

**MINUTES OF THE REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
June 14, 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 Sara Farrell
Assistant Planner Cody Graybehl
Assistant City Attorney Jeff M. Malawy

ORAL COMMUNICATIONS: – None

CONSENT CALENDAR: – None

PUBLIC HEARING ITEMS:

LOM 557 – Time Extension – Coastal Meadows Development

A time extension request submitted by Marco Vujicic for the Coastal Meadows Vesting Tentative Subdivision Map LOM 557 to subdivide an existing 3.14 acre parcel of land to create 40 residential lots. The property is located in the *Medium Density Residential, Planned Development (R-2,PD)* Zoning District located at 1275 North V Street (Assessor Parcel Number: 093-070-036). A Mitigated Negative Declaration (MND) was previously prepared for this project pursuant to Section 15074 of the California Environmental Quality Act (CEQA) and an addendum to the MND has been prepared for the proposed time extension pursuant to CEQA.

Assistant Planner Cody Graybehl summarized the written staff report.

OPEN PUBLIC HEARING

Batta Vujicic, Chairman of the Board, Coastal Meadows, Mr. Vujicic thanked City Staff for always being a pleasure to work with; noted he has read and agrees with the Conditions of Approval, and stated he would like to be under construction on the project within two years.

Commissioner Leach expressed concern regarding the number of Time Extensions the Planning Commission has been granting over the past few months.

Commissioner Gonzales inquired if there median price that would trigger building of the project.

Mr. Vujicic stated the land values are not what they were in 2005 and 2006 and coupled with skyrocketing construction cost, the values would need to be in the \$400,000 range to make the project viable.

CLOSE PUBLIC HEARING

Commissioner Gonzales noted due to economic downturn the State Legislature had granted automatic extensions and he stated he was prepared to grant the Time Extension.

Commissioner Fink agreed to second the motion with a change which would extend the map to 2020 which would be the maximum allowed.

Commissioner Gonzales asked Assistant City Attorney Malawy if six (6) years was the maximum allowed for the Time Extension.

Assistant City Attorney Malawy stated that six (6) years is the maximum time allowed by State law for Time Extensions before the Map would expire. However, he noted if the developer files for the final map prior to the expiration date they would retain the approval.

MOTION: It was moved by Commissioner Gonzales, seconded by Commissioner Fink, that the Commission adopt Resolution No. 863 (17) approving a Time Extension for Vesting Tentative Subdivision Map (LOM 557), based upon the Findings of Fact in the Resolution and subject to the attached Conditions of Approval as amended.

COA P5: "This action constituted a cumulative 6 years of approved extensions. No further extensions will be granted, so, Tentative Subdivision Map LOM 557 expires on June 12, 2020 as a result of the approval of the time extension."

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

CUP 17-02 – The Compound Martial Arts

A request from Salvador Rodriguez and Alexander Ur, for Planning Commission consideration of a Conditional Use Permit for the operation of a 7,740 square foot martial arts and fitness center within an existing multi-tenant industrial building. The project site is located at 432 Commerce Court, Suite C & F (APN'S: 093-480-004, -005) in the *Business Park (BP)* Zoning District. This action is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

Assistant Planner Sara Farrell summarized the written staff report and presented supplemental information.

OPEN / CLOSE PUBLIC HEARING

Commissioner Rodenhi stated it appears to be a good project for the site.

Commissioner Leach expressed concern on the parking calculations. The Commission held a discussion regarding parking.

Planning Manager Lucille Breese noted the parking lot is in disrepair and staff is working with the applicant to bring the lot up to current code.

MOTION: It was moved by Commissioner Rodenhi, seconded by Commissioner Leach, that the Commission adopt Resolution No. 864 (17) approving a Conditional Use Permit (CUP 17-02), 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.

DR 15-13, LOM 601 – City of Lompoc Transit Operation and Fleet Maintenance Facility

A request from the City of Lompoc Public Works Department for Planning Commission consideration of a proposal to construct a Transit Operation and Fleet Maintenance Facility consisting of four (4) buildings with parking and landscaping. The project would be built in three (3) phases; includes the demolition of four (4) existing buildings totaling 14,888 square feet; combines seven (7) existing parcels into three (3) parcels; and, is located on 4.24-acres at the northeast corner of Chestnut Avenue and D Street (APN'S: 085-033-001, -004, -005, -006, -007 and 085-040-001, -002 and a portion of -003 and -004 and a section of right-of-way to be abandoned) in the *Industrial (I)* Zoning District. A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Commissioner Gonzales recused himself from discussion on this item due to potential conflict of interest.

Principal Planner Brian Halvorson summarized the written staff report.

OPEN PUBLIC HEARING

Paul Hill, Grand Knight of the Knights of Columbus, adjacent property owner – stated he was present to see if any impacts or issues were identified that might impact their property; however, there do not appear to be any.

CLOSE PUBLIC HEARING

The Commission expressed concern with the 10-foot wall on Chestnut Ave across from residential neighborhood. Mr. Halvorson noted the Code required a 10-foot landscape buffer in front of the wall.

Public Works Director, Kevin McCune advised the Commission that at the current corporate yard location the wall is part of a building. The City wants to be a good neighbor and screen oversized vehicles from public view, a trash truck is 9 ½ feet tall, a transit bus is 9 ½ feet, buses for Clean Air Express are over 10 feet tall,

Commissioner Rodenhi asked about the construction material for the wall.

Senior Civil Engineer, Christos Stoyos stated the 10-foot wall for screening large vehicles is proposed to be built of the same architectural panels that will be used for the buildings and stucco in some places.

Commissioner Cioni inquired about plans for parcel 3.

Public Works Director, Kevin McCune noted the lot is currently paved and the City will maintain the frontage. Council will determine possible use at a future time.

Commissioner Leach expressed concern regarding access from A Street. Mr. Stoyos advised there is right turn only exit on A Street.

Paul Hill, Grand Knight of the Knights of Columbus, does not feel that there will be an impact.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission adopt Resolution No. 865 (17) approving a Development Plan (DR 15-13) and certifying the Mitigated Negative Declaration based upon the Findings of Fact in the Resolution and subject to the attached Conditions of Approval and Mitigation Measures as amended.

VOTE: The motion passed on a roll call vote of 4-0-1, with Commissioner Gonzales not participating

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission adopt Resolution No. 866 (17) approving a Tentative Parcel Map (LOM 601), based upon the Findings of Fact in the Resolution and subject to the attached Conditions of Approval.

VOTE: The motion passed on a roll call vote of 4-0-1, with Commissioner Gonzales not participating

NEW BUSINESS – None

ORAL COMMUNICATIONS – None

WRITTEN COMMUNICATIONS – None

APPROVAL OF MINUTES:

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission adopt the minutes of May 10, 2017.

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

DIRECTOR/STAFF COMMUNICATIONS:

Planning Manager Lucille Breese advised the Commission:

- July 12, 2017 Planning Commission meeting is canceled due to lack of business items; and
- July 18, 2017 the City Council will review the request for the Bailey Avenue Annexation.


COMMISSION REQUESTS:

Commissioner Fink asked if future Map Time Extensions were to be reviewed at Planning Commission. Staff advised that the Commission has reviewed the pending long-term map requests.

ADJOURNMENT:

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Leach, to adjourn the meeting at 7:40 pm.

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



Lucille T. Breese, AICP
Secretary



Ron Fink
Chair