



Adopted May 13, 2020

**Minutes of the Special Meeting of the Lompoc Planning Commission
Wednesday, April 22, 2020, at 6:30 p.m.
City Hall, 100 Civic Center Plaza, Council Chambers**

ROLL CALL: Commissioner Nicholas Gonzales (Chair) – Absent
Commissioner Federico Cioni (Vice-Chair)
Commissioner Steve Bridge
Commissioner Sasha Keller
Commissioner Ken Ostini

STAFF: Assistant City Attorney Brian Wright-Bushman (via Zoom)
Planning Manager Brian Halvorson
Principal Planner Greg Stones
Development Services Assistant II Cherridah Weigel

ORAL COMMUNICATIONS: None

PUBLIC HEARING ITEMS:

Item No. 1

DR 20-02 – Residential Duplex

A request for a Development Review Permit from Joey White (applicant/owner) for Planning Commission consideration of a 2,867 square foot residential duplex on a 7,000 square foot lot located at 227 South J Street (APN: 091-152-007) in the High Density Residential (R3) zone. This action is categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA).

Greg Stones, Principal Planner summarized the written staff report with a PowerPoint presentation.

OPEN Public Hearing for DR 20-02

Joey White property owner/applicant stated that he submitted plans for a building permit in July 2019, received corrections in August 2019, and resubmitted corrected plans in January 2020. At that time he was informed due to the structure size being larger than 2,500 square feet, his project would need Planning Commission approval which required additional deposits. He was also informed of the Architectural Guidelines stating the second floor was required to be setback from the first floor and asked that this Condition be reconsidered.

Ronnie Falconer a resident, expressed concern with neighborhood aesthetics and stated that her home was built in 1913 and the applicants home is the historic Henry Alter House. She was also concerned with a huge imposing wall seen from her back yard and privacy issues for her property. She also stated concerns with parking, traffic, noise, light, and airflow being restricted from a large building on a small lot, and the possibility of declining property values.

Joey White expressed concern with the Conditions of Approval for the bicycle rack and the requirement for a Licensed Landscape Architect and Licensed Landscape Contractor.

Greg Stones noted staff can work with the applicant on the bicycle rack and stated that bicycles could be stored in the garages, but that a Licensed Landscape Architect is required.

Brian Halvorson stated that a Licensed Landscape Architect is required due to the State of California, Model Water Efficiency Landscaping Ordinance (WELO) calculations. Depending on the type and style of landscaping, staff can work with the applicant during plan check.

CLOSE Public Hearing for DR 20-02

Commissioner Bridge inquired on how the **Commission** is supposed to review an undefined requirement for the second story setback in the Architectural Review Guidelines.

Brian Halvorson noted aside from the minor amendment to the Architectural Review Guidelines which was made by the Zoning Code update, we have had the existing guidelines for quite a while. He also noted that some requirements are undefined and left to interpretation to allow flexibility between projects. Staff is open to adding a Condition of Approval with specific direction on the second story setback requirements as defined by the **Commission**.

The **Commission** discussed the second story setback requirement at length.

Brian Wright Bushman read Lompoc Municipal Code Section 17.512.050D which states: *"The proposed development substantially complies with any applicable City design guidelines, including but not limited to architectural guidelines."* The **Commission** needs to find that the development substantially complies with the Architectural Review Guidelines and the Commission can impose Conditions of Approval to ensure that the project complies with the Architectural Review Guidelines.

Greg Stones read Architectural Review Guidelines section 3B6: *"New structures shall not crowd or overwhelm neighboring residences. Creation of a vertical canyon effect between houses must be avoided. When a two-story house is proposed adjacent to a one-story house, the second story shall be further from the property line than the first story."*

REOPEN Public Hearing for DR 20-02

Ronnie Falconer stated that the code is clear and should be followed.

Joey White submitted photographs to the Commission of other newly constructed buildings in his neighborhood without the second floor setback.

Amber White spoke from the audience and was inaudible.

CLOSE Public Hearing for DR 20-02

Commissioner Bridge stated that the project substantially complies with the overall intent of the Guidelines and that it does not create a canyon and it meets community standards. A motion was made for approval with the Condition for a second story setback to be removed.

MOTION: It was moved by **Commissioner Bridge**, seconded by **Commissioner Keller**, that the Commission adopt Resolution No. 930 (20) approving a Development Plan (DR 20-02) for a Residential Duplex project based upon the Findings in the Resolution, and subject to the attached Conditions of Approval, as amended.

VOTE: The motion passed on a voice vote of 4-0-1 with **Chair Gonzales** absent.

Item No 2:

DR 20-03 – Residential-Duplex and Single-Family Dwelling

A request for a Development Review Permit from Mike and Lauren Daniels (applicant/owner) for Planning Commission consideration to demolish an existing 1,196 square foot residence and construct a 1,894 square foot residential duplex and 1,906 square foot single-family dwelling on a 10,500 square foot lot located at 200 North F Street (APN: 085-091-010) in the Medium Density Residential (R2) zone. This action is categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA).

Greg Stones, Principal Planner, summarized the written staff report with a PowerPoint presentation and noted that there was a Supplemental Information handout on the dais stating the Engineering Division recommends the deletion of Conditions of Approval EN21 and EN22.

Commissioner Ostini inquired about the second story setback on the project.

Greg Stones noted that depth variation on the second story qualifies as having a second story setback.

OPEN Public Hearing for DR 20-03

Steve Reese, Architect, representing the property owners, has read the Conditions of Approval and had the following comments:

- Condition P16 – Façade extending above the roofline conditions is undefined, does not apply, and would like it deleted.
- Condition P19 – Bicycle rack, the single-family house is exempt, the duplex should be exempt too.
- Condition P48 – cobbles in the darkened area shown on the plan, should not need to be landscaped and that cobbles are meant to accent the site. We have agreed to landscape the parkway.
- Engineering Conditions were addressed in the memo that was handed out.
- Condition SW1 and a few others could have been written better and be more project specific.

Commission and **Staff** discussed **Mr. Reese's** requests. **Greg Stones** noted that an alternative to the bicycle rack would be to allocate one (1) bicycle space in each garage of the duplex. **Brian Halvorson** noted he would accept hooks in the garage on the wall or rafters for the bicycle parking requirement in the duplex without dedicating a 3 foot by 6 foot area of garage floor for bicycle parking.

Greg Stones stated that staff was amenable to removing Condition P48 if the **Commission** desires.

Ross Falconer, a resident, said it was a joy to listen to a design professional who has solutions for a challenging lot. He noted that precedence was set on the previous project and that when an applicant cannot come up with a solution to meet code requirements when designing plans themselves, they should be required to hire a design professional to assist them in meeting the code requirements.

CLOSE Public Hearing for DR 20-03

MOTION: It was moved by **Commissioner Bridge**, seconded by **Commissioner Ostini**, that the Commission adopt Resolution No. 931 (20) approving a Development Plan (DR 20-03) for a Single Family Residence and a Duplex project based upon the Findings in the Resolution, and subject to the attached Conditions of Approval as amended:

- **Condition P16** – delete
- **Condition P19** – revise condition that hooks for hanging bicycles (walls or rafters) in the garage are acceptable and a 3 foot x 6 foot area in the garage is not required.
- **Condition P48** – delete
- **Conditions EN 21 and EN 22** – delete per attached memo (Exhibit A)

VOTE: The motion passed on a voice vote of 4-0-1 with **Chair Gonzales** absent.

NEW BUSINESS: None

ORAL COMMUNICATIONS: None

WRITTEN COMMUNICATIONS: None

APPROVAL OF MINUTES:

MOTION: It was moved by **Commissioner Ostini**, seconded by **Commissioner Bridge**, that the Commission adopt the April 8, 2020 minutes, as amended.

VOTE: The motion passed 3-0-1-1 with **Commissioner Keller** abstaining and **Chair Gonzales** absent.

DIRECTOR/STAFF COMMUNICATIONS:

- There will be a May 13, 2020, Planning Commission meeting with a presentation by the Engineering Division (Bicycle and Pedestrian Plan).

COMMISSION REQUESTS:

- **Commissioner Bridge** forwarded comments on the draft RHNA document to **Brian Halvorson** and inquired on how to get his comments distributed to the rest of the **Commission**. **Brian Wright-Bushman** stated that they should be listed on and distributed with a Planning Commission Agenda.

ADJOURNMENT:

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Bridge** to adjourn the meeting at 7:43 P.M. to a regular meeting on Wednesday, May 13, 2020, at 6:30 P.M. in the City of Lompoc Council Chambers.

VOTE: The motion passed on a voice vote of 4-0-1, with **Chair Gonzales** absent.



Brian Halvorson
Secretary



Frederico Cioni
Vice-Chair



DATE: April 22, 2020
TO: Members of the Planning Commission
FROM: Greg Stones, Principal Planner
RE: Agenda Item #2, DR 20-03
(Residential Duplex/Single-Family Dwelling)
Revision to Conditions of Approval

Lori Speer from Engineering has indicated that two conditions (page 17) as shown below can be deleted from the permit since the ramps have been installed recently by the city.

Below are the conditions to be deleted:

EN21. An accessible ramp shall be constructed at the alley intersection per City of Lompoc Standard Drawing 606, RD5.

EN22. An accessible ramp shall be constructed on the northeast corner of the intersection of North F Street and Walnut Avenue per City of Lompoc Standard Drawing RD3 or as otherwise approved based on available ROW or additional dedication.

If the Commission agrees to these revisions, these changes will need to be part of the motion prior to approval of this project.