



**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
Wednesday, June 13, 2018, at 6:30 p.m.
City Hall, 100 Civic Center Plaza, Council Chambers**

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

STAFF: Planning Manager Brian Halvorson
Assistant Planner Cody Graybehl
Assistant Planner Hannah Nguyen
Assistant City Attorney Jeff M. Malawy

ORAL COMMUNICATIONS: None

PUBLIC HEARING ITEMS:

DR 18-04 – Wendy’s Architectural Review

A request from John Dodson, representing property owner Triple H Investments, for Planning Commission consideration of a proposal to remodel the exterior façade of an existing Wendy’s restaurant. The project site is 22,254 square feet and is located at 1102 North H Street (APN: 087-430-037) 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 Hannah Nguyen summarized the written staff report.

OPEN PUBLIC HEARING / CLOSE PUBLIC HEARING

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission adopt Resolution No. 884 (18) approving a Development Plan (DR 18-04), 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, Commissioner Cioni being absent.

DR 18-05 – Famous Footwear & Five Below Architectural Review

A request from Abdul Salehi, representing property owner Brixmor Property Owner II, for Planning Commission consideration of a proposal to remodel the exterior façade of an existing tenant space in the Lompoc Shopping Center. The project site is 13,591 square feet and is located at 611 & 613 North H Street (APN: 089-110-003) 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.

OPEN PUBLIC HEARING

Abdul Salehi, Architect, Condition P28; would like to have the condition reworded to read: One heavy potted plant shall be added at the entrance of each of the three retail spaces. If that were the intent, each tenant would each have a plant.

CLOSE PUBLIC HEARING

MOTION: It was moved by Commissioner Rodenhi, seconded by Commissioner Fink, that the Commission adopt Resolution No.885 (18) approving a Development Plan (DR 18-05), based upon the Findings of Fact in the Resolution, and subject to the attached Conditions of Approval amending P28, with supplemental Fire Conditions, and amending P7 to add compliance with approved Lompoc Shopping Center Sign Program.

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

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 adopt the minutes of May 9, 2018.

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

DIRECTOR/STAFF COMMUNICATIONS:

- Summary of May 30, 2018 Zoning Code Workshop
 - Workshop was successful
 - Meeting with consultant on June 28, 2018
- Community Health Center Project (GP 17-02, ZC 17-02, DR 17-02, LOM 609) update, PILOT agreement still in progress.

COMMISSION REQUESTS:

- Commissioner Fink rescinds his request from May 9, 2018 regarding CEQA document
- CHC property weeds are overgrown

ADJOURNMENT:

MOTION: It was moved by Commissioner Gonzales, seconded by Commissioner Fink to adjourn the meeting at 6:50 P.M. to a Regular Meeting on July 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 Cioni being absent.



Brian Halvorson
Secretary



Ron Fink
Chair