

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
July 11, 2005**

ROLL CALL: Commissioner Ron Fink
Commissioner Judith Grames-Lyra
Commissioner Ralph Harman
Commissioner Jack Rodenhi
Commissioner Ann Ruhge

ABSENT: none.

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

APPROVAL OF MINUTES:

It was moved by Commissioner Fink and seconded by Commissioner Harman to approve the Minutes of the June 13, 2005, as amended by Commissioner Fink. The motion passed on a voice vote of 5-0.

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.)

1. City of Lompoc 2004 General Plan Annual Report – progress status of implementing General Plan Policies
2. Planning Commission 2004/2005 Annual Report – summary of Commission actions for the 2004/2005 year

Commissioner Harman indicated that he would be abstaining his vote on the General Plan Annual Report. Commissioner Rodenhi requested Assistant City Attorney Matt Granger clarify abstaining from a vote. Mr. Granger stated that abstention is discouraged but allowed.

It was moved by Commissioner Ruhge and seconded by Commissioner Fink to accept the City of Lompoc 2004 General Plan Annual Report, progress status of implementing General

Plan Policies. The motion passed on a roll call vote of 4-1, with Commissioner Harman voting no.

It was moved by Commissioner Ruhge and seconded by Commissioner Fink to accept the Planning Commission 2004/2005 Annual Report – summary of Commission actions for the 2004/2005 year. The motion passed on a roll call vote of 5-0.

PUBLIC HEARING ITEMS:

1. ZC 05-02 - ZONE CHANGE

A request by Euell and Linda Ryles, the property owners, for Planning Commission review and consideration of a Zone Change proposal to amend the City's Zoning Map designation for a property currently zoned Commercial Office (C-O); the Commission will consider recommending a change to Medium Density Residential (R-2). The .16-acre property, located at 200 East College Avenue (Assessor Parcel Number: 87-193-01). A Negative Declaration has been prepared pursuant to the provisions of the California Environmental Quality Act (CEQA).

Assistant Planner Nathan Gilbert summarized the written staff report.

PUBLIC HEARING

Public Hearing opened at 6:39 p.m.

Public Hearing closed at 6:40 p.m.

Reverend Euell Ryles, owner/applicant – noted that the surrounding area is essentially residential with only one commercial corner. Mr. Ryles indicated that the detox facility he will implement on the site is greatly needed, is the only medically approved facility of its kind in Lompoc, and provides a valuable service to the community.

PUBLIC HEARING CLOSED

Commissioner Harman indicated his approval of the zone change. Commissioner Fink stated his agreement with Commissioner Harman.

It was moved by Commissioner Fink and seconded by Commissioner Harman that the Planning Commission certify the Negative Declaration and adopt Resolution No. 419 (05) recommending Council Approval of Zone Change ZC 05-02 based upon the Findings of Fact noted in the Resolution. The motion passed on a voice vote 5-0.

2. LOM 548-P – TENTATIVE PARCEL MAP

A request by John Dugas, the property owner, for Planning Commission review and consideration of a proposal to subdivide an approximately 17,152 square-foot parcel

of land into two (2) parcels. The property is located in the Medium Density Residential (R-2) Zoning District at 521 South I Street (Assessor Parcel Number: 91-203-22). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Nathan Gilbert summarized the written staff report.

PUBLIC HEARING

Public Hearing opened at 6:45 p.m.

Public Hearing closed at 6:45 p.m.

PUBLIC HEARING CLOSED

Commissioner Grames-Lyra indicated her support of the project and asked about future development. Commissioner Rodenhi stated that staff may address project specifics at a later time.

It was moved by Commissioner Harman and seconded by Commissioner Ruhge that the Planning Commission certify the Negative Declaration and adopt Resolution No. 420 (05) approving LOM 548-P, a Tentative Parcel Map, 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 5-0.

3. CUP 05-05 – CONDITIONAL USE PERMIT

A request, by Pastor Ruben L. Tamayo, representing Victory Outreach Lompoc, for Planning Commission consideration of a proposal for a Conditional Use Permit to allow operation of a church in an existing building located at 1641 West Central Avenue (Assessor Parcel Number 93-500-02), in the Planned Manufacturing (PM) Zoning District. A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Keith Neubert summarized the written staff report.

Commissioner Ruhge asked about hours of operation for activities other than congregational gatherings. Mr. Neubert replied office hours for leaders are considered differently from congregational gatherings. Commissioner Fink asked if the Police Department and the Fire Department had reviewed the project and Mr. Neubert responded affirmatively. Commissioner Grames-Lyra asked if parking had been resolved with neighboring occupants and Mr. Neubert responded affirmatively.

PUBLIC HEARING

Public Hearing opened at 6:52 p.m.
Public Hearing closed at 6:56 p.m.

Russell Brown, local business owner – indicated his proximity to the project and expressed concern with lack of commercial buildings in Lompoc stating they are a rare commodity.

PUBLIC HEARING CLOSED

Commissioner Rodenhi indicated that a church use was considered as a secondary use in this zone. Commissioner Grames-Lyra expressed her concern with the lack of industrial availability within the City and noted this particular building's vacancy for a number of years. Commissioner Fink inquired as to the hours of operation and Pastor Tamayo indicated that the church will have office hours but no events are to be held during the day. Commissioner Harman asked about the floor plan and Pastor Tamayo indicated that areas are in place, enabling the project to move ahead quickly.

It was moved by Commissioner Fink and seconded by Commissioner Ruhge that the Planning Commission certify the Negative Declaration and adopt Resolution No. 422 (05) approving CUP 05-05, based upon the Findings of Fact in the Resolution and subject to the attached Conditions of Approval. The motion passed on a voice vote 5-0.

4. DR 02-07 – MINOR MODIFICATIONS TO A PRELIMINARY/PRECISE DEVELOPMENT PLAN

A request by Susan Ehrlich of the Lompoc Housing & Community Development Corporation, for Planning Commission review and consideration of minor modifications to a Preliminary/Precise Development Plan (DR 02-07) for a 35-unit apartment complex proposed at the northeast corner of College Avenue and North G Street (Assessor Parcel Numbers: 87-132-01, 04). The modifications include a change in the unit mix, and architecture of the proposed buildings. This action is exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

Assistant Planner Keith Neubert summarized the written staff report.

PUBLIC HEARING OPEN

Public Hearing opened at 7:04 p.m.
Public Hearing closed at 7:10 p.m.

Sue Ehrlich, Lompoc Housing and Community Development Corporation Director – indicated breaking ground on the project was anticipated in the fall and provided updated details regarding revised elevations. Ms. Ehrlich noted an error on the approved site plan containing an incorrect unit mix and that the removal of the fountains are conducive to a more child-friendly environment.

Detliv Peikert, project architect – provided the Commission with a Powerpoint presentation and reviewed the updated points of the project and indicated his firm would work with staff on final elevations.

John Beeler, Lompoc Housing and Community Development Corporation Board member – indicated that the project has been in process for many years.

PUBLIC HEARING CLOSED

Commissioner Ruhge stated that the project looks more family-friendly. Commissioner Fink indicated that the community is in need of a project such as this. Commissioner Rodenhi expressed approval of the project's new design and the replacement of the fountains. Commissioner Harman stated his approval of the project. Commissioner Grames-Lyra stated this project will remove a blighted area, approved of the park and childcare area, and noted that the project was a thoughtful, family-oriented development.

It was moved by Commissioner Ruhge and seconded by Commissioner Fink that the Planning Commission adopt Resolution No. 423 (05) approving the revised architecture and minor modifications to the approved Preliminary/Precise Development Plan (DR 02-07) for the LHDC project at the northeast corner of College Avenue and North G Street based on the Findings of Fact noted in the Resolution and subject to the attached Conditions of Approval. The motion passed on a voice vote of 5-0.

5. CUP 05-04 – CONDITIONAL USE PERMIT

A request by Gary Mead, the applicant, for Planning Commission review and consideration of a Conditional Use Permit to operate a 2,933 square-foot arcade inside the Mi Amore Pizza Restaurant at 1321 North H Street, Suite M (Assessor Parcel Number: 89-490-03). The site is located in the Planned Commercial Development (PCD) Zoning District and an arcade is listed as a use requiring a Conditional Use Permit. A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

City Planner Lucille Breese summarized the written staff report.

PUBLIC HEARING OPEN

Public Hearing opened at 7:17 p.m.
Public Hearing closed at 7:20 p.m.

Gary Mead, business owner/applicant – commended staff for accurate project report, indicated a need to have an area set aside for children, agreed with the Police Department requirement that monitors be placed in the dining room and that exit doors be monitored and alarmed.

Dennis Block, local business owner – indicated his support of the project and asked for Planning Commission support.

PUBLIC HEARING CLOSED

Commissioner Harman indicated his support of the project, noted improvement to the area, and indicated there should be no parking problems.

It was moved by Commissioner Harman and seconded by Commissioner Ruhge that the Planning Commission certify the Negative Declaration and adopt Resolution No. 421 (05) approving CUP 05-04, based upon the Findings of Fact in the Resolution and subject to the attached Conditions of Approval. The motion passed on a voice vote of 5-0.

NEW BUSINESS:

None.

ORAL COMMUNICATIONS:

None.

WRITTEN COMMUNICATIONS:

City Planner Lucille Breese distributed project information on the River Terrace Development project from Coastal Vision.

DIRECTOR/STAFF COMMUNICATIONS:

Ms. Pelster advised indicated Kimberely Kranz' CUP 05-03 appeal of the June 13, 2005 Planning Commission determination and General Plan Amendment will be heard at the July 19, 2005 City Council meeting.

COMMISSION REQUESTS:

None.

NUMBER OF PEOPLE IN ATTENDANCE: 27

ADJOURNMENT:

On a motion by Commissioner Fink and seconded by Commissioner Rodenhi, the Planning Commission adjourned an Adjourned Meeting scheduled for July 25, 2005. The motion passed on a voice vote of 5-0. The meeting was adjourned at 7:25 p.m.

Arleen T. Pelster, AICP
Secretary

G: Minutes\2005\7-11-05

Jack Rodenhi
Chair