 when the last parking update was processed; he noted not many jurisdictions have separate requirements for wineries and the City developed the current menu approach to allow maximum flexibility.

Commissioner Leach agreed there had been quite a lot of research done previously; expressed caution that reductions in parking for wineries were not so drastic as to render a building unusable for other uses in the future; and stated she could not support change to all industrial. She suggested considering:

1 space per 1,000 to 5,000 sq. ft. with 1 space per 3,000 sq. ft. thereafter

Commissioner Clark questioned if there should be new requirements created each time a use approached the City.

Commissioner Fink suggested the economic downturn had created a need for flexibility with the wine industry which is a fairly large industry in the City and noted he would like to move the Text Amendment on to the City Council

Mr. Davidson suggests staff be given some discretion in considering parking requirements when working with applicants.

Commissioner Fink questioned how this could be written. Attorney Ailin suggested it would be best for staff to return with specific language.

CLOSE PUBLIC HEARING AT 7:55 P.M.

MOTION: It was moved by Commissioner Fink and seconded by Commissioner Leach to continue the Text Amendment.

VOTE: The motion passed on a 4-1 roll call vote with Commissioner Hammons absent.

NEW BUSINESS -- None

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ORAL COMMUNICATIONS -- None

WRITTEN COMMUNICATIONS -- None

DIRECTOR/STAFF COMMUNICATIONS –

Planning Manager Lucille Breese reported:

- the City Council will hear the Planning Commission recommendations regarding revised schedule for update of the General Plan on October 16, 2012; and,
- there are business items for the November 14, 2012 regular meeting.

COMMISSION REQUESTS --

Commissioner Gonzales indicated this would be his last meeting, he is resigning to focus on his family.

Commissioner Fink indicated he has served well as Chair and thanks him.

Commissioner Leach expressed her appreciation to Commissioner Gonzales for his service.

Commissioner Clark indicated he had enjoyed working with Commissioner Gonzales.

ADJOURNMENT:

Commissioner Gonzales adjourned the meeting at 8:12 p.m.

Lucille T. Breese, AICP
Secretary

Ron Fink
Vice Chair