

DRAFT
MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
June 9, 2010

ROLL CALL: Commissioner Helen Free
Commissioner Nick Gonzales
Commissioner Kate Griffith
Commissioner Frank Hain
Commissioner Jack Rodenhi

STAFF: Community Development Director Arleen Pelster
Planning Manager Lucille Breese
Principal Planner Keith Neubert
Assistant City Attorney June Ailin
Staff Assistant Angela Wynne

ORAL COMMUNICATIONS:

Warren Culberson Jr., representing property owner for 415 West Laurel Avenue – requested that the recommendation for this parcel be to an industrial zoning.

Cathy Gruner, owner of proposed Wye expansion area property – presented a letter requesting that the recommendation for the 10-acre site be High Density Residential zoning.

APPROVAL OF MINUTES:

It was moved by Commissioner Free and seconded by Commissioner Gonzales that the minutes of February 10 and April 14, 2010 be approved as presented. The motion passed on a 5-0 vote.

CONSENT CALENDAR:

None

PUBLIC HEARING ITEM:

Commissioners Gonzales and Griffith stepped down for this item.

1. TA 10-01 – TEXT AMENDMENT – Continued from April 14, 2010

Consideration of a Text Amendment to the City's Zoning Ordinance to amend Section 17.064.060 – Allowable Land Use and Permit Requirements. The proposed Text Amendment would amend the list of allowable land uses in the *Industrial (I) / Business Park (BP)* Zoning Districts to include Wine Tasting Rooms with a Conditional Use Permit. If adopted, the Ordinance would be effective Citywide in the *Industrial*

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(I) | Business Park (BP) Zoning District. A Negative Declaration has been prepared for this project in accordance with the California Environmental Quality Act (CEQA).

Planning Manager Lucille Breese summarized the written staff report and stated that the proposed Text Amendment was supported as an economic development measure for the wine industry.

PUBLIC HEARING OPEN – 7:40 p.m.

Dwayne Holmdahl, resident – noted his support of the requested Text Amendment which supports the wine industry in the area.

Morris Sobhani, property owner – noted his support of the requested Text Amendment which he feels is essential to promote the wine industry.

PUBLIC HEARING CLOSED -- 7:45 p.m.

It was moved by Commissioner Free and seconded by Commissioner Hain that the Planning Commission recommend that the City Council:

- adopt the Negative Declaration and direct staff to file a Notice of Determination; and
- adopt the draft Ordinance approving the proposed change to the Zoning Ordinance language.

The motion passed on a unanimous voice vote of 3-0-2 with Commissioner Gonzales and Commissioner Griffith not participating.

Commissioners Gonzales and Griffith returned to the dais.

2. CUP 08-05 – CONDITIONAL USE PERMIT MODIFICATIONS / LOM 586-P – VESTING TENTATIVE PARCEL MAP MODIFICATIONS

A request from Shellan Miller of Pacific West Communities, Inc., the applicant, for Planning Commission consideration of modifications to a previously approved project known as Ocean Plaza. The project has been reduced in size and density, and renamed Cypress Court. The revised project includes the following:

- 1) CUP 08-05 - A Conditional Use Permit for sixty (60) affordable apartment units and approximately 14,493 square feet of commercial space; and
- 2) LOM 586-P - A Vesting Tentative Parcel Map for subdivision of an approximately 2.28 acre site to create five (5) commercial condominiums and one (1) residential condominium.

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The Planning Commission will consider a recommendation to the City Council for a density bonus on the site to allow the number of residential units at 21% greater than the standard density allowed in a High Density Residential District.

The project is proposed on an approximately 2.28 acre parcel, located in the *Commercial Office (CO)* Zoning District at 1420 East Ocean Avenue (Assessor Parcel Number: 85-150-17). A Mitigated Negative Declaration (MND) was prepared for this project and certified by the City Council on November 18, 2008 (SCH No. 2008021031). There have been no changes to the environmental considerations since that date.

Principal Planner Keith Neubert summarized the written staff report and advised the Commission that supplemental information had been provided on the item which was available for the public. The supplemental information included a revision to Resolution 674 (10) and three (3) letters regarding the project.

PUBLIC HEARING OPEN – 7:10 p.m.

Shellan Miller of Pacific West Communities, Inc., the applicant – introduced the proposed project to the Commission.

Lisa Plowman of Peikert Architects, Inc. the project architect – presented a Power Point showing the proposed modifications to the project.

Daryl Burgess, resident – commented on the proposed parking.

Joyce Howerton, resident – expressed support for the project and the need for affordable senior housing in the community.

Robin Hayhurst, Executive Director of the Santa Maria Valley Contractors Association – expressed support for the project which will provide construction employment.

PUBLIC HEARING CLOSED – 7:20 p.m.

Commissioner Gonzales discussed adequate parking for the project; asked if the reduced dimensions of the parking spaces were a safety concern; and questioned the status of the Cypress Avenue easement on the adjacent Letz property.

Commissioner Free noted the amount of vacant commercial properties in the City; discussed the reduced development standards; inquired how the Letz property to the north would be utilized; and, stated she was concerned with the proposed number of units; and, did not favor the project.

Commissioner Hain questioned the proximity of the loading zone to Building No. 1 and asked if a tenant had been identified for that building.

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Commissioner Griffith noted the need for affordable senior housing in the community and stated that she supported the project as it has evolved.

Commissioner Rodenhi addressed questions that had been posed by Mr. Burgess in his letter: recent changes to parking requirements by the City; density bonus is part of project; commercial space may be attractive to medical professionals. He indicated that he felt it was an attractive building at the entrance to the City but suggested a more cohesive architectural style.

Ms. Plowman responded that the amount of commercial space had been reduced as part of the proposed project and indicated that the architecture was a mixture of styles but she would convey the comments to the architect.

It was moved by Commissioner Rodenhi and seconded by Commissioner Griffith that the Planning Commission:

- Adopt Resolution No. 673 (10) approving modified CUP 08-05 for the Cypress Court project;
- Adopt Resolution No. 675 (10) recommending that the City Council approve the requested Density Bonus; and,
- Adopt Resolution No. 676 (10) recommending that the City Council approve modified LOM 586-P for the Cypress Court project.

The motion failed by the following roll call vote:

Yes: Commissioners Rodenhi, Griffith

Noes: Commissioners Free, Gonzales, Hain

Arleen Pelster advised the applicant and the public of the appeal rights for this action.

The Commission took a short break and returned at 7:50 p.m.

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3. **GP 07-04 – COMPREHENSIVE GENERAL PLAN UPDATE**

Planning Commission consideration of the following:

EIR 08-02 – The Final Environmental Impact Report (FEIR), prepared by Rincon Consultants, Inc., for the City of Lompoc Comprehensive General Plan Update was circulated through the State Clearinghouse (SCH No. 2008081032) pursuant to the requirements of the California Environmental Quality Act (CEQA) The study area evaluated in the FEIR consists of areas within current City Limits and four (4) potential annexation areas;

GP 07-04 – A General Plan Amendment to adopt the Phase 1 General Plan Elements (Land Use, Circulation, Housing) and to amend the City of Lompoc Land Use Element Map; and

ZC 10-01 – A Zone Change to amend the City of Lompoc Zoning Map to achieve consistency with the Land Use Element Map.

Planning Commission will formulate a recommendation to the City Council. Due to the amount of material to be considered and the complexity of the issues at hand the Planning Commission may continue the discussion to an adjourned meeting on June 23, 2010.

Staff: Planning Manager Lucille T. Breese, AICP
e-mail address: l_breese@ci.lompoc.ca.us

Ms. Breese noted that supplemental information had been provided on the item which was available for the public. She introduced Mr. Richard Daulton of Rincon Consultants who coordinated the project team preparing the General Plan Update. Mr. Daulton presented a PowerPoint presentation outlining the General Plan Update process to-date and the requested Planning Commission actions.

Chairman Rodenhi advised the audience that there would be a time limit for comments and that there would be an additional opportunity to address the Commission on June 23, 2010.

PUBLIC HEARING OPEN – 8:30 p.m.

Christina McGinnis, EDC -- discussed Bailey Avenue Expansion Area; spoke in opposition to agricultural land conversion; and, noted that she will prepare an expanded comment letter recommending the Moderate Growth Alternative discussed in the General Plan EIR.

Judy Taggart, Healthy Lompoc Coalition -- worked with Commissioner Griffith on suggested additions to the Land Use policies supporting community health, which were based on research that the Coalition has performed.

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Dr. Takashi Wada, Director Santa Barbara County Public Health Department -- supports the work of the Healthy Lompoc Coalition to incorporate language for a healthy community.

Bess Christensen, Resident -- noted that the four (4) proposed expansion areas all contain prime agricultural land and expressed support for agriculture in the Lompoc Valley.

Bob Braitman, Executive Director, Santa Barbara Local Agency Formation Commission (LAFCO) -- noted that the previous attempt by the City to expand the Sphere of Influence (SOI) to Bailey Avenue was not supported because there were not enough units to justify expansion onto prime agricultural land. Current request would provide a buffer between urban and agricultural uses and an increase in density.

Joyce Howerton, Resident -- indicated an interest in discussing healthy community lifestyles and noted that she would provide further input at the next meeting.

PUBLIC HEARING CONTINUED TO JUNE 23, 2010 – 8:50 p.m.

Commissioner Griffith noted that she had presented the suggested language additions to the Land Use Element on behalf of the Healthy Lompoc Coalition and indicated she did agree with them.

NEW BUSINESS:

None

ORAL COMMUNICATIONS:

None

WRITTEN COMMUNICATIONS:

None.

DIRECTOR/STAFF COMMUNICATIONS:

None

COMMISSION REQUESTS:

None

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NUMBER OF PEOPLE IN ATTENDANCE: 45

ADJOURNMENT:

It was moved by Commissioner Hain and seconded by Commissioner Rodenhi that the Planning Commission adjourn to the June 23, 2010 meeting. The motion passed on a unanimous voice vote and the meeting was adjourned at 8:5 p.m.

Arleen T. Pelster, AICP
Secretary

Jack Rodenhi
Chair