

**MINUTES OF THE REGULAR MEETING  
OF THE LOMPOC PLANNING COMMISSION  
January 11, 2017**

**ROLL CALL:** Commissioner Federico Cioni - Absent  
Commissioner Allan Clark  
Commissioner Ron Fink  
Commissioner Mary Leach  
Commissioner Jack Rodenhi

**STAFF:** Planning Manager Lucille Breese  
Assistant Planner Sara Farrell  
Assistant City Attorney Jeff M. Malawy

**ORAL COMMUNICATIONS:** – None

**PUBLIC HEARING ITEMS:**

**DR 16-02 - Development Plan – Continued from December 14, 2016 Meeting**

A request from Joseph Shealy of Gary Wang & Associates, Inc., representing property owner CFT Developments LLC, for Planning Commission consideration of a proposal to construct a 4,350-square foot two-tenant restaurant / retail pad building and a Sign Program for the development. The project site is a 1.02-acre parcel shared with Panda Express at 1405 North H Street (APN: 093-450-032) in the *Planned Commercial Development (PCD)* Zoning District. A Mitigated Negative Declaration was prepared for the Panda Express and future two-tenant restaurant/retail pad as adopted in Resolution 655(09) and an addendum has been prepared for this project pursuant to the California Environmental Quality Act (CEQA).

Assistant Planner Sara Farrell summarized the written staff report and stated supplemental information had been provided by the applicant.

City Engineer Mike Luther noted he had reviewed the audio of the December 14, 2016 meeting. He provided the Commission with information regarding the planned improvements for the Central and H Street intersection, discussion of the Traffic Studies done for projects in the vicinity, and the accident history for the access driveway into the site.

Commissioner Fink noted the City plan may be ready before the Burton Ranch project develops. Mr. Luther advised the Planning Commission the Burton Ranch project will fund 50% of the intersection improvements.

Commissioner Rodenhi asks what a GAP study was. Mr. Luther explained a consultant views traffic and times the “gaps” between cars to see if there is enough time for cars to turn into the driveway between the oncoming traffic – peak time 5 pm to 7 pm

**OPEN PUBLIC HEARING**

Joseph Shealy, project applicant -- submitted a letter addressing concerns expressed at the December 14, 2016 meeting and stated the traffic was not a result of the project.

Commissioner Fink asked if he had reviewed and agreed with the Conditions of Approval (COA). Mr. Shealy answered affirmatively

John Linn, resident – spoke regarding allowing left turn lane into and out of the project driveway. Mr. Luther explained the width was adequate to allow a left turn. Mr. Linn stated Chipotle and Habit would not have signed the lease if left turn access had not been allowed; he reported having spoken with Tim Govins of CalTrans, whose suggestions included a “safe harbor” lane; and he noted his agreement with staff report.

#### CLOSE PUBLIC HEARING

Commissioner Leach asked Mr. Luther about a “safe harbor” lane for the site. Mr. Luther replied this was the first he had seen or heard of a “safe harbor” lane for this project site.

Commission Fink referred to COA P25 and P26 requiring parking spaces for motorcycles and bicycles and noted these spaces were not on plans. Ms. Farrell replied they will be included on the plans for the building permits and staff will verify.

Commission Fink recommended adding a COA for hours of operation and referred to the supplemental data on monument sign.

The Commission discussed the concept of a “safe harbor” lane with Mr. Luther.

**MOTION:** It was moved by Commissioner Fink, seconded by Commissioner Clark, that the Commission adopt Resolution No. 848 (16) approving a Development Plan for the Construction of new Two-Tenant Building and adoption of a Sign Program for (DR 16-02), based upon the Findings of Fact in the Resolution and subject to the attached Conditions of Approval including:

P31. The hours of operation for the proposed retail tenant may be as follows: 10:00 am to 11:00 pm, 7 days a week

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

#### **DR 16-05 – Architectural Review**

A request from Randy Alonzo of the RTA Design, Inc., representing property owner Lompoc Laundry ACQ, LLC, for Planning Commission consideration of a proposal to update the exterior façade of the existing building located at 304 West Ocean Avenue (APN: 091-102-021). The site is approximately 21,000-square feet (0.48 acres) and is zoned *Old Town Commercial (OTC)*. 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.

#### OPEN PUBLIC HEARING

Randy Alonzo, project applicant – advised the Commission of his background in Santa Maria on similar projects; noted he intended to keep the facility well lit, safe, and clean; stated his intention to feature local restaurant menus to cultivate more pedestrian activity in the OTC; and, stated he had reviewed the COA and agreed.

#### CLOSE PUBLIC HEARING

Commission Clark noted the project would be a great addition to area

Commissioner Rodenhi agreed it was a great project with adequate parking and access

**MOTION:** It was moved by Commissioner Rodenhi, seconded by Commissioner Leach, that the Commission adopt Resolution No. 850 (17) approving a Development Plan for the Laundry Room project (DR 16-05), 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, with Commissioner Cioni absent

### **DR 16-06 – Development Plan**

A request from Steve Reese, representing property owner Michelle Rodriguez, for Planning Commission consideration of a proposal to construct a 13,906 square foot wine warehouse for storage and production for up to three tenants at 440 Commerce Court (APN 093-450-006). The proposed site is approximately 0.81 acres and zoned *Business Park (BP)*. This action is exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA).

Assistant Planner Sara Farrell summarized the written staff report.

### OPEN PUBLIC HEARING

Steve Reese, applicant representative – noted the applicant had reviewed the COA and accepted them; he also noted there would be some minor re-design to the rear of the site.

Commissioner Fink asks about hours of operation for the facility and Mr. Reese indicated it was unknown since there was no tenant identified.

Commissioner Leach inquired about circulation and parking on the site and Mr. Reese stated they could add three (3) more spaces with the potential for more.

### CLOSE PUBLIC HEARING

**MOTION:** It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission adopt Resolution No. 851 (17) approving a Development Plan for the Commerce Court Wine Warehouse project (DR 16-06), 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, with Commissioner Cioni absent

**CUP 16-02 – Conditional Use Permit**

A request from Steve Reese, project architect, representing property owner Maria L. Ruano, for Planning Commission review and consideration of a Conditional Use Permit to allow the construction of a 3,253 sq. ft. child daycare addition to an existing church facility at 231 North O Street (APN 091-040-058). The property is zoned *High Density Residential (R3)*. This action is exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA).

Assistant Planner Sara Farrell summarized the written staff report.

OPEN PUBLIC HEARING

Steve Reese, applicant representative – thanked the staff, and noted the applicant had a concern with COA GR 12 but was working with Building and Storm Water to clarify and noted EN 21 would add significant cost to the project but they are working with the City Manager to have Council review.

Atul Patel, representing the Church – noted the fee was originally \$120,000 which was beyond the ability of the church to pay and it has been reduced to \$31,000 due to the efforts of staff; however, they are requesting that the Council further reduce the fee.

CLOSE PUBLIC HEARING

Commissioner Clark asks if the project should wait for approval until Council has taken an action on the fee request? Commissioner Fink stated if the Council reduced or waived the fee, it would supercede any COA imposed by the Commission and the project applicant is requesting approval.

**MOTION:** It was moved by Commissioner Fink, seconded by Commissioner Rodenhi, that the Commission adopt Resolution No. 852 (17) approving a Conditional Use Permit for a daycare addition (CUP 16-02), 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 4-0-1, with Commissioner Cioni absent.

**NEW BUSINESS:**

- Selection of Chair and Vice Chair

**MOTION:** It was moved by Commissioner Leach that Ron Fink be elected Planning Commission Chair.

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

**MOTION:** It was moved by Commissioner Fink that Mary Leach be elected Planning Commission Vice-Chair.

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

**ORAL COMMUNICATIONS:** – None

**WRITTEN COMMUNICATIONS:**

- Provided Commissioner with Form 700
- Planning Commission Academy Agenda
- New Sign Ordinance
- City Administrator report

**APPROVAL OF MINUTES:** – None

**DIRECTOR/STAFF COMMUNICATIONS:**

Planning Manager Lucille Breese advised the Commission:

- The Jan 25 meeting will be a Zoning Workshop
- There are business items for the February 8 meeting
- There will be a status report City Council Meeting January 17, 2017 – Motorsports Park status

**COMMISSION REQUESTS:**

- Discussion and consideration of a recommendation to the City Council for a moratorium on future development until improvements to the North H Street and Central Avenue intersection are scheduled and/or completed.

City Engineer Mike Luther discussed the question with the Commission.

Commissioner Fink asked when was the intersection was last improved? Mr. Luther replied the median on Central Avenue, west of H Street was done approximately 10 years ago.

Commissioner Fink asks suggested a Public Hearing date be set to consider:

- Cumulative impact of development on Central Avenue and H street should be addressed my CalTrans. Although there is a plan, how long until it is implemented?
- How many more projects should be approved before the needed improvements are made? Suggests some type of criteria, such as: projects more than ten (10) dwelling units or Commercial proposals more than 30,000 sq. ft.
- Consider hiatus on new projects until improvements are scheduled or installed.

He thanked Mr. Luther for a really good presentation that clarified the proposed improvements.

Commissioner Rodenhi suggested requesting a summary of the traffic reports in the area to date. Mr. Luther reviewed the GP EIR, Chipotle / Habit (these are the most recent Traffic Studies for area). Currently, the intersection is at Level of Service (LOS) D, at full General Plan build out, the intersection will still operate at LOS D which is the CalTrans acceptable standard.

Commissioner Fink asked what impact the proposed Annexation of Bailey Avenue would have on the intersection. Mr. Luther stated the 2030 General Plan analysis included the impact of all build within the Sphere of Influence. He noted the City standard is LOS C; however, the intersection at H Street and Central Avenue is not a City intersection and with the future development, Mitigation

Measures would bring LOS to C.

Mr. Luther discussed the difference between Mitigation Measures and Developer Impact Fees and how the fees are calculated. He also discussed the focus of General Plan traffic study vs project specific traffic studies and the increase of peak hour traffic on H Street.

Commissioner Fink discussed who would be responsible for moving the intersection improvements forward which would include the Lompoc City Council, SBCAG, CalTrans. Mr. Luther does see the urgency, but re-iterates that we are just over LOS C, based on the amount of time delay so it would be difficult to gain other agency support.

Commissioner Fink even if the City held a hearing there would not be enough evidence for the Finding of Fact to make a recommendation to City Council so he withdrew his request and thanked Mr. Luther for the information.

**ADJOURNMENT:**

**MOTION:** It was moved by Commissioner Rodenhi, seconded by Commissioner Clark, to adjourn the meeting at 7:40 pm.

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

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Lucille T. Breese, AICP  
Secretary

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Ron Fink  
Chair