

**MINUTES OF THE REGULAR MEETING  
OF THE LOMPOC PLANNING COMMISSION  
April 8, 2009**

**draft**

**ROLL CALL:** Commissioner Helen Free  
Commissioner Nicholas Gonzales  
Commissioner Frank Hain  
Commissioner Robert Hamilton

**ABSENT:** Commissioner Jack Rodenhi

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

**APPROVAL OF MINUTES:**

It was moved by Commissioner Gonzales and seconded by Commissioner Hain that the Planning Commission approve the Minutes of February 11, 2009. The motion passed on a unanimous voice vote with Commissioner Rodenhi absent.

**ORAL COMMUNICATIONS:**

None.

**CONSENT CALENDAR:**

None.

**PUBLIC HEARING ITEM:**

**1. CUP 09-01 – CONDITIONAL USE PERMIT**

A request by Jay Higgins, representing Metro PCS, for Planning Commission review and consideration of a Conditional Use Permit (CUP 09-01) to allow operation of an unmanned wireless telecommunication facility atop a replacement 70-foot light pole at Ryon Park. The property is located in a *Public Facilities (PF)* Zoning District at 1000 West Cypress Avenue (Assessor Parcel Number: 91-121-05). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Principal Planner Keith Neubert summarized the written staff report.

## **PUBLIC HEARING OPEN**

Public Hearing opened at 6:35 p.m.

Public Hearing closed at 6:40 p.m.

Jay Higgins, Metro PCS – noted that location and placement of sites are carefully considered and requested a longer term of approval for the CUP (COA P-13).

## **PUBLIC HEARING CLOSED**

Commissioner Hamilton asked about inspection of the site and Mr. Higgins indicated that maintenance is on a monthly basis to inspect gear and computers. He also discussed the requirement for annual radio frequency compliance and that this maintenance will comply with city requirements. Commissioner Free asked about noise emission and Mr. Higgins stated that an intermittent fan will be used but there will be no noise from the shelter. Commissioner Hamilton asked how many shelter/towers were placed in the City and Mr. Higgins indicated a total of three (3), including this new site.

Assistant City Attorney Sharon Stuart stated that Mr. Higgins is correct that State law indicates local government may not unreasonably regulate the duration of the permit. Ms. Stuart recommended the Condition P13 be amended.

Commissioner Free asked if this recommendation should be applied to the airport site.

It was moved by Commissioner Hain and seconded by Commissioner Hamilton to extend the terms of the Conditional Use Permit to five (5) years. The motion passed on a unanimous voice vote with Commissioner Rodenhi absent.

Ms. Stuart indicated the CUP on the Airport site be placed on the May 2009 Planning Commission Consent Calendar to amend the COA relating to duration of the CUP.

It was moved by Commissioner Gonzales seconded by Commissioner Hamilton that the Planning Commission certify the Negative Declaration and adopt Resolution No. 639 (09) approving CUP 09-01, based on the Findings of Fact in the Resolution and subject to the attached Conditions of Approval as modified. The motion passed on a unanimous voice vote with Commissioner Rodenhi absent.

## **2. CUP 09-02 – CONDITIONAL USE PERMIT**

A request by Jay Higgins, representing Metro PCS, for Planning Commission review and consideration of a Conditional Use Permit (CUP 09-02) to allow operation of an unmanned wireless telecommunication facility atop a replacement 70-foot light pole at JM Park. The property is located in a *Public Facilities (PF)* Zoning District at 601 East Chestnut Avenue (Assessor Parcel Number: 85-040-06). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Principal Planner Keith Neubert summarized the written staff report.

Commissioner Hamilton asked if the site requires signage and Mr. Neubert indicated negatively. Mr. Higgins noted that signage is placed on the shelter and tower for contact information. Mr. Higgins responded affirmatively to Commissioner Free's inquiry regarding graffiti and vandalism to towers and shelters.

### **PUBLIC HEARING OPEN**

Public Hearing opened at 6:50 p.m.

Public Hearing closed at 6:55 p.m.

### **PUBLIC HEARING CLOSED**

It was moved by Commissioner Hain and seconded by Commissioner Hamilton that the Planning Commission certify the Negative Declaration and adopt Resolution No. 640 (09) approving CUP 09-02 with an amendment to Condition P13, based upon the Findings of Fact in the Resolution and subject to the Conditions of Approval. The motion passed on a unanimous voice vote with Commissioner Rodenhi absent.

### **3. CUP 09-03 – CONDITIONAL USE PERMIT**

A request by Steve Logsdon, representing Lompoc Moose Lodge, for Planning Commission consideration of a proposal for a Conditional Use Permit (CUP 09-03) to operate a lodge / club in an existing building. No exterior changes are proposed to the building. The project is located at 300 North G Street in the *Industrial (I)* Zoning District (Assessor Parcel Number: 85-022-02). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Principal Planner Keith Neubert summarized the written staff report.

### **PUBLIC HEARING OPEN**

Public Hearing opened at 6:54 p.m.

Public Hearing closed at 6:55 p.m.

Steve Logsdon, Moose Lodge – noted that the Lodge is anticipating moving to a new location and asked for the Commissions approval.

### **PUBLIC HEARING CLOSED**

Commissioner Hain expressed concern with adequate parking. Mr. Logsdon stated that the Lodge meets in the evening, that 43 parking spaces will be available on the site and they have never used more than 20 spaces for a meeting.

It was moved by Commissioner Gonzales and seconded by Commissioner Hain that the Planning Commission certify the Negative Declaration adopt Resolution No. 641 (09) approving CUP 09-03, based upon the Findings of Fact in the Resolution and subject to the Conditions of Approval. The motion passed on a unanimous voice vote with Commissioner Rodenhi absent.

#### **4. DR 04-35 – CROWN LAUREL MINOR MODIFICATION**

A request by Matt Woodruff of JM Development, for Planning Commission review and consideration of minor modifications to a previously approved Preliminary/Precise Development Plan (DR 04-35) for the Crown Laurel residential development. The minor modifications include changes to material for the Maple Avenue fence; size of plantings in the landscape areas; deletion of the mural requirement; and changes to the proposed amenities. The 9.53 acre site is zoned *Medium Density Residential, Planned Development (R-2, PD)* and is located at the northeast corner of North V Street and West Laurel Avenue (Assessor Parcel Numbers: 89-500-01 through 73, 89-500-75 through 81). A Mitigated Negative Declaration (MND) was prepared for this project and certified by the City Council on November 15, 2005 (SCH No. 2005081085). There have been no changes to the environmental considerations since that date.

Planning Manager Lucille Breese summarized the written staff report.

Commissioner Free asked about previous Architectural Review of the project and Ms. Breese indicated that the Planning Commission had approved the architecture of the homes, and there was no change proposed to the homes. Commissioner Hamilton asked about the amenities, particularly the gazebo, tot-lot, concrete reduction, and guest parking spaces.

#### **PUBLIC HEARING OPEN**

Public Hearing opened at 7:03 p.m.

Public Hearing closed at 7:20 p.m.

Mike Ryder, JM Development – agreed with staff recommendations and reviewed proposed changes.

#### **PUBLIC HEARING CLOSED**

Commissioner Gonzales asked if the Maple Avenue gate will be closed permanently and Mr. Ryder indicated it will be utilized for emergency access only and that striping on V Street has been accomplished to assist with project traffic. Commissioner Free asked if there will be the same number of plants placed even though the pot size will be smaller. Mr. Ryder indicated affirmatively. Commissioner Hamilton confirmed that there will be 73 homes built and a Home Owners Association established.

Commissioner Hain asked if there should be a Condition on the project to open the Maple Avenue gate at a future date, if necessary. Ms. Breese indicated that would be the responsibility of the Home Owners Association, if it were necessary. Commissioner Gonzalez clarified with staff that one gate versus two gates as initially approved will still meet the safety standards. Community Development Director Arleen Pelster discussed traffic evaluations and conclusions of traffic studies and the relationship with the City's Engineering Division.

Commissioner Gonzales asked if there would be any additional visual element in-lieu of the mural. Mr. Ryder suggested placement of taller landscape and/or metal grating on the building.

It was moved by Commissioner Gonzales and seconded by Commission Hamilton that the Planning Commission adopt Resolution No. 642 (09), based on the Findings of Fact noted in the Resolution and subject to the attached Conditions of Approval. The motion passed on a unanimous voice vote with Commissioner Rodenhi absent.

**NEW BUSINESS:**

None.

**ORAL COMMUNICATIONS:**

None.

**WRITTEN COMMUNICATIONS:**

None.

**DIRECTOR/STAFF COMMUNICATIONS:**

Ms. Pelster indicated the May 2009 Commission meeting will be held as scheduled. Ms. Breese noted that the Developmental Review Board meeting for the Santa Rita Hills Winery project will be held on Tuesday, April 14, 2009 at 10:00 am in City Hall and that all Commissioners had been sent notices.

**COMMISSION REQUESTS:**

Commissioner Hamilton thanked the staff and the City for the opportunity to attend the Planner's Institute. He noted that the sessions were very informative and helpful. Commissioner Free was pleased to see the completion of the 300 East Walnut project, noting that was one of the first projects she considered after her appointment to the Commission.

**NUMBER OF PEOPLE IN ATTENDANCE: 6**

**ADJOURNMENT:**

The Commission adjourned at 7:40 p.m.

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Arleen T. Pelster, AICP  
Secretary

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Jack Rodenhi  
Chair

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