

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
March 12, 2007**

ROLL CALL: Commissioner Ron Fink
Commissioner Helen Free
Commissioner Judith Grames-Lyra
Commissioner Robert Lingl
Commissioner Jack Rodenhi

ABSENT: none

STAFF: Community Development Director Arleen Pelster
City Planner Lucille Breese
Assistant City Attorney Matt Granger
Associate Planner Keith Neubert
Staff Assistant Angela Wynne

APPROVAL OF MINUTES:

It was moved by Commissioner Grames-Lyra, seconded by Commissioner Fink, that the Minutes of February 12, 2007 be approved. The motion passed on a unanimous voice vote.

ORAL COMMUNICATIONS:

None.

CONSENT CALENDAR:

None.

PUBLIC HEARING ITEMS:

1. CUP 05- 07 – CONDITIONAL USE PERMIT

Planning Commission review for possible revocation for Conditional Use Permit (CUP 05-07) granted to Calvin Tucker, representing New Life Ministries. Basis for revocation would be lack of compliance with Conditions of Approval. The project is located at 336 North G Street (Assessor Parcel Number 85-022-03) in the Commercial Industrial (CM) Zoning District.

City Planner Lucille Breese summarized the written staff report.

PUBLIC HEARING OPEN

Public Hearing opened at 6:32 p.m.

Public Hearing closed at 6:37 p.m.

Mr. Tucker, applicant – provided Commission with January 8, 2007 correspondence, indicated compliance with fire requirements, and asked the Commission to extend the CUP until the lease terminates November 30, 2007.

PUBLIC HEARING CLOSED

Commissioner Fink asked Mr. Granger of the Planning Commission's options. Mr. Granger indicated that revocation of the CUP is the only option available. Commissioner Grames-Lyra asked staff what fire/safety issues have not been met and Ms. Breese replied building exiting and requirements for the safety of the congregation and indicated that Building and Fire Department representatives can be present at the next meeting to answer specific questions if the Commission would like to continue the hearing.

Commissioner Rodenhi indicated that the CUP should be revoked. Commissioner Grames-Lyra stated that she viewed no life-threatening safety requirements with the project and suggested allowing the church to operate until the expiration of the lease. Commissioner Free indicated that she supports consistency with established guidelines.

Commissioner Fink noted that many local churches have been able to comply with building code requirements and stated that extending or delaying the CUP would establish a negative precedent. Commissioner Fink stated the difficulty of the action and clarified that the issue is not the type of operation within the building but that conditions of use were not met.

It was moved by Commissioner Fink and seconded by Commissioner Free to adopt Resolution No. 544 (07) revoking the Conditional Use Permit – CUP 05-07 for lack of compliance with the Conditions of Approval. The motion passed on a roll call vote of 4-1 with Commissioner Grames-Lyra voting no.

2. DR 06-21 – DEVELOPMENT PLAN REVIEW

A request by Bruce Roberts of DS Ventures, for Planning Commission consideration of a proposal to construct an approximately 62,140 square-foot mini-storage facility within the Briar Creek development, formerly known as Seabreeze Estates North. The project site is approximately 3.66 acres in size and located at the southeast corner of Western Avenue and Central Avenue (Assessor Parcel Number: 93-070-62). Environmental impacts of this project were evaluated in the Environmental Impact Report prepared for the Seabreeze Estates Project (SCH No. 2002061109) certified by the City Council on August 17, 2004.

Associate Planner Keith Neubert summarized the written staff report.

PUBLIC HEARING OPEN

Public Hearing opened at 6:50 p.m.

Public Hearing closed at 6:51 p.m.

Bruce Roberts, DS Ventures – indicated he would address any project concerns or questions.

PUBLIC HEARING CLOSED

Commissioner Lingl asked if lighting will be curtailed after the close of business and Mr. Roberts indicated that the building will have minimal lighting for security purposes and that the site will only be open during daylight hours. Commissioner Lingl asked about turning radius for oversized vehicles and Mr. Roberts stated that work has been done with Building and Fire and Engineering and that project parking spaces have been moved to accommodate turn-around area.

Commissioner Grames-Lyra asked about access to the facility after hours of operation and Mr. Roberts stated the placement of an electric gate would not allow patrons to enter the site during evening hours. Commissioner Grames-Lyra asked how many entrance and exits the project would have and Mr. Roberts indicated there would only be one entrance and exit from Briar Creek Way. Commissioner Fink suggested that this project mimic landscaping similar to the City's Wastewater Treatment Plant. Commissioner Rodenhi asked if the Conditions of Approval were agreeable to the applicant and Mr. Roberts indicated affirmatively.

It was moved by Commissioner Grames-Lyra and seconded by Commissioner Fink that the Planning Commission adopt Resolution No. 542 (07) approving DR 06-21, based upon the Findings of Fact in the resolution and subject to the attached draft Conditions of Approval. The motion passed on a unanimous voice vote.

3. DR 07-03 – ARCHITECTURAL REVIEW

A request by Lisa Plowman of Peikert Group Architects, LLP, representing the property owner, for Planning Commission review of architecture for a previously approved 15-unit residential project named Las Casitas (DR 03-06). The project is located on an approximately 41,650 square-foot vacant parcel at 115 South Third Street (Assessor Parcel Number: 85-150-47). A Mitigated Negative Declaration (MND) was prepared for this project and certified by the City Council on September 16, 2003. There have been no changes to the environmental considerations since that date.

Associate Planner Keith Neubert summarized the written staff report.

PUBLIC HEARING OPEN

Public Hearing opened at 7:00 p.m.

Public Hearing closed at 7:02 p.m.

PUBLIC HEARING CLOSED

Kerry Moriarty, Peikert Group – stated that he was the owner/builder and he was anxious to begin the project and he would address any project concerns or questions. He indicated that his architect was present to answer any questions.

It was moved by Commissioner Free and seconded by Commissioner Rodenhi that the Planning Commission adopt Resolution No. 543 (07) approving the architecture for a previously approved 15-unit residential project named Las Casitas, based on the Findings of Fact noted in the Resolution and subject to the Conditions of Approval.

Commissioner Free asked about parking spaces and Mr. Neubert indicated that the agenda item addressed architectural review only. Ms. Breese clarified that the approved site plan indicated two covered parking spaces per unit.

The motion passed on a unanimous voice vote.

4. MINOR MODIFICATIONS TO VESTING TENTATIVE SUBDIVISION MAP – LOM 555, AND PRELIMINARY/PRECISE DEVELOPMENT PLAN – DR 05-30

A request by Warner Younis of The Olson Company, for Planning Commission review and consideration of minor modifications to a previously approved Vesting Tentative Subdivision Map (LOM 555) and Preliminary/Precise Development Plan (DR 05-30) for a single-family residential project named Mosaic Walk. The project is located on an approximately 5.13-acre vacant parcel at the southeast corner of Ocean Avenue and U Street (Assessor Parcel Numbers: 91-110-34, 35). A Mitigated Negative Declaration (MND) was prepared for this project and certified by the City Council on August 1, 2006 (SCH No. 2006051019). There have been no changes to the environmental considerations since that date.

Associate Planner Keith Neubert summarized the written staff report.

PUBLIC HEARING OPEN

Public Hearing opened at 7:09 p.m.

Public Hearing closed at 7:11 p.m.

Warren Younis, Engineer, The Olsen Company – indicated acceptance of the Conditions of Approval.

Ralph Harman, resident – asked about the 32-foot strip of property discussed in the staff report.

Commissioner Rodenhi asked Mr. Younis about the property in question and Mr. Younis indicated that the strip is the area from the curb to the midpoint of the road that was found to be an error in the original survey. The error had required minor changes to the originally approved site plan.

PUBLIC HEARING CLOSED

Commissioner Fink and Commissioner Grames-Lyra indicated their approval of the project.

It was moved by Commissioner Grames-Lyra and seconded by Commissioner Free that the Planning Commission adopt Resolution No. 541 (07) approving minor modifications to the approved Vesting Tentative Subdivision Map (LOM 555) and Preliminary/Precise Development Plan (DR 05-30) for a single-family residential project named Mosaic Walk, based upon the Findings of Fact noted 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 several Commissioners would be attending the Planner's Institute to be held in San Diego. Ms. Pelster requested that Commissioners complete and forward Form 700 to the City Clerk by April 2, 2007. Ms. Pelster stated that RRM Design had provided a presentation on the CEQA process to City Council and indicated that staff had received positive feedback. Staff has a copy of the presentation on DVD if any of the Commissioners would like to view it.

Ms. Pelster responded to Commissioner Fink's inquiry of Good Samaritan Shelter, Inc funding, noting that a response from the State had not yet been received and that staff will carefully review components for compliance when the construction drawings are submitted to the City.

COMMISSION REQUESTS:

None

NUMBER OF PEOPLE IN ATTENDANCE: 12

ADJOURNMENT:

It was moved by Commissioner Fink and seconded by Commissioner Grames-Lyra that the Planning Commission adjourn to the Regular Meeting scheduled for April 9, 2007. The motion passed on a voice vote of 5-0. The meeting was adjourned at 7:20 p.m.

Arleen T. Pelster, AICP
Secretary

Jack Rodenhi
Chair