



**MINUTES OF THE SPECIAL MEETING
OF THE LOMPOC PLANNING COMMISSION
Wednesday, October 24, 2018, at 6:30 p.m.
City Hall, 100 Civic Center Plaza, Council Chambers**

ROLL CALL: Commissioner Federico Cioni
Commissioner Ron Fink
Commissioner Nicholas Gonzales – arrived at 6:35 p.m.
Commissioner Mary Leach
Commissioner Jack Rodenhi

STAFF: Planning Manager Brian Halvorson
Principal Planner Greg Stones
Assistant City Attorney Jeff M. Malawy
Jen Daugherty of Lisa Wise Consulting, LLC
Fire Marshal Dena Paschke
Building Official Al Johnson

ORAL COMMUNICATIONS: None

PUBLIC HEARING ITEM:

1. **GP 17-01 / ZC 15-02 – Comprehensive Update to Lompoc Municipal Code Title 17 (Zoning) – Continued from the October 10, 2018, Planning Commission meeting**

Planning Commission consideration of a comprehensive update to the Zoning Code including updates to the Land Use/Zoning Map, a General Plan Amendment/Zone Change for sixty-six existing parcels generally along East Ocean Avenue, rescinding the Old Town Specific Plan and comprehensive amendments, reorganization and adoption of a new Title 17 (Zoning) of the Lompoc Municipal Code. An Environmental Impact Report (EIR) Addendum to the 2030 General Plan EIR has been prepared for this project pursuant to the requirements of the California Environmental Quality Act (CEQA).

Staff: Brian Halvorson, Planning Manager
e-mail address: b_halvorson@ci.lompoc.ca.us

No oral communications from the public.

Chair Fink mentions for the record that Commissioner Gonzales is present (arrived late).

Planning Manager Brian Halvorson introduced the item and gave a short presentation as well as an overview of the Planning Commission consensus items.

Assistant Attorney Jeff Malawy mentioned that at the last meeting **Commissioner Gonzales** had to recuse himself because of a conflict of interest and also **Commissioner Rodenhi** was not here for the testimony of the property owner and so for that reason the testimony of the property owner on this item occurred at a meeting where **Commissioner Rodenhi** was absent. Before we continue with this discussion **Commissioner Gonzales** needs to recuse himself regardless. **Commissioner Rodenhi** can help you refresh your recollection but needs to recuse himself before we start talking about the project.

The Commission continued their discussion of the code.

Action:

CONSENSUS: It was agreed (no vote, verbal agreement) to recommend to the City Council that the property along Cypress Avenue and Seventh Street APN 085-150-089 have a General Plan Land Use designation of Low Density Residential.

Commissioners Gonzales and Rodenhi return to the dais.

The Commission and staff continued to discuss the code.

Principal Planner Greg Stones summarized research on ten different cities codes which included Ventura, Oxnard, Santa Barbara, San Luis, Arroyo Grande, Santa Maria, Atascadero, Paso Robles, Pismo, and Grover Beach did not include balconies in terms of calculating required parking. But, where they did is when it was enclosed or conditioned space (commercial).

The Commission and staff continued to discuss the topic.

Action:

CONSENSUS: On a 3-2 vote it was agreed to recommend to the City Council to not include balconies (**Commissioners Fink and Leach** voting to include) when calculating parking requirements unless the balcony is more than 50% of the interior dining space.

There was a discussion on the draft mobile vending ordinance and **Planning Manager Brian Halvorson** mentioned that the council recently repealed section 10.28.140 that requires time limits for people who are mobile vending.

The Commission continued their discussion of the code.

Public Comment

Steve Arrowood: 17.4 thank you ok.

John Linn:

I think you have all my comments in writing. Brian and I spent quite a great deal of time going over those and quite a few things came off my list after our conversation. So I think the ones that are left I would certainly appreciate it if you would look at those and consider them. I have about 20 years of experience trying to help businesses open in Lompoc long before I was mayor and so I see things in the code that may not be apparent to other people because they haven't dealt with these individual situations and that's why I hope you will address them. I've never really seen the Building Department in the Fire Department come in on a Zoning Ordinance and try to blend their ordinance into your ordinance and although I understand why it's kind of nice to have everything aligned I agree with Brian that this is the process for planning in the to do not always intersect. As an example you created a code section for a seven-foot fence in the industrial zone and I'm here to tell you there is no seven-foot chain-link unless you have it specially made and there is no seven-foot lumber but there's eight-foot and that's what is the standard fence an industrial zone having driven around town and looked a bit so all over the building code says you can put a seven-foot fence up without a permit you can get a permit to put an eight-foot fence up which is what everyone has done in the past. In remembering what all of you have said repeatedly and I truly appreciate it that our goal here is to create an ordinance that makes it easy for businesses to open in town while protecting the public good. so I would ask that you would first do that little litmus test of is this what we need to do to help businesses open and second is there some evil that's going to arise out of us doing this for the public in general. Thank you very much.

Close of Public Comment

The Commission and staff (with some public comment from Steve Arrowood in between) continued their discussion of the code.

Action:

MOTION: It was moved by Commissioner Cioni to amend the draft code paragraph 17.2.24.040 D (No vote and Motion failed due to lack of a second).

The Commission continued their discussion of the code.

Action:

CONSENSUS: It was agreed (no vote, verbal agreement) to recommend to City Council to amend 17.4.04.130 C3b to read Refuse and recycling areas shall be located so as to reasonably equalize the distance from the bulding spaces they service. Thee refuse and recycling area serving a residential shall be **contained on the parcel**.

Public Comment

John Linn: About 30 seconds I think Mr. Malawy has addressed the issues that we found that the state was nice enough to give us and I am have had a discussion with Brian about what was going to be included in this I didn't see the finished document but I'm sure it's more than adequate. Thank you.

Close of Public Comment

The Commission and staff had a discussion regarding various sections of the code.

Action:

CONSENSUS: It was agreed (no vote, verbal agreement) to recommend to the City Council that a roadmap type sign be required for residential developments. Staff and consultant will craft wording.

The Commission continued their discussion of the code.

Action:

CONSENSUS: It was agreed (no vote, verbal agreement) to recommend to the City Council that Sign Programs be approved at staff level in accordance with Sign Ordinance.

In closing, **Assistant Attorney Jeff Malawy** mentions that the next meeting we only have to discuss mobile vending and the non-conforming 1960 city records non-conforming issue.

ORAL COMMUNICATIONS: None

WRITTEN COMMUNICATIONS:

- John Linn spoke regarding Council time lines.

APPROVAL OF MINUTES: None

DIRECTOR/STAFF COMMUNICATIONS:

- Assistant City Attorney Jeff Malawy spoke regarding Commissioner appointments.

COMMISSION REQUESTS: None

ADJOURNMENT:

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Cioni to adjourn at the meeting at 9:30 P.M. and to Continue to the Regular Meeting on November 14, 2018, 6:30 P.M. in City of Lompoc, Council Chambers.

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



Brian Halvorson
Secretary



Ron Fink
Chair