

**MINUTES OF THE REGULAR MEETING  
OF THE LOMPOC PLANNING COMMISSION  
February 14, 2005**

ROLL CALL: Commissioner Jack Rodenhi  
Commissioner Ralph Harman  
Commissioner Ann Ruhge  
Commissioner Ron Fink

ABSENT: Commissioner Ed Shoemaker

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

**APPROVAL OF MINUTES:**

It was moved by Commissioner Harman and seconded by Commissioner Fink to approve the Minutes of the December 13, 2004. The motion passed on a voice vote of 4-0 with Commissioner Shoemaker absent.

**ORAL COMMUNICATIONS:**

None.

**CONSENT CALENDAR:**

(All items listed under Consent Calendar are considered to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion of these items unless good cause is shown prior to the time the Commission votes on the motion to adopt.)

**PUBLIC HEARING ITEMS:**

1. **HUP 03-52 – HOME USE PERMIT REVIEW**  
Continued from November 8, 2004

Planning Commission review of Home Use Permit – HUP 03-52 issued on December 16, 2004 to Robert B. Handy. The HUP was for a home office for R-Fencing and Construction, at 1017 Armstrong Street (Assessor Parcel Number 89-480-40). The Planning Commission continued review of the HUP for ninety days to allow relocation of the business. The Commission will consider the status of the HUP. This action is Categorically Exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

City Planner Lucille Breese summarized the written staff report and stated that no additional complaints had been received.

**PUBLIC HEARING**

Public Hearing opened at 6:34 p.m.  
Public Hearing closed at 6:34 p.m.

Commissioner Fink stated that he had driven by the applicant's home address and noted that a trailer with fencing materials was parked in the driveway. Commissioner Fink added that he had observed the trailer several days in the last week. Commissioner Harman stated that he, too, drove by the address in the evening and observed a trailer at the site. Commissioner Ruhge stated that she drove by the address earlier in the day and noted that the trailer was absent from the site. Commissioner Rodenhi stated that the idea of monitoring the situation might be warranted. City Planner Ms. Breese clarified that Home Use Permits are automatically reviewed and reissued in June of each year. Commissioner Harman requested the staff to monitor this situation.

On a motion by Commissioner Harman and seconded by Commissioner Fink, that the Planning Commission direct staff to continue to monitor the situation and return the HUP for revocation should there be additional violations. The motion passed on a voice vote of 4-0 with Commissioner Shoemaker absent.

## **2. CUP 04-07 – CONDITIONAL USE PERMIT**

A request by the Lompoc City Council for Planning Commission review and consideration of a Conditional Use Permit to allow establishment of a boarding house/hotel located at 202 East Cypress Avenue (Assessor Parcel Number 86-203-19). The Commission's decision was appealed to the City Council. The Council held a public hearing and upheld the appeal. The CUP proposal is being returned to the Planning Commission for review and consideration. A Negative Declaration has been prepared pursuant to the provisions of the California Environmental Quality Act (CEQA).

City Planner Lucille Breese summarized the written staff report.

Commissioner Fink asked about the density limitation and if a Conditional Use Permit were allowed would this set a precedent in the R-2 zone. Ms. Breese explained the General Plan density requirements and noted that a Conditional Use Permit is tailored to a specific site within a zone.

## **PUBLIC HEARING**

Public Hearing opened at 6:44 p.m.  
Public Hearing closed at 6:46 p.m.

Richard Clark, applicant and property owner – addressed the issue of parking and stated that many individuals who will reside in the project cannot afford vehicles. Mr. Clark stated that his project proposes 11 occupants with conditions on the property to rent four rooms to individuals who do not have vehicles. Mr. Clark explained that he needs 11 occupants to make the project profitable, with rooms renting at \$500.00 per month, including utilities. He stated that if occupancy were reduced to a maximum of 7, the income generated would be

adjusted and rents would be comparable to what already exists in town. Mr. Clark proposed the City annually review the property should problems arise.

### **PUBLIC HEARING CLOSED**

Commissioner Harman asked Mr. Clark how he would assure that only four residents will have vehicles. Mr. Clark stated that there would be a stringent screening process accompanied by house rules and conditions. Commissioner Fink commented that there are not many options for the Commission due to the General Plan limitation and that the project plan is not detailed.

It was moved by Commissioner Fink and seconded by Commissioner Ruhge, that the Planning Commission continue the review of the Conditional Use Permit and allow the applicant to resubmit the plan. The motion passed on a voice vote of 4-0 with Commissioner Shoemaker absent.

### **3. DEVELOPMENT PLAN REIVEW – DR 05-01**

A request by David Natal of Hotwire Foam Factory, the applicant, for Planning Commissioner review and consideration of a proposal to construct a 3,318 square-foot industrial building. Approximately 2,790 square feet of the building will be utilized as manufacturing/warehousing and 528 square feet will be utilized as office space. The property is located in the Planned Manufacturing (PM) Zoning District at the southwest corner of Laurel Avenue and F Street (Assessor Parcel Number 85-022-10). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Keith Neubert summarized the written staff report.

### **PUBLIC HEARING**

Public Hearing opened at 6:50 p.m.  
Public Hearing closed at 7:05 p.m.

David Natal, applicant – indicated that his business was established in Lompoc in 1991 and has rented a number of locations for his business and he is now ready to build on his own property. Mr. Natal explained that minor changes will be made to the original proposal to conform to neighboring buildings.

Commissioner Fink inquired as to the type of business and Mr. Natal explained that he manufactures small hand tools for sculpting Styrofoam. Mr. Natal stated that the move is resulting from his current location being sold.

Gene Anderson, 400 North G Street, Lompoc – inquired if there were any chemicals used in the business and expressed his concern with this type of use adjacent to a residential area.

Jane Anderson, 400 North G Street, Lompoc – noted improvements to Laurel Avenue and F Street by existing property owners. Ms. Anderson stated that she would prefer to have more

Assistant Planner Keith Neubert stated that a Conditions of Approval required stucco be applied to all four sides of the building.

### **PUBLIC HEARING CLOSED**

It was moved by Commissioner Fink and seconded by Commissioner Harman, that the Planning Commission adopt Resolution No. 397 (05) approving DR 05-01 allowing the construction of an industrial building, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval. The motion passed on a roll call vote of 4-0 with Commissioner Shoemaker absent. Commissioner Harman thanked Mr. Natal for his nice project and that the proposed mural will remain.

### **NEW BUSINESS:**

It was moved by Commissioner Fink and seconded by Commissioner Ruhge that Commissioner Rodenhi continue as the Planning Commission Chairperson and Commissioner Harman continue as Vice Chairperson. The motion passed on a voice vote of 4-0 with Commissioner Shoemaker absent.

### **ORAL COMMUNICATIONS:**

None.

### **WRITTEN COMMUNICATIONS:**

None.

### **DIRECTOR/STAFF COMMUNICATIONS:**

Community Development Director Arleen Pelster announced the upcoming Planners Institute and asked those Commissioners interested in attending to notify staff as early as possible. Ms. Pelster noted that Councilmember Siminski planned to attend the conference. Ms. Pelster stated that staff has not received written comments on the draft sign ordinance. She reminded the Commissioners of the February 15, 2005 Joint Meeting with the Council. Ms. Breese noted that the Home Depot kinetic sculpture has been re-installed.

### **COMMISSION REQUESTS:**

Commissioner Rodenhi stated his intention to attend the Conference.

**NUMBER OF PEOPLE IN ATTENDANCE: 16**

**ADJOURNMENT:**

On a motion by Commissioner Rodenhi and seconded by Commissioner Fink, the Planning Commission adjourned to the Regular Meeting scheduled for March 14, 2005. The meeting was adjourned at 7:40 p.m.

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Arleen T. Pelster, AICP  
Secretary  
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Jack Rodenhi  
Chair