

**MINUTES OF THE REGULAR MEETING  
OF THE LOMPOC PLANNING COMMISSION  
September 13, 2017**

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

**STAFF:** Planning Manager Lucille Breese  
Principal Planner Brian Halvorson  
Assistant Planner Cody Graybehl  
Assistant City Attorney Jeff M. Malawy

**ORAL COMMUNICATIONS:** – None

**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.)

- Planning Commission 2016/2017 Annual Report – Summary of Commission Actions for the 2016/2017 fiscal year

**MOTION:** It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission adopt the items on the Consent Calendar as correct.

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

**PUBLIC HEARING ITEMS:**

**LOM 599 – Time Extension – Central Coast Business Park**

A request for Planning Commission consideration of a time extension submitted by Chad Penrod, representing the McGaelic Group, for the Central Coast Business Park Tentative Subdivision Map LOM 599 to subdivide an existing forty (40) acre parcel of land into twelve (12) parcels. The property is located in the *Business Park (BP)* Zoning District on West Central Avenue, between V Street and Barton Avenue (Assessor Parcel Numbers: 093-450-014,-015,-016). A Final Environmental Impact Report for the Central Coast Business Park Vesting Tentative Subdivision Map (SCH # 2014021048) was prepared by Meridian Consultants, LLC in September 2015. An addendum has been prepared pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Cody Graybehl summarized the written staff report.

OPEN / CLOSE PUBLIC HEARING

**MOTION:** It was moved by Commissioner Rodenhi, seconded by Commissioner Fink, that the Commission adopt Resolution No. 867 (17) approving a Time Extension for Vesting Tentative Subdivision Map (LOM 599), 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.

**LOM 582 – Time Extension – Santa Rita Hills Development**

A request for Planning Commission consideration of a time extension submitted by Stephen Zotovich for Vesting Tentative Subdivision Map LOM 582 to subdivide approximately 9.4 acres to create four (4) parcels. The property is located at the northeast corner of the intersection of North Twelfth Street and Highway 246 (Assessor Parcel Number: 099-141-034). An Environmental Impact Report (EIR) was previously prepared for this project pursuant to Section 15074 of the California Environmental Quality Act (CEQA). An addendum to the EIR has been prepared for the proposed time extension pursuant to CEQA.

Assistant Planner Cody Graybehl summarized the written staff report.

Commissioner Cioni asked about the maximum number of possible time extensions available.

Planning Manager Lucille Breese noted this is the first extension, they are permitted a maximum of six (6) years

**OPEN / CLOSE PUBLIC HEARING**

**MOTION:** It was moved by Commissioner Gonzales, seconded by Commissioner Rodenhi, that the Commission adopt Resolution No. 868 (17) approving a Time Extension for Vesting Tentative Subdivision Map (LOM 582), 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 14, 2017.

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

**DIRECTOR/STAFF COMMUNICATIONS:**

Planning Manager Lucille Breese advised the Commission:

- October 11, 2017 Planning Commission meeting is Cancelled;
- October 03, 2017 Staff will make a General Plan Presentation at City Council;
- October 14, 2017 will be her last day with the City of Lompoc she expressed her appreciation for the efforts of the Commission. Brian Halvorson will become Planning Manager / Secretary to the Planning Commission.

**COMMISSION REQUESTS:**

Commissioner Cioni inquired about upcoming workshops with Lisa Wise Consulting. Planning Manager Lucille Breese stated they are working on the Zoning Ordinance, and a date has not been set yet.

Commission Rodenhi inquired about food service in the Industrial Zone? Planning Manager Lucille Breese stated that it is on the work list.

**ADJOURNMENT:**

**MOTION:** It was moved by Commissioner Leach, seconded by Commissioner Fink, to adjourn the meeting at 6:46 pm.

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

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Lucille T Breese, AICP  
Secretary

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Ron Fink  
Chair