



**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
Wednesday, March 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 – absent

STAFF: Planning Manager Brian Halvorson
Senior Environmental Coordinator Stacy Lawson
Assistant City Attorney Jeff M. Malawy

ORAL COMMUNICATIONS: None

PUBLIC HEARING ITEMS:

CUP 16-01 – Starbucks Conditional Use Permit Amendment

A request by staff for Planning Commission consideration of an amendment to the approved Conditions of Approval for CUP 16-01 relating to a street tree and a stormwater filter in the public right-of-way. The project site is 0.40 acres and is located at 400 East Ocean Avenue in the *Commercial Office (CO)* Zoning District. This action is exempt pursuant to Section 15061 of the California Environmental Quality Act (CEQA).

Senior Environmental Coordinator Stacy Lawson summarized the written staff report.

OPEN/CLOSE PUBLIC HEARING

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission adopt Resolution No. 880 (18) approving a Conditional Use Permit Amendment (CUP 16-01), based upon the Findings of Fact in the Resolution, and subject to the attached amended Conditions of Approval.

VOTE: The motion passed on a voice vote of 4-0-1, with Commissioner Rodenhi absent.

LOM 612 – Lot Line Adjustment

A request from Steve Reese, applicant, for Planning Commission consideration of a proposal for a Lot Line Adjustment of two parcels located at 317 and 319 North L Street (APN'S: 091-013-016 & 015). This action is not required to comply with the California Environmental Quality Act (CEQA) because it is not a "project" for CEQA purposes.

Principal Planner Greg Stones summarized the written staff report.

OPEN

Steve Reese, architect, lots are currently in a trust, adjusting the lot line will divide the lots equally. I have read the Conditions of Approval and have no issues with them.

CLOSE PUBLIC HEARING

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission adopt Resolution No. 881 (18) approving a Lot Line Adjustment (LOM 612), based upon the Findings of Fact in the Resolution, and subject to the attached Conditions of Approval.

VOTE: The motion passed on a voice vote of 4-0-1, with Commissioner Rodenhi absent.

NEW BUSINESS: None

ORAL COMMUNICATIONS: None

WRITTEN COMMUNICATIONS: None

APPROVAL OF MINUTES:

MOTION: It was moved by Commissioner Leach, seconded by Commissioner Cioni, that the Commission adopts the minutes of February 14, 2018.

VOTE: The motion passed on a voice vote of 4-0-1, with Commissioner Rodenhi absent.

DIRECTOR/STAFF COMMUNICATIONS:

- Status of the Zoning Ordinance Update
 - Draft Zoning Code Open House Wednesday, March 28, 2018, 6:00 – 8:00 p.m.
 - Tentative Draft Zoning Code workshop Monday, April 16, 2018
 - Public Review period for Draft Zoning Code: February 20 through April 20
 - Workshops, flyers, neighbor canvassing have been part of public outreach
- 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

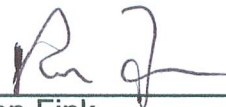
ADJOURNMENT:

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach to adjourn the meeting at 6:50 p.m. to a Regular Meeting on April 11, 2018, 6:30 P.M. in City of Lompoc, Council Chambers.

VOTE: The motion passed on a voice vote of 4-0-1, with Commissioner Rodenhi absent



Brian Halvorson
Secretary



Ron Fink
Chair