



**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
Wednesday, July 11, 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
Assistant Planner Cody Graybehl
Assistant City Attorney Jeff M. Malawy

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

- Planning Commission 2017/2018 Annual Report –
Summary of Commission Actions for the 2017/2018 fiscal year

MOTION: It was moved by Commissioner Leach, seconded by Commissioner Fink, that the Commission adopts the Consent Calendar.

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

PUBLIC HEARING ITEMS:

LOM 571 -Time Extension for the Burton Ranch Vesting Tentative Subdivision Map

A request for Planning Commission consideration of a two-year time extension submitted by John Martin, representing property owner Harris Grade Partners and the Towbes Group, Inc., to extend LOM 571 for the Burton Ranch Vesting Tentative Subdivision Map to subdivide an approximately 32.6-acre site into 65 parcels. The proposed project site is located north of the intersection of Harris Grade Road and Highway 1 (Assessor Parcel Numbers: 097-250-040 and 097-250-013) within the Burton Ranch Specific Plan. This action is categorically exempt pursuant to Section 65457 of the California Environmental Quality Act (CEQA) as the proposal is consistent with the adopted Burton Ranch Specific Plan for which a Program Environmental Impact Report (SCH#2002091045) was previously certified. An addendum for the time extension has been prepared pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Cody Graybehl summarized the written staff report.

OPEN PUBLIC HEARING

Jon Martin, Harris Grade Partners, Burton Ranch has Development Agreement (DA) with Mission Hills Community Services District that has expired, we are working on a number of possible resolutions. We are hoping to begin construction before 2020.

Commissioner Gonzales inquired on price levels.

Jon Martin, Harris Grade Partners, stated that conditions are good and if not for infrastructure issues would probably be building.

Commissioner Rodenhi asked why Burton Ranch will not be using the City of Lompoc for water and sewer needs.

Jon Martin, Harris Grade Partners, due to the terms of the annexation agreement.

Commissioner Leach asked if Mission Hills Community Service District has the capacity to service the Burton Ranch area.

Jon Martin, Harris Grade Partners, possibly, the MHCSD is looking to expand their facility and would like funding from Burton Ranch and help with well water production.

CLOSE PUBLIC HEARING

MOTION: It was moved by Commissioner Gonzales, seconded by Commissioner Cioni, that the Commission adopt Resolution No. 886 (18) approving a two-year Time Extension for the Burton Ranch Vesting Tentative Map (LOM 571), 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 5-0

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 June 13, 2018.

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

DIRECTOR/STAFF COMMUNICATIONS:

- Update on Food Services in Wine Ghetto
- Update on Zoning Ordinance upcoming public hearings
 - Tentative meeting August 22, 2018
- August 8, 2018 Planning Commission meeting is canceled

COMMISSION REQUESTS:

- Commissioner Cioni
 - Food Services in the Wine Ghetto should be updated to not include any chain restaurants.
- Commissioner Fink
 - City should ensure that the City Clerk include a copy of Lompoc Municipal Code Section 17.108.070 concerning Temporary Signs in each candidate packet for the upcoming election and have the City aggressively enforce the code.


ADJOURNMENT:

MOTION: It was moved by Commissioner Cioni, seconded by Commissioner Fink to adjourn the meeting at 6:55 P.M. to a Special Meeting on Wednesday, August 22, 2018, 6:30 P.M. in City of Lompoc, Council Chambers.

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



Brian Halvorson
Secretary



Ron Fink
Chair