

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
May 9, 2005**

ROLL CALL: Commissioner Jack Rodenhi
Commissioner Ralph Harman
Commissioner Judith Grames-Lyra

ABSENT: Commissioner Ron Fink
Commissioner Ann Ruhge

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 Rodenhi to approve the Minutes of the April 11, 2005 Regular Meeting. The motion passed on a voice of 3-0-2 with Commissioners Ruhge and Fink 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. DR 04-12 – DEVELOPMENT PLAN REVIEW

A request by John Anton of Anton & Associate, representing J.R. Barto, the property owner, for Planning Commission review and consideration of a proposal to remodel and add on 1,530 square feet to an existing 1.524 square-foot office building, remodel two existing warehouse buildings, and construct two additional warehouse buildings totaling 11.050 square feet in size. It is proposed that the project be completed in three phases. Each phase includes associated on-site parking and landscaping. The property is located in the Commercial Industrial (CM) Zoning District at 300 North G Street (Assessor Parcel Number 85-022-02). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Keith Neubert summarized the written staff report.

Commissioner Grames-Lyra asked if the barbed wire would remain on the property. Mr. Neubert stated that the Condition P39 required removal of the barbed wire.

PUBLIC HEARING

Public Hearing opened at 6:35 p.m.

Public Hearing closed at 6:50 p.m.

Joseph Barto, applicant – stated that he has been in business in Lompoc for 18 years and has 38 employees. Mr. Barto stated his opposition to the removal of the barbed wire, indicating it is a security measure for the business and property. Mr. Barto opposed the required ten-foot setback for the portion of the property adjacent to the residential property, citing that trees and shrubbery will be planted in the area to maintain an attractive appearance.

Steve Reese, Anton & Associate – stated that the project's loading zones would not be problematic, as loading will occur inside the building. Mr. Reese discussed the setback of the fence, plans for placement of landscaping, and the barbed wire fencing.

William Dildine – indicated he was a long time resident and property owner in Lompoc, noted that the property has improved with Mr. Barto's ownership, and stated that the conditions imposed on this project are not enforced city-wide.

Arlen Sechrest, resident – stated that he is in favor of using barbed wire on projects.

PUBLIC HEARING CLOSED

Commissioner Grames-Lyra suggested that the barbed wire could be lowered on the backside of the fence. Mr. Neubert stated that the barbed wire condition was for aesthetic purposes and lowering the barbed wire would be permissible. Commissioner Harman noted the improvements to the property and inquired if the Zoning Code should be changed to accommodate setbacks. Assistant City Attorney Matthew Granger stated that the Ordinance has been adopted by the City Council. Community Development Director Arleen Pelster noted that this level of detail has not yet been considered in the new Development Code.

Commissioner Rodenhi stated his appreciation with improvements to the area and noted that the standards of setbacks have been adopted by Council and the Commission cannot override, and suggested that Mr. Barto investigate alternative fencing.

It was moved by Commissioner Rodenhi and seconded by Commissioner Grames-Lyra that the Planning Commission adopt Resolution No. 413 (05) approving DR 04-12, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval. After a brief discussion and clarification, the motion was amended and agreed to by Commissioner Rodenhi and Commissioner Harman that the Planning Commission adopt Resolution No. 413 (05) approving DR 04-12, amending Condition P-39 (allowing the applicant to either remove the barbed wire or lower the placement), based upon the Findings

of Fact in the Resolution and subject to the attached draft Conditions of Approval. The motion passed on a voice vote of 3-0-2 with Commissioners Ruhge and Fink absent. Commissioner Harman noted the liability factor of the barbed wire being placed on the inside of the fence. Mr. Granger stated that the law differs between a business invitee and a trespasser.

NEW BUSINESS:

None.

ORAL COMMUNICATIONS:

Mr. Barto stated his opposition to the Commission's decision regarding the barbed wire on his project and noted his concern for the safety and security of his possessions and vehicles.

Mr. Dildine indicated inconsistencies with City policy and stated that lowering the project's barbed wire could be considered a concealed weapon.

WRITTEN COMMUNICATIONS:

None.

DIRECTOR/STAFF COMMUNICATIONS:

None.

COMMISSION REQUESTS:

Commissioner Harman responded to Mr. Dildine's opinion and indicated that the Planning Commission has been consistent in following the Architectural Review Guidelines adopted by Council, with all projects that have been approved by the Commission.

NUMBER OF PEOPLE IN ATTENDANCE: 7

ADJOURNMENT:

On a motion by Commissioner Harman and seconded by Commissioner Rodenhi, the Planning Commission adjourned to the Regular Meeting scheduled for June 13, 2005. The motion passed on a voice vote of 3-0-2 with Commissioners Ruhge and Fink absent. The meeting was adjourned at 7:15 p.m.

Arleen T. Pelster, AICP
Secretary

G: Minutes\2005\ 5-9-05

Jack Rodenhi
Chair