

**MINUTES OF THE REGULAR MEETING  
OF THE LOMPOC PLANNING COMMISSION  
May 27, 2009**

**Draft**

**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  
City Attorney Matthew Granger  
Associate Planner Dinah Lockhart  
Staff Assistant Angela Wynne

**APPROVAL OF MINUTES:** None

**ORAL COMMUNICATIONS:** None

**CONSENT CALENDAR:** None

**PUBLIC HEARING ITEM:**

**1. SANTA RITA HILLS WINE CENTER**

**EIR 08-02 – ENVIRONMENTAL IMPACT REPORT / GP 08-01 – GENERAL PLAN AMENDMENT / ZC 08-01 - ZONE CHANGE / LOM 582 – TENTATIVE PARCEL MAP / DR 08-01 – DEVELOPMENT PLAN**

Frances Romero of Urban Planning Concepts, Inc., representing the property owner, has requested Planning Commission review of the following:

- **EIR 08-02** – The Final Environmental Impact Report (FEIR), prepared for the project described below, prepared by Impact Sciences and circulated through the State Clearinghouse (SCH No. 2008081067) pursuant to the requirements of the California Environmental Quality Act (CEQA);
- **GP 08-01** – A General Plan Amendment to amend the land use designation for 5.9 acres of the 9.6-acre site from *Business Park (BP)* to General Commercial (GC);
- **ZC 08-01** – A Zone Change to amend the zoning designation for 5.9 acres of the 9.6-acre site from Business Park (BP) to *Planned Commercial Development (P-C-D)*;
- **DR 08-01** – A Development Plan for conceptual design of the structures, site plan, parking, and landscaping for the project. The total building square footage to be developed will be 151,716 sq. ft. The project consists of:

- construction of a 55-room hotel with spa, event center, restaurant-bar with 51,413 sq. ft. of area;
  - construction of two (2) buildings for commercial-retail and office uses with 9,663 sq. ft. and 7,469 sq. ft. for a total of 17,132 sq. ft.; and
  - an existing 83,171 sq. ft. wine processing and storage facility with 6,000 sq. ft. of future wine production.
- **LOM 582** – A Tentative Parcel Map to subdivide the 9.6 acre parcel into four (4) parcels.

The property is approximately 9.6 acres located at 300 North 12<sup>th</sup> Street at the northeast corner of the intersection of North 12<sup>th</sup> and Highway 246 in the City of Lompoc (Assessor Parcel Number 99-141-22).

Planning Manager Lucille Breese summarized the written staff report; introduced Tony Locacciato of Impact Sciences who summarized the environmental review process; and introduced the additional City staff available to address any Planning Commission concerns regarding the project Conditions of Approval: City Engineer Kevin McCune, Parks and Urban Forestry Manager Cindy McCall, Building Inspector Steve Boggs, and Water Resource Engineer Eric Erland.

## **PUBLIC HEARING OPEN**

Public Hearing opened at 6:43 p.m.

Public Hearing closed at 7:30 p.m.

Laurie Tamura, Urban Planning Concepts – thanked Planning staff and Impact Sciences for their work on the project; noted that site clean-up is close to completion; discussed the request for reduced parking; and asked that the Planning Commission discuss Conditions P51 (regarding the retention of the Cork Oak trees), EN36 (regarding the requirement for a shared driveway with River Terrace), EN40 (regarding a concrete sidewalk along Hwy 246), BIO14 (regarding biological monitoring on the effectiveness of the fence), and AT5 (regarding location of the bus stop).

Alice Milligan, resident – supported approval of the project stating that it is an enhancement to the property, a positive gateway to the City, and an opportunity to support the wine industry.

Freddie Romero, SYBCI Elders Council – stated that this was a nice project that would provide an economic boost to the area; however, the Tribe expressed concerns regarding cultural resources that have been identified within ¼ mile of the site, although none were identified on the site, and asked that the Phase I survey be extended if there were major ground disturbance that would occur. Additionally he requested consideration of Native American monitoring during any major ground disturbance.

Errin Briggs, resident – had submitted a comment letter in response to the EIR which he re-submitted to the Planning Commission. The letter complimented the architecture but requested additional architectural review; suggested changes to the site plan; and supported reduction in parking requirements.

Victor Gallegos, Sea Smoke Cellars – expressed support for the project which defines the entrance to the City and supports the wine industry in the Valley.

DeWayne Holmdahl, resident – expressed support for the project and the wine industry in the Valley.

## **PUBLIC HEARING CLOSED**

Commissioner Hain indicated his agreement that the design of this project at the entrance to the City is very important and that he believed design issues had been considered. He also stated that the benefits of the project outweigh parking issues and expressed support for the project.

Commissioner Gonzales concurred that there was room for flexibility regarding parking for the project.

Commissioner Free expressed concern with the proposed lot split and how the parking would work between independent parcel owners.

Commissioner Hamilton expressed appreciation for Mr. Briggs' comments; noted concern with the lot split and potential resale of parcels; and, questioned the bus stop location.

Commissioner Rodenhi asked staff to address the bus stop, sidewalks, fencing, and trees.

City Engineer Kevin McCune indicated that the River Terrace project has a requirement for a bus stop on Laurel Avenue and the bus stop for the Santa Rita Hills project is on Twelfth Street. It is unknown which project will develop first and each must be evaluated separately. Regarding the sidewalk along Hwy. 246, Mr. McCune noted that Robinson Bridge could be widened and/or replaced at a future time as required in the City's General Plan and stated that the City has always required property owners to provide improvements along their frontage at the time of development and the installation of concrete sidewalk is a permanent improvement. Mr. Locciato advised the Commission that the fence Ms. Tamura described appeared to meet the Department of Fish and Game requirements and could be approved during the development review process. Urban Forestry Manager Cindy McCall indicated that the type of tree located on the site (Cork) is rare to the City but not to the State of California; agreed that the location of the bus stop would require the trees to be removed; and stated that, if the tree were donated to the City, the cost of removal and relocation would be absorbed by the Urban Forestry Division.

Commissioner Hain noted his concurrence with the trees being donated to the City and commented on the sidewalk along the Hwy. 246 frontage. He discussed the location of the proposed bus stop location with Ms. Tamura. Ms. Tamura also discussed the site design process, indicating that protection from the wind for customers of the event center was a primary concern when locating the building.

Commissioner Hamilton asked about the progress of the site clean-up and possible groundwater contamination. Ms. Tamura stated that the applicant has been working on the remediation process for approximately three (3) years and the process should be completed in a few months. She noted that the project will not be able to obtain permits to begin grading until the clean-up is complete and a Clean Closure letter issued for the site.

It was moved by Commissioner Hain and seconded by Commissioner Gonzales that the Planning Commission adopt Resolution No. 643 (09) recommending that the City Council adopt the CEQA Findings and certify the Final Environmental Impact Report (FEIR 08-02). The motion passed on a roll call vote of 5-0.

It was moved by Commissioner Gonzales and seconded by Commissioner Free that the Planning Commission adopt Resolution No. 644 (09) recommending that the City Council approve General Plan Amendment (GP 08-01) to change the land use designation of 5.9-acres of Assessor Parcel Number 99-141-22 from *Business Park (BP)* to *General Commercial (GC)* as shown on Exhibit A of the Resolution. The motion passed on a roll call vote of 5-0.

It was moved by Commissioner Hain and seconded by Commissioner Hamilton that the Planning Commission adopt Resolution No. 645 (09) recommending that the City Council approve Zone Change (ZC 08-01) to amend the zoning designation for 5.9-acres of Assessor Parcel Number 99-141-22 from *Business Park (BP)* to *Planned Commercial Development (P-C-D)* as shown on Exhibit A of the Resolution. The motion passed on a roll call vote of 5-0.

The Commission discussed the location of the bus stop and concurred that the proposed location was most appropriate. There was further discussion regarding the landscaping and the Cork Oak trees.

Commissioner Rodenhi stated his preference that a sidewalk and not a decomposed granite path be installed along the Hwy. 246 frontage. Commissioner Gonzales and Commissioner Free agreed. Commissioner Rodenhi recommended that the issue of signage on the proposed trellis to be considered at a later time.

Commissioner Free stated her concern about the lot split and multiple owners of the site not adhering to the agreement. Ms. Breese indicated that a reciprocal parking and access agreement would be recorded on the property and run with the land and that code enforcement issues are monitored by the Planning Division.

The Commissioners discussed parking for the site. Commissioner Hain and Commissioner Gonzales indicated that there are adequate parking spaces for this project due to the unique uses proposed. Additionally, there was significant discussion regarding the shared driveway. Mr. McCune advised the Commission that allowing the existing driveway on the Santa Rita Hills property in addition to the proposed driveway on the River Terrace property would be a safety issue for future motorists. Ms. Tamura discussed the difficulties of shared driveway and asked that the property owners be allowed to work with staff to resolve where the driveway should be located. Commissioner Rodenhi stated that the shared driveway is a design issue which can be addressed during plan review. Ms. Tamura indicated that the property owner was in discussion with the River Terrace property owner and they would

reach a resolution which would be presented to staff for consideration. Commissioner Hain stated that blocking the driveway is a mistake, will not support the action and suggested to leave driveway as is. Commissioner Gonzalez agreed with Commissioner Hain and suggested staff research alternatives. Ms. Tamura indicated her preference to leave the driveway as planned until the River Terrace project begins to move forward. Ms. Tamura stated she would like to coordinate the driveway between the two properties and requested a meeting with River Terrace owners, City staff and project staff for a future date. Ms. Breese indicated that staff will work with the project owner and adjacent property owner regarding the driveway.

Commissioner Free asked about the additional archeological monitoring Mr. Romero had requested. Ms. Tamura discussed the archeological studies that had been completed and indicated that this site has been highly disturbed for a number of years and stated that additional monitoring should not be required beyond the standard conditions.

It was moved by Commissioner Gonzales and seconded by Commissioner Hain that the Planning Commission adopt Resolution No. 647 (09) recommending that the City Council approve DR 08-01 as the Development Plan for Assessor Parcel Number 99-141-022 for design and placement of the structures, site plan, parking, and landscaping for the commercial development described in the staff report, subject to the amended Conditions of Approval listed below:

- P13. The use of trellis shall be limited to ornamental plants only. The trellis shall not be used to display banners or signs of any kind; **unless approved as part of the sign program required in condition P7. (PC recommended addition)**
- P17. The site plan submitted for Building permits shall identify locations for:
  - a. The site plan shall identify **309** on-site automobile parking spaces. **(PC recommendation based on unique development proposal)**
- P30. The event basin shall be impervious and shall be **drained through approved storm drain facilities, per the requirements of condition EN33. (PC recommended change)**
- P51. ~~During the demolition and construction process, care should be given to save the two (2) Cork Oak trees on the southwest corner of the property. If cork is to be harvested, it shall be harvested by a licensed forester (or as the City Urban Forester dictates) at intervals and under conditions dictated by such Forester.~~ **The two (2) Cork Oak trees on the southwest corner of the property shall be made available to the City of Lompoc for removal and relocation to another site within the City by the Urban Forestry Division. (PC recommended revision).**
- EN36. A shared driveway designed to serve both this development and the River Terrace development shall be provided at the entrance in the northwest corner of the project in lieu of the driveway entrance shown on the development plan. The shared driveway shall be centered on the construction centerline of Laurel Avenue or located such that the traffic exiting the proposed development will align with westbound Laurel Lane. **Planning Commission has directed staff to work with both property owners to resolve this issue prior to the City Council review of the project.**

and Mitigation Measures and as shown on Exhibits C and D of the Resolution. The motion passed on a roll call of 5-0.

Commissioner Free expressed her concern with the lot split and the possibility that future owners were not honor the required parking and access agreement. Commissioner Rodenhi shared his experience with this type of agreement on his own commercial property.

It was moved by Commissioner Hain and seconded by Commissioner Rodenhi that the Planning Commission adopt Resolution No. 646 (09) recommending that the City Council approve Tentative Parcel Map (LOM 582) for Assessor Parcel Number 99-141-022 based upon the Findings of Fact in the Resolution and subject to the attached Conditions of Approval. The motion passed on a roll call vote of 4-0-1 with Commissioner Free abstaining.

**NEW BUSINESS:** None

**ORAL COMMUNICATIONS:** None

**WRITTEN COMMUNICATIONS:** None

**DIRECTOR/STAFF COMMUNICATIONS:**

Ms. Pelster thanked the Planning Commission for their attendance at the second meeting for this month and indicated there would not be a Planning Commission meeting in June 2009.

Ms. Breese asked the Commissioners if they preferred the small maps that were recently introduced in the Planning Commission packets.

**COMMISSION REQUESTS:** None

**NUMBER OF PEOPLE IN ATTENDANCE:** 20

**ADJOURNMENT:**

It was moved by Commissioner Rodenhi and seconded by Commissioner Free that the Planning Commission adjourn to the July 8, 2009 meeting.

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Arleen T. Pelster, AICP  
Secretary

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Jack Rodenhi  
Chair