

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
November 12, 2008**

ROLL CALL: Commissioner Helen Free
Commissioner Judith Grames-Lyra
Commissioner Frank Hain
Commissioner Bob Lingl
Commissioner Jack Rodenhi

ABSENT: none

STAFF: Community Development Director Arleen Pelster
Planning Manager Lucille Breese
City Attorney Matt Granger
Staff Assistant Angela Wynne

APPROVAL OF MINUTES:

It was moved by Commissioner Grames-Lyra and seconded by Commissioner Lingl that the Planning Commission approve the Minutes of September 30, 2008 and the Minutes of October 8, 2008. The motion was approved on a 5-0 voice vote.

ORAL COMMUNICATIONS:

None.

CONSENT CALENDAR:

None.

PUBLIC HEARING ITEM:

1. TA 08-01 – TEXT AMENDMENT

Planning Commission consideration of a Text Amendment to the City's Zoning Ordinance to amend Chapter 4, Article 1 – Parking Regulations. The proposed Text Amendment will amend and update the parking requirements for development within the City. The Planning Commission action will be a recommendation to the City Council. If adopted, the Ordinance will be effective Citywide. 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, discussed parking needs for medical use, residential and wineries. She also referred to the responses received from the wineries in response to a questionnaire.

PUBLIC HEARING OPEN

Public Hearing opened at 6:36 p.m.

Public Hearing closed at 6:44 p.m.

Ralph Harman, resident – stated his agreement with the proposed parking changes for winery and warehouse uses; noted that residential uses on page 7 appeared confusing and suggested that the section addressing duplexes be including with multi-family uses; asked if granny flats had been addressed; and questioned when the Ordinance is applied to a remodel project.

Frances Romero, Santa Rita Winery – indicated her support of the proposed winery and questioned the additional hotel requirements.

PUBLIC HEARING CLOSED

Commissioner Lingl indicated his agreement about duplexes, noting suitable placement with multi-family dwellings. Commissioner Free asked about parking requirements for remodeling and the application of the Zoning Ordinance. Commissioner Rodenhi asked about ECHO units. Ms. Breese responded that ECHO units were specifically addressed in the Ordinance and that existing residential units were addressed in the Legal, Non-Conforming Section. Commissioner Hain asked about the number of infill lots available to build on and Ms. Breese responded that a number of projects had been approved at staff level as long as they met the Ordinance requirements.

Commissioner Rodenhi stated his support in allowing compact parking to remain at 20%. Commissioner Lingl agreed with Commissioner Rodenhi and asked to explain the suggested reduction in compact parking. Commissioner Rodenhi complimented staff, noting the thought and innovation in addressing winery parking and indicated it was a positive step to improving the Ordinance. Commissioner Hain asked the Commission about parking at the Hilton Gardens project. Commissioner Games-Lyra indicated that she felt the project needed more parking and Commissioner Free stated that she felt the parking was adequate.

It was moved by Commissioner Free and seconded by Commissioner Games-Lyra that staff be directed to draft an Ordinance for Council review. The motion passed on a unanimous voice vote.

NEW BUSINESS:

None.

ORAL COMMUNICATIONS:

Ralph Harman, resident – indicated that referencing parking regulations from nearby cities was a good idea and helpful.

WRITTEN COMMUNICATIONS:

None.

DIRECTOR/STAFF COMMUNICATIONS:

Ms. Pelster stated that the Ocean Plaza appeal will be heard by Council on November 18, 2008. Ms. Pelster invited the Commission to attend a holiday celebration after the Regular Meeting of December 10, 2008.

COMMISSION REQUESTS:

Commissioner Grames-Lyra asked about City policy regarding neon window signs and Ms. Pelster responded. Commissioner Free and Commissioner Grames-Lyra commended citizens for their participation in the process.

NUMBER OF PEOPLE IN ATTENDANCE: 6

ADJOURNMENT:

It was moved by Commissioner Grames-Lyra and seconded by Commissioner Rodenhi that the Planning Commission meeting be adjourned to the December 10, 2008 meeting. The motion passed on a unanimous voice vote.

The Commission adjourned at 7:15 p.m.

Arleen T. Pelster, AICP
Secretary

Jack Rodenhi
Chair