

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

ROLL CALL: Commissioner Helen Free
Commissioner Nicholas Gonzales
Commissioner Frank Hain
Commissioner Robert Hamilton
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 Free and seconded by Commissioner Rodenhi that the minutes of April 8, May 13, and May 27, 2009, as corrected, be approved. The motion passed on a unanimous voice vote.

ORAL COMMUNICATIONS:

None.

CONSENT CALENDAR:

1. Planning Commission 2008/2009 Annual Report – summary of Commission actions for the 2008/2009 year
2. **LOM 552-P – TENTATIVE PARCEL MAP – Request for Time Extension**

A request, submitted by Jon Martin of Martin Farrell Homes, Inc., the applicant, for consideration of a time extension for Vesting Tentative Parcel Map (LOM 552-P) for condominium purposes; requesting subdivision to create thirty-four (34) residential condominium units and nineteen (19) commercial condominium units. The project is known as Chestnut Crossing and is located in the *Mixed Use (MU)* and *Old Town Commercial (OTC)* Zoning Districts near the intersection of H Street and Chestnut Avenue (Assessor Parcel Numbers: 85-081-01, -02 and 85-082-03, -04, -05, -14, & -15). The time extension request is Categorically Exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

3. LOM 557 – TENTATIVE SUBDIVISION MAP – Request for Time Extension

A request submitted by Carlos Yanez of Coastal Vision, Inc., the applicant, for consideration of a time extension for Vesting Tentative Subdivision Map (LOM 557) to subdivide an existing 3.09 acre parcel of land to create 40 residential units for condominium purposes. The project is known as Coastal Meadows and is located in the *Medium Density Residential, Planned Development (R-2, PD)* Zoning District at 1275 North V Street (Assessor Parcel Number: 93-070-36). The time extension request is Categorically Exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

Commissioner Free noted that the Commission and the City is generous with time extensions. Commissioner Rodenhi stated this places the City in a more 'user-friendly' status.

It was moved by Commissioner Hain and seconded by Commissioner Free that the Consent Calendar be approved. The motion passed on a unanimous voice vote.

PUBLIC HEARING ITEM:

1. DR 09-01 - DEVELOPMENT PLAN

A request by C. Roger Su of Itra Group, Inc., representing the property owner, for Planning Commission consideration of a proposal to construct an approximately 2,450 square foot Panda Express drive-through restaurant and future approximately 4,500 square foot restaurant/retail building with parking and landscaping. The project includes demolition of an existing approximately 8,100 square foot building. The proposed project is located at 1405 North H Street in the *Planned Commercial Development (PCD)* Zoning District (Assessor Parcel Number: 93-450-32). A Mitigated 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 6:36 p.m.
Public Hearing closed at 6:47 p.m.

C. Roger Su, Itra Group – was pleased to bring this project to the City and asked for the Commission's approval.

PUBLIC HEARING CLOSED

Commissioner Free asked about details the phasing in of the 2400 square foot piece and the timing of the project. Mr. Neubert indicated a demolition permit and a building permit

would need to be acquired by the applicant before construction begins and that the architectural review for the second building will come back to the Planning Commission for approval.

Commissioner Hain asked for clarification on traffic and drive-thru issues. Mr. Neubert responded that access would remain the same. Commissioner Hamilton asked about traffic and air quality. Mr. Neubert indicated that had been analyzed in the traffic study. He also noted that a Dust Abatement Plan is required before permits are issued for the project. Commissioner Rodenhi asked Mr. Su when construction would begin. Mr. Su indicated they intend to start as soon as possible.

It was moved by Commissioner Hain and seconded by Commissioner Gonzales that the Planning Commission certify the Mitigated Negative Declaration and adopt Resolution No. 655 (09) approving DR 09-01, based upon the Findings of Fact in the Resolution and subject to the Conditions of Approval and Mitigation Measures. The motion was approved on a unanimous voice vote.

2. CUP 09-04 - CONDITIONAL USE PERMIT

A request by Denise Donlon of the Lompoc School of Dance, for Planning Commission consideration of a proposal for a Conditional Use Permit to operate a dance studio in an existing building. No exterior changes are proposed to the building. The proposed 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 6:50 p.m.

Public Hearing closed at 7:00 p.m.

Denise Donlon, Lompoc School of Dance – asked the Commission to approve her request for the Conditional Use Permit (CUP); stated that student would enter the school at the F Street door; noted that the school will operate at different hours from the existing industrial business; pointed out that another business similar in nature operates successfully within the Industrial Zoned district; and, presented the Commission with a signed petition indicating support of the proposed relocation.

Tracy Thompson, Lompoc resident – asked the Commission to approve the Conditional Use Permit and discussed lack of art in the schools.

Joe Barto, property owner – stated that he has letters from surrounding residential neighbors in support of the dance school relocation to his building and asked the Commission to approve the CUP.

Cristi Brooks-Montgomery, local business owner and resident – reiterated support for the dance school.

PUBLIC HEARING CLOSED

Commissioner Free complimented Ms. Donlon's presentation, noting issues of Commission concern were addressed, and stating that she will support the CUP. Commissioner Gonzales indicated his observation of coexistence of the arts in industrial zones and noted that with proper conditions of approval the uses will work. Commissioner Hain stated that it would be difficult to allow the Moose Lodge to occupy a site in the building and not to allow the dance school occupancy. Commissioner Rodenhi stated that the school enriches the student's lives and provides more opportunities.

It was moved by Commissioner Rodenhi and seconded by Commissioner Hain that the Planning Commission certify the Negative Declaration and adopt Resolution No. 654 (09) based upon the Findings of Fact in the Resolution and subject to the Conditions of Approval. The motion passed on a unanimous voice vote.

NEW BUSINESS:

None.

ORAL COMMUNICATIONS:

None.

WRITTEN COMMUNICATIONS:

None.

DIRECTOR/STAFF COMMUNICATIONS:

Ms. Pelster indicated that there items for the August 2009 Commission meeting.

COMMISSION REQUESTS:

Commissioner Free asked about the order of items on the Status Report

Commissioner Hamilton asked about the 'minimal issues' of the Hilton Gardens project; and if there was any expense to the City for projects that are withdrawn; for clarification regarding the Raytheon liquefied nitrogen tank; and how much latitude the Commission had regarding time extensions. Ms. Breese addressed all of Commissioner Hamilton's inquiries.

Commissioner Hain asked about Conditional Use Permit revocation. Ms. Stuart explained factors involved.

Commissioner Rodenhi expressed the Commission's gratitude and appreciation for City Attorney Matthew Granger's contributions at the Commission meetings. He will be missed but is wished good fortune in his new job.

NUMBER OF PEOPLE IN ATTENDANCE: 9

ADJOURNMENT:

It was moved by Commissioner Hain and seconded by Commissioner Gonzales that the Planning Commission adjourn to the August 12, 2009 Regular Meeting. The motion passed on a unanimous voice vote.

Arleen T. Pelster, AICP
Secretary

Jack Rodenhi
Chair