



**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
Wednesday, February 14, 2018, at 6:30 p.m.
City Hall, 100 Civic Center Plaza, Council Chambers**

ROLL CALL: Commissioner Federico Cioni
Commissioner Ron Fink
Commissioner Nicholas Gonzales
Commissioner Mary Leach
Commissioner Jack Rodenhi

STAFF: Planning Manager Brian Halvorson
Principal Planner Greg Stones
Assistant Planner Cody Graybeh
Assistant City Attorney Jeff M. Malawy

ORAL COMMUNICATIONS:

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.)

- **Receive General Plan Annual Report**

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Cioni, that the Commission accept the 2016 General Plan Annual Report and forward it to City Council for review.

VOTE: The motion passed on a voice call vote of 5-0.

PUBLIC HEARING ITEMS:

LOM 610 – Fagerdala Parcel Map

A request from John Ballinger representing property owner Fagerdala USA, for Planning Commission consideration of a proposal to subdivide an approximately 8.05 acre parcel into two (2) parcels located at 1017 West Central Avenue (APN: 093-450-046) in the *Business Park (BP)* Zoning District. This action is categorically exempt pursuant to Section 15315 (Minor land division) of the California Environmental Quality Act (CEQA).

Assistant Planner Cody Graybehl summarized the written staff report.

OPEN / CLOSE PUBLIC HEARING

Commissioner Leach inquired about future development on parcel B coming before Planning Commission and if parcel A meets all development standards including parking.

Assistant Planner Cody Graybehl and Planning Manager Brian Halvorson addressed the concerns.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission adopt Resolution No. 874 (18) approving a Tentative Parcel Map (LOM 610), based upon the Findings of Fact in the Resolution, and subject to the attached Conditions of Approval.

VOTE: The motion passed on a voice call vote of 5-0.

DR 17-08 – Burger King Architectural Review

A request from John Dodson representing property owner Richard Quan, for Planning Commission consideration of a proposal to remodel the exterior of an existing Burger King restaurant. The project site is 0.38 acres and is located at 1153 North H Street (APN: 089-011-019) in the *Planned Commercial Development* (PCD) Zoning district. This action is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

Assistant Planner Cody Graybehl summarized the written staff report.

Commissioner Gonzales inquired regarding the reasoning for the additional architectural features.

Planning Manager, Brian Halvorson, stated there is a new Burger King being built in Santa Maria with these features and it is aesthetically pleasing, we approached the applicant with a request of similar architecture for Lompoc restaurant and they agreed.

OPEN PUBLIC HEARING

Wayne Burke, restaurant owner, we have remodeled 63 of our 144 restaurants and have had a very popular response. As part of our 20-year franchise agreement renewal with Burger King, corporate requires updating to the 2020 model of the building.

Chair Fink, inquired regarding latitude with the architecture to add and an arch for continuity with the shopping center.

John Dodson, Army Davis Architects, An arch would not be possible on the front of the building, we could possibly include arches on side of the building.

Commission Gonzales stated his concern with requiring an arch if it would be at odds with the company's corporate branding.

CLOSE PUBLIC HEARING

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Cioni, that the Commission adopt Resolution No. 879 (18) approving a Development Plan (DR 17-08), based upon the Findings of Fact in the Resolution, and subject to the attached Conditions of Approval, as amended.

VOTE: The motion passed on a voice call vote of 5-0.

Community Health Center Development

A request from Pam Ricci representing Community Health Centers, for Planning Commission review and consideration of:

- a) GP 17-02 – General Plan Amendment to change the land use from Medium Density Residential (MDR) to General Commercial (GC);
- b) ZC 17-02 – Zone Change to amend the zoning from Medium Density Residential Planned Development (R2PD) to Planned Commercial Development (PCD);
- c) DR 17-02 – Development Plan for a 28,000 square foot medical community health care center with parking and landscaping.
- d) LOM 609 – Lot line adjustment to reconfigure two lots to a 2.18 acre lot (Parcel A) and a 3.00 acre lot (Parcel B);

The medical center project is located on a 5.18 acre site (3 acres for the proposed project) at 1220 and 1300 West Ocean Avenue (APN'S: 091-110-034 & 035) and would include doctor's offices, exam rooms, blood draw area, laboratory, imaging room, pharmacy and an employee lounge. A Mitigated Negative Declaration (SCH No. 2018011018) has been prepared pursuant to the California Environmental Quality Act (CEQA).

Principal Planner Greg Stones summarized the staff report.

OPEN PUBLIC HEARING

Pam Ricci, RRM Design, supports staff report and recommendation 10% reduction in parking. Spoke of parking requirements in other communities, the applicant in favor of adding a Condition requiring Planning Commission review the parking requirements again with the development of parcel A to evaluate if there are parking deficiencies.

Chair Fink, explained the reason we have a sensitivity to parking is due to the recent opening of the Lompoc District Hospital and Sansum Clinic which are prime examples of medical facilities with parking issues. Technical staff is available for questions.

Assistant City Attorney, Jeff Malawy, commented speakers are speaking in regards to the entire project not just the General Plan Amendment, I would ask that if any member of the public has comments on the entitlements to speak now then if the Commission wanted to vote on them separately they could so.

CLOSE PUBLIC HEARING

Discussion for Resolution 875 (18) for GP 17-02 and Resolution 876 (18) for ZC 17-02

Commissioner Gonzales, conferred with staff in regards to the analysis of the 55 housing units (that are currently entitled for this property) for the City's Regional Housing Needs Allocation (RHNA).

Planning Manager, Brian Halvorson, explained in reviewing the 2018 General Plan Annual Report we will need to verify that there is enough land available and properly zoned to meet our RHNA numbers. Present to Council that the loss of that acreage would not impact the availability of land to meet our RHNA numbers.

Chair Fink, inquired if the Commission should continue the item while research is performed to verify we meet our RNHA numbers, the Commission does not want to send a project forward to City Council that potentially is a problem.

Commissioner Leach, inquired if an option could be to increase our density in some the zones previously established for housing.

Planning Manager, Brian Halvorson, explained an overall increase in density would require an update to the General Plan. I am very confident that RHNA numbers will not be negatively impacted.

Commissioner Rodenhi, agreed with Brian's assessment that the RHNA numbers will be ok, and does not think the project should be held up.

Commissioner Gonzales, inquired about the economic impact of project new jobs or being transferred from other location to be employed in Lompoc.

Arsten Julien, Director CHC Lompoc, explained the Community Health Center (CHC) currently operates 9,000 sf. ft. medical and dental facility at 425 West Central Ave with 14 medical exam rooms. The new project will have 49 medical exam rooms. Lompoc has the highest per capita MediCare MediCal populations in Santa Barbara County. CHC is working on adding 7,000 sq. ft. at 1200 East Ocean Ave in addition to this project.

Commissioner Gonzales, clarified that CHC will be occupying 7,000 sq. ft. at the 1200 block of East Ocean Ave and 28,000 at the 1300 block of West Ocean Ave

Arsten Julien, Director CHC Lompoc, confirmed Commissioner Gonzales assessment and stated that CHC will be expanding on the 52 employees they currently have.

Commissioner Leach, remarked that this seems like a more appropriate use than housing.

Chair Fink, commented that since the current use was approved we approved multiple housing developments, Burton Ranch, Summit View Homes and inquired if they did assist with the RHNA numbers.

Planning Manager, Brian Halvorson, explained the City's total RHNA number is 525, with 403 remaining. We would be losing 60 units with this General Plan Amendment.

Commissioner Gonzales, commented that the applicant is a nonprofit and inquired if they have plans to apply to have the property removed from the tax rolls, therefore, the City loses property tax.

The commission directed staff to provide a detailed report regarding RHNA numbers and a fiscal impact report regarding tax-exempt implications in the City Council staff report

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission adopt Resolution No. 875 (18) recommending to the City Council a General Plan Amendment (GP 17-02), based upon the Findings of Fact in the Resolution, and subject to the attached Conditions of Approval and Certifying the Mitigated Negative Declaration

VOTE: The motion passed on a voice call vote of 5-0.

MOTION: It was moved by Commissioner Cioni, seconded by Commissioner Leach, that the Commission adopt Resolution No. 876 (18) approving a Zone Change (ZC 17-02), based upon the Findings of Fact in the Resolution, and subject to the attached Conditions of Approval.

VOTE: The motion passed on a voice call vote of 5-0.

Discussion for Resolutions 877 (18) for DR 17-02 and 878 (18) for LOM 609

Commissioner Gonzales, stated he was on the Commission when we went through the exercise of correcting the parking requirements for medical facilities. There have been approved projects with exceptions and now we have deficient parking issues due to the 10% reduction. We also have vacant retail buildings, which has never manifested. There is land available for parking and it should be utilized now to avoid future problems. Envisions a potential parking problem for the surrounding residential neighborhood.

Chair Fink, if the applicant proposed a Reciprocal Parking Agreement between parcel A and parcel B; is this a reasonable solution to the Commission?

Commissioner Gonzales, remarked the solution seems reasonable but we cannot control when the second parcel would be developed to provide the additional parking, there would need to be a Condition that if parking became problematic they would need to build the parking lot prior to construction of the building on Parcel A.

Chair Fink, commented we set precedent with Starbucks Coffee, we requested a report six months after the Certificate of Occupancy is issued on the parking impacts of the project, we could do the same here. We can Condition a Reciprocal Parking Agreement and six month monitoring for issues, is this something everyone can agree to? Everyone is shaking his or her head.

Commissioner Leach, commented cannot anticipate that the front portion of this project will be developed in a reasonable amount of time to accommodate additional parking, I believe it will be necessary; the full parking requirements should be part of the Conditions. Inquires about a loading zone.

Planning Manager, Brian Halvorson, comments the loading zone will be accommodated, the plans here do not show the striping. Reminds the Commission that if they require the full parking requirement for the Medical Center on the southern parcel when the Retail component on the northern parcel is constructed its building size will need to be reduced to accommodate the parking.

Commissioner Leach, clarifying that the northern parcel does not have a requirement to be constructed and could be sold to someone who does not want to build this project and may not put the future required parking in. We should finalize the parking issues now even if it entails a smaller retail space in the future.

Commissioner Cioni, inquires about the traffic study and its accuracy.

Principal Planner Greg Stones, a third party Association Traffic Engineers performed the study.

Commissioner Gonzales, notes that experience has proven they have not been adequate for these sites, which is why we revised parking requirement for medical facilities.

Commissioner Cioni, inquires why our parking requiring almost double that of other City's.

Chair Fink, commented that the discussion at the time was that medical facilities have a very high volume of daily traffic i.e. if you have 49 exam rooms each has a patient in it then one or two in the waiting room, that is 100-150 people, each appointment lasting 15-30 minutes all day long, not including employees.

Commissioner Cioni, noted our concern is that people will be parking outside the lot. There is an adjacent lot with a commercial center that is less than 5% full a majority of the time.

Chair Fink, commented the applicant could acquire a parking agreement with the adjacent property owners that could help to mitigate this problem.

City Attorney Jeff Malawy, noted the Commission would not need to change the Lot Line Adjustment, you would need a Condition of Approval that would require the applicant to record a Reciprocal Parking Agreement between the north and south parcel.

Pam Ricci, RRM Design, introduced wording for a Condition for a Reciprocal Parking Agreement and Planning Commission review six months after the Certificate of Occupancy is issued for the Medical Facility to review parking for deficiencies.

City Attorney Jeff Malawy, commented we are not entitling the northern parcel so there would not be Conditions placed on the northern parcel at this time. If the Planning Commission thinks there needs to be more parking on the southern parcel, they could have a Condition the southern parcel needs to obtain an agreement from the owner of the northern parcel to allow the parking.

Planning Manager, Brian Halvorson, queries the Commission for their consensus for parking to be in place upon the construction of this building or wait and review.

Commissioner Leach rather see in place it now

Commission Cioni wait – 10% reduction OK 179 spaces

Commission Gonzales inclined to build now

Commissioner Rodenhi – inaudible

Chair Fink require it now rather than fix it later

Arsten Julien, Director CHC Lompoc, CHC owns the property and has no plans to sell it or enter into a Parking Agreement, currently working with CalTrans on improvements for Ocean Ave. Also working on an alternative building of smaller size to accommodate the parking reduction on the southern parcel.

Planning Manager, Brian Halvorson, verifying the Commission is not allowing the 10% reduction in the parking requirements for 179 spaces and is requiring the full parking requirement of 199 spaces to be installed at the time of construction of the medical facility, therefore restricting the development on the northern site.

Arsten Julien, Director CHC Lompoc, expressed concerns with the laying of asphalt, then the possibility of having to remove the asphalt if the site plan of parcel A changes.

Angie Aguilera, architect, explains the development plan for the northern parcel will be submitted to Planning Commission review prior to the end of the year, the Commission will have that ability to review the placement of the additional parking spaces required for the medical facility on the northern parcel at that time.

Commissioner Leach confirmed that within one-year development plans will be submitted for review by Planning Commission.

City Attorney Jeff Malawy, suggested adding a Condition that if Plans were not submitted within a year, then the southern parcel be returned to Planning Commission for consideration of the Parking Requirements.

Chair Fink, confirming Condition to be added: if development plans for parcel A are not submitted within a year then staff would set a hearing on the medical clinic project to resolve the parking issue.

Commissioner Rodenhi inquiries where the trash disposal is located

Principal Planner, Greg Stones, noted the trash enclosure along the alley

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission adopt Resolution No. 877 (18) approving a Development Plan (DR 17-02), based upon the Findings of Fact in the Resolution, and subject to the attached Conditions of Approval, as amended.

VOTE: The motion passed on a voice call vote of 4-1, Commissioner Cioni.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission adopt Resolution No. 878 (18) approving a Lot Line Adjustment (LOM 609), based upon the Findings of Fact in the Resolution, and subject to the attached Conditions of Approval.

VOTE: The motion passed on a voice call vote of 4-1, with Commissioner Cioni voting no.

Pam Ricci, RRM Design, confirming that Finding Paragraph H, allowing the 10% reduction will be stricken from the Resolution and Conditions approved by the Commission will be added.

City Attorney Jeff Malawy, yes we will be revising the Resolution and Conditions to be in line with the Commission vote.

NEW BUSINESS: - None

ORAL COMMUNICATIONS: - None

WRITTEN COMMUNICATIONS: - None

APPROVAL OF MINUTES:

MOTION: It was moved by Commissioner Leach, seconded by Commissioner Fink, that the Commission adopts the minutes of January 10, 2018.

VOTE: The motion passed on a voice call vote of. 4-1 with Commissioner Cioni abstaining.

DIRECTOR/STAFF COMMUNICATIONS:

- Status of the Zoning Ordinance Update
 - Draft Zoning will be released Friday, February 16
 - Public Review period February 20 through April 20
 - Workshops, flyers, neighbor canvassing
- Chair Fink request workshops and Zoning Code meetings are only on the Zoning Code, no other items
- Food services in the Wine Ghetto – Code amendment for a Special Use Permit
- Special Event Overlay in the Draft Zoning Code
 - Infrastructure and meeting code

COMMISSION REQUESTS: - None

ADJOURNMENT:

MOTION: It was moved by Commissioner Leach, seconded by Commissioner Fink to adjourn the meeting at 8:05 p.m.

VOTE: The motion passed on a voice vote of 5-0



Brian Halvorson
Secretary



Ron Fink
Chair