

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
November 14, 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
City Attorney Sharon Stuart
Assistant Planner Keith Neubert
Assistant Planner Nathan Gilbert
Staff Assistant Angela Wynne

APPROVAL OF MINUTES:

It was moved by Commissioner Harman and seconded by Commissioner Fink to approve the Minutes of the September 12, 2005 Meeting. 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. TEXT AMENDMENT TA 05-03 / ENVIRONMENTAL REVIEW ER 05-09
CONTINUE TO JANUARY 9, 2006**

A request by the City of Lompoc, for Planning Commission consideration and introduction of a Text Amendment and Zoning Map Amendment to: 1) establish a Cultural Resources Overlay District to identify special development requirements on properties of high archeological sensitivity, as shown on the Archeological Sensitivity Zones map in the City's General Plan, Resource Management Element; 2) codify standard requirements in case of accidental discovery of cultural artifacts; and 3) add provisions for protection of identified cultural resources within the City. The proposed Map Amendment would apply to properties south of Olive Avenue and its extension to the East and West, within City Limits. A Negative Declaration has been prepared pursuant to the provisions of the California Environmental Quality Act (CEQA).

It was moved by Commissioner Fink and seconded by Commissioner Grames-Lyra that the Planning Commission continue Item 1, Text Amendment TA 05-03 / Environmental Review ER 05-09 to the January 9, 2006 Lompoc Planning Commission Regularly Scheduled meeting. The motion passed on a voice vote of 5-0.

PUBLIC HEARING ITEMS

1. DR 05-32 – DEVELOPMENT PLAN/ARCHITECTURAL REVIEW

WITHDRAWN BY APPLICANT

A request by Laura Gough of Studio 2g, representing the applicant, for Planning Commission consideration of a proposal to remodel an existing building as Spencer's Market. The property is located in the *Central Business (C-2)* zoning district at 316 East Ocean Avenue (Assessor Parcel Numbers: 85-171-03, 13, 14, 15). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

2. LOM 547-P – TENTATIVE PARCEL MAP, DR 05-15 – PRELIMINARY DEVELOPMENT PLAN

A request by Mark Gowing of Gowing Leasing Company, the property owner, for Planning Commission consideration of a proposal to subdivide two (2) existing approximately 3.75-acre parcels into four (4) parcels. The proposal includes a conceptual development plan for the newly created parcels. The site is located in the *Business Park (BP)* Zoning District at the northeast corner of Central Avenue and Barton Avenue (Assessor Parcel Numbers: 93-450-47, 48). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Keith Neubert summarized the written staff report.

Mr. Neubert stated that the applicant requested clarification to the Conditions of Approval regarding EN33, the proposed engineering revision. Commissioner Harman asked if the clarification supercedes EN33 and Mr. Neubert responded affirmatively. Commissioner Rodenhi asked how calculations are made with dollar amounts not set. Mr. Neubert stated that at the time of development the Engineering department would calculate the fees to be paid. Commissioner Rodenhi asked if the calculated formulas have been approved by City Council and Mr. Neubert responded affirmatively.

PUBLIC HEARING OPEN

Public Hearing open at 6:40 p.m.

Public Hearing closed at 6:45 p.m.

Jim Dixon, Project Engineer – provided background history of this project, stated that smaller parcels were created so that developers can develop the area, and that each lot will come back to the Commission for review. Mr. Dixon stated that with the clarification to EN33 the

Conditions of Approval, as discussed with staff, are acceptable and he discussed aspects of related traffic study.

PUBLIC HEARING CLOSED

Commissioner Grames-Lyra asked about the traffic circulation for the site and if there were alternate exits from the parcel. Mr. Dixon indicated that direct access to Central Avenue is not permitted, that the project will have cross easements, and noted that lot lines will not be visible. Commissioner Grames-Lyra asked if the parking spaces will restrict traffic flow from lots C to A and Mr. Dixon responded that no cross circulation was proposed. Commissioner Grames-Lyra inquired as to what types of commercial business will occupy the space and will there be large truck turn-arounds. Mr. Dixon responded that the project would create small, rentable space with potential to expand; cabinet shop, storage, small manufacturing, etc. Mr. Dixon highlighted truck route through the site and loading zones. Commissioner Grames-Lyra indicated that the plans do not show project fire lanes and loading zones. Mr. Dixon stated that the project is 'conceptual' at this time. Commissioner Fink asked Mr. Neubert that if the agenda item were approved with the amended Condition of Approval EN33, would project be worked through at staff level. Mr. Neubert indicated that fee determination with proposed plans would return to the Commission.

It was moved by Commissioner Ruhge and seconded by Commissioner Fink that the Planning Commission certify the Mitigated Negative Declaration, adopt Resolution No. 450 (05) approving LOM 547-P, a Tentative Parcel Map, based on the Findings of Fact in the Resolution and subject to the attached draft, and adopt Resolution No. 451 (05) approving DR 05-15, a Preliminary Development Plan for Parcels A-D of LOM 547-P, 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 5-0.

3. DR 05-33 – DEVELOPMENT PLAN REVIEW

A request by Theron Smith of Drive In Recycling, the applicant, for Planning Commission consideration of a proposal to construct an approximately 240 square-foot recycling center. The site is located in the *Planned Commercial Development (PCD)* Zoning District at 1002 North H Street (Assessor Parcel Numbers: 87-011-13). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Keith Neubert summarized the written staff report.

Commissioner Harman asked if the back fencing would remain closed and if the Police Department would want access. Mr. Neubert responded that the Police Department had reviewed the plan and had no comment regarding this aspect of the project. Commissioner Grames-Lyra asked if the removal of material would cause problems with traffic flow and the local shop parking. Mr. Neubert indicated that the proposed project area will be marked differently, that the Engineering Division has reviewed the plans and had no comments. Commissioner Ruhge asked if the business was in operation and Mr. Neubert indicated

affirmatively and that the business was allowed to operate with a Temporary Use Permit (TUP) until the development plan was approved.

PUBLIC HEARING

Public Hearing opened at 6:57 p.m.

Public Hearing closed at 7:02 p.m.

Edward Deras, Theron Smith agent – indicated that the business has been in operation in that site for 5 years and discussed the details of the bin. Mr. Deras stated that the materials collected are removed daily, that a five-foot passage in the rear of the site will remain available for police department access, and indicated his openness to architectural suggestions.

PUBLIC HEARING CLOSED

Commissioner Fink indicated the container is similar to a sea-land container and asked if the architectural treatment will match the surrounding buildings. Mr. Neubert stated that the proposal is compatible with the current center. Commissioner Harman noted that the service is very worthwhile service and expressed concern with the closed fencing. Ms. Breese clarified that the proposed plans had been reviewed both by the Police Department and Engineering Department and no issues had been raised at that time.

It was moved by Commissioner Fink and seconded by Commissioner Ruhge that the Planning Commission adopt Resolution No. 452 (05) approving DR 05-33 allowing the construction of a recycling center, 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 5-0.

4. DR 05-22 – DEVELOPMENT PLAN REVIEW

A request by Tommy Diep of China King Restaurant, the applicant, for Planning Commission review and consideration of a Development Plan to incorporate a storage unit into the building design at the rear of the business at 1037 North H Street. The site is located in the *Planned Commercial Development (PCD)* zone (Assessor Parcel Number: 89-011-22). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Nathan Gilbert summarized the written staff report.

Commissioner Rodenhi stated the difficulties of converting the current storage container to a permanent structure. Commissioner Harman asked about the timeline for the project and Ms. Breese clarified this aspect. Commissioner Fink asked about differences for containers at various sites through the City. Ms. Breese clarified that containers have different uses and are evaluated differently.

PUBLIC HEARING

Public Hearing opened at 7:15 p.m.

Public Hearing closed at 7:17 p.m.

Tommy Diep, China King owner – requests to utilize container for his business, indicating that without the use of the container, the restaurant may close.

PUBLIC HEARING CLOSED

Commissioner Harman discussed his concerns with the project. Commissioner Fink stated that Mr. Diep should be allowed to make the decision how to proceed with his project. Commissioner Fink asked how long the business was out of code compliance and Mr. Gilbert indicated 2 years.

It was moved by Commissioner Grames-Lyra and seconded by Commissioner Fink that the Planning Commission adopt Resolution No. 446 (05) approving DR 05-22 and allowing the construction of a permanent storage unit behind the China Kind Restaurant, 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 3-2 with Commissioner Rodenhi and Commissioner Harman voting no.

5. DR 05-17 – DEVELOPMENT PLAN REVIEW

A request by Paul Poirier, the project representative, for Planning Commission consideration of a proposal to renovate and expand an existing commercial building at the southwest corner of Walnut Street and I Avenue. The proposal includes demolishing an existing 1,790 sq. ft. wooden shed, renovating 6,250 sq. ft. of existing building and the addition of 3,736 sq. ft. of new commercial building area. The proposed project is located at 131-139 North I Street (Assessor Parcel Number: 91-083-02) in the *Old Town Commercial (OTC)* Zoning District. This action is exempt pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Nathan Gilbert summarized the written staff report.

Commissioner Ruhge asked for clarification of the awning color. Mr. Neubert clarified.

PUBLIC HEARING

Public Hearing opened at 7:31 p.m.

Public Hearing closed at 7:34 p.m.

Paul Poirier, architect – discussed the project and requested that new sidewalks be installed by the City after renovation.

PUBLIC HEARING CLOSED

Commissioner Fink noted the great improvements to the area. Commissioner Harman asked president of the Lompoc Historical Society, Mr. Dennis Headrick, if site had historical significance. Mr. Headrick indicated that there might be some salvageable wood but that the building is not worth saving. Commissioner Grames-Lyra indicated her approval of the project. Commissioner Harman noted his support and requests the builder to preserve any historical facts of the building. Mr. Poirier stated that the Historical Society would be able to have first access to any items.

It was moved by Commissioner Fink and seconded by Commissioner Ruhge that the Planning Commission adopt Resolution No. 445 (05) approving DR 05-17 approving the proposal to demolish the existing wooden shed and remodel and expand an existing commercial building, 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 5-0.

Commissioner Grames-Lyra excused herself from agenda item #6, noting the proximity of her residence to the proposed project.

6. **ZC 05-05 – ZONE CHANGE, DR 05-31 – DEVELOPMENT PLAN REVIEW**

A request by John Wolberg, the project representative, for Planning Commission review and consideration of:

- 1) **ZC 05-05** – a Zone Change proposal to amend the City's Zoning Map designation from *Planned Commercial Development (PCD)* to *High Density Residential (R-3)* for the project site and the adjacent parcel (Assessor Parcel Numbers: 91-073-15 and 91-073-18). The Zone Change would bring both parcels into conformance with the City's *High Density Residential (HDR)* General Plan Designation.
- 2) **DR 05-31** – a Development Plan for the construction of an 8-unit apartment complex including on-site parking and landscaping.

The project is proposed on an approximately 17,500 square foot parcel of land located at 521 West Ocean Avenue (Assessor Parcel Number: 91-073-15). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Nathan Gilbert summarized the written staff report. He stated that Mr. Wolberg had submitted revised plans on November 14, 2005 but that staff had not had the opportunity to review them.

Commissioner Fink asked what type of fencing would enclose the property. Mr. Gilbert indicated that a block wall had been proposed.

PUBLIC HEARING

Public Hearing opened at 7:44 p.m.

Public Hearing closed at 7:46 p.m.

John Wolberg, project representative – indicated his appreciation of City staff assistance with the project, noting that all lower level units will be made handicap-accessible. Mr. Wolberg introduced project members seated in the audience, availed them to the Commission for questions and requested the Commission's approval for the project. He noted that he had submitted revised plans to staff.

PUBLIC HEARING CLOSED

Commissioner Harman noted the difficulty approving a project when it is not complete and asked if changes were significant. Mr. Wolberg indicated negatively, stating that the 20-foot space issue was resolved, parking was adequate, and that handicap/covered parking was acceptable. Ms. Breese indicated that this item would need to be continued in order to review plan updates. Commissioner Ruhge stated that the Conditions of Approval address the aforementioned concerns. City Attorney Sharon Stuart strongly recommended that the Commission address the Zone Change request allowing it to move ahead due to timeline constraints. The requested Zone Change would bring the properties into conformance with the General Plan designation.

It was moved by Commissioner Ruhge and seconded by Commissioner Fink that the Planning Commission certify the Mitigated Negative Declaration and adopt Resolution No. 448 (05) recommending that the City Council approve the proposed Zone Change to *High Density Residential (R-3)*. The motion passed on a voice vote of 4-0-1 with Commissioner Grames-Lyra not participating.

It was moved by Commissioner Harman and seconded by Commissioner Rodenhi to continue consideration of the proposed Development Plan. The motion passed on a voice vote of 4-0-1 with Commissioner Grames-Lyra not participating.

Commissioner Grames-Lyra excused herself from the agenda item, the proximity of her residence to the agenda item #7. Commissioner Fink identified himself as a Historical Society member.

7. DR 05-37 – ARCHITECTURAL REVIEW

A request by Dennis Headricks representing the Lompoc Historical Society, for Planning Commission consideration of a proposal to perform work on Designated City Landmark No. 4 the Fabing-McKay-Spanne House. The proposed work includes re-roofing the house, replacing all of the original wooden windows, and painting the house to the original colors. The site is located in the Multi Family Residential (*R-3*) Zoning District at 207 North L Street (Assessor Parcel Numbers: 91-053-07). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

City Planner Lucille Breese summarized the written staff report.

PUBLIC HEARING

Public Hearing opened at 8:00 p.m.

Public Hearing closed at 8:02 p.m.

Dennis Headrick, President of the Lompoc Historical Society – noted that the roofing project is complete within the permit specifications; stated that the windows are exact replicas of the original windows; and that the remainder of the project is ready to complete.

It was moved by Commissioner Harman and seconded by Commissioner Fink that the Planning Commission adopt Resolution No. 453 (05) approving DR 05-37, 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 4-0-1 with Commissioner Grames-Lyra not participating.

Commissioner Grames-Lyra resumed her seat at the rostrum.

NEW BUSINESS:

Brief discussion of the 2006 Planning Commission meeting calendar.

ORAL COMMUNICATIONS:

None.

WRITTEN COMMUNICATIONS:

None.

DIRECTOR/STAFF COMMUNICATIONS:

Community Development Director Arleen Pelster indicated that the Crown Laurel development project will be reviewed by the City Council on November 15, 2005 and that the Burton Ranch (Wye) project is scheduled to be reviewed by the Commission at the December meeting.

COMMISSION REQUESTS:

Commissioner Ruhge commented about the recreational vehicle parking in the Round Table parking lot. Commissioner Fink requested a code enforcement history to be provided in future staff reports. Commissioner Harman asked about a potential new business in the old Marie Calendar's building. Ms. Breese indicated that a Chinese restaurant is proposed and has proposed only interior improvements (no exterior) at this time.

NUMBER OF PEOPLE IN ATTENDANCE: 35

ADJOURNMENT:

On a motion by Commissioner Rodenhi and seconded by Commissioner Grames-Lyra the Planning Commission adjourned to the Regular Meeting scheduled for December 12, 2005. The motion passed on a voice vote of 5-0. The meeting was adjourned at 8:10 p.m.

Arleen T. Pelster, AICP
Secretary
G: Minutes\2005\11-14-05

Jack Rodenhi
Chair