

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: July 8, 2015
TO: Members of the Planning Commission
FROM: Lucille T. Breese, AICP, Planning Manager
RE: PLANNING COMMISSION ANNUAL REPORT

(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.)

CONSENT AGENDA ITEM NO. 1

Planning Commission Annual Report for 2014/15

Background:

Each year the Commission presents a report of the activity for the previous year to the City Council. The information catalogs the number of projects reviewed by the Commission at each hearing and the action that was taken. Also included is a discussion of projects that may be reviewed by the Commission in the upcoming year.


Recommendation:

Staff recommends that the Commission approve the attached report for submittal to the City Council.

Attachment:

[Planning Commission 2014/15 Annual Report](#)

Staff Report has been reviewed and approved for submission to the Planning Commission			
Teresa Gallavan Economic Development Director/ Assistant City Administrator	Date	Lucille T. Breese, AICP Planning Manager	Date



*CITY OF LOMPOC
PLANNING COMMISSION
ANNUAL REPORT
FY JULY 1, 2014 TO
JUNE 30, 2015*

*Prepared for City Council
by Planning Commission and Planning Division Staff
June 2015*

Planning Commission Functions:

The Planning Commission has authority over planning and zoning matters as set forth by City Code and State law. The Planning Commission makes recommendations to the City Council regarding general plan amendments, zone changes, planned developments, and amendments to the Zoning and Subdivision Ordinances. The Commission may approve, conditionally approve, or deny applications for tentative subdivision maps, development plans, architectural plans, conditional use permits, and variances. The latter items are reviewed by the City Council only on appeal. The Commission also performs environmental review in accordance with the California Environmental Quality Act in conjunction with review of applications.

The Planning Commission works with the City Planning Division staff to identify methods to improve the development review process and clarify City Codes. The Commission also provides interpretation and policy guidance to the Planning staff to achieve fair, consistent application of zoning and architectural review ordinances.

Planning Commission Activities of FY 2014/2015:

During FY 2014/2015, the Planning Commission reviewed applications in the quantities set forth below:

Application	Level of Environmental Review
Conditional Use Permits – New: 12	12 Categorical Exemptions
Conditional Use Permit– Modification: 1	1 Categorical Exemption
Development Plans – New: 12	11 Categorical Exemptions 1 Mitigated Negative Declaration
Development Plan – Modification: 1	1 Categorical Exemptions
General Plan Amendment: 8*	2 Environmental Impact Report Addendums 1 Negative Declaration
Home Office Use Permit: 1	1 Categorical Exemption
LOM: 1	1 Categorical Exemption
Status Reports: 2 – CUP 1 – HUP	Not Applicable
Text Amendments: 1	1 Categorical Exemption
Zone Changes: 2	1 Negative Declaration

*number includes multiple meetings for the 2030 General Plan Update

During FY 2014/2015, the Planning Commission reviewed a total of forty-one (41) applications. A summary of the Planning Commission’s agenda items begins on page 5.



FY 2014/2015 – Major Projects Reviewed by the Commission Include:

- Review and recommendation to City Council on the Economic Development Element
- Review and recommendation to City Council on Phase 2 2030 General Plan Elements
- Review and recommendation to City Council on Housing Element for 2014-2022 housing Cycle
- Solvang Brewing Company – a brewery, taproom and restaurant with production facility in an existing older building in the Old Town Commercial Area;
- Hilton Gardens Inn – a 156-room hotel with conference area, a pool, landscaping, on-site parking on the H Street Corridor.

FY 2014/2015 – Appeal of Planning Commission Decision to the City Council:

<p><u>Verizon Wireless Facility</u> Nov 18, 2014 – appeal of Planning Commission approval of a Conditional Use Permit for the operation of an unmanned wireless telecommunication facility at 1107 North V Street.</p>	<p>The City Council voted to deny the appeal and allow the project (CUP 14-01)</p>
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FY 2013/2014 – Special Meetings:

- July 23, 2014 – Review 2030 General Plan Addendum for Phase 2 Elements
- August 27, 2014 – Formulate Recommendations regarding 2030 General Plan Phase 2 Elements
- January 28, 2015 – To consider a Conditional Use Permit (CUP) to allow Solvang Brewing Company and Production Facility in the *Old Town Commercial (OTC) Zoning District*



Anticipated Activities for FY 2015/2016:

The Planning Commission anticipates public hearings on the following proposed projects:

- Review and recommendation of the Economic Development Element to finalize Phase 2 of the 2030 General Plan Update;
- Review and recommendation of amendments required by HCD for the Housing Element for the 2014 to 2022 Housing Cycle;
- Workshops on proposed Comprehensive Update to the Zoning Ordinance and Architectural Review Guidelines (ARG); and Old Town Specific Plan;
- Review of the Environmental Impact Report and Specific Plan for development of the Central Coast Business Park (CCBP) a 40-acre industrial park at Central Avenue and North V Street;
- Review of the Environmental Impact Report (EIR) and Development Plan for a Motorsports Park at the Lompoc Airport;
- Review of the Environmental Impact Report and Master Plan for the California Space Consortium Project at Ken Adam Park;
- Review of the Chipotle/Habit Development Plan;
- Review of the proposed City of Lompoc D Street Transit and Maintenance Yard;
- Review of the proposed City of Lompoc relocated Fire Station No. 2.



Summary of Planning Commission Agenda Items:

July 9, 2014 –

DR 14-05 – Development Plan Review – Hot Wire Foam Factory

Consideration of a request from David Natal owner of Hotwire Foam Factory for Planning Commission review of a proposal to construct a 3,404 square-foot industrial building, including parking and landscaping at 212 East Laurel Avenue.

The Commission voted to approve DR 14-05 on a 4-0-1 vote, with Commissioner Cioni absent.

DR 14-06 – Architectural Review – Rocket Town Honda


Consideration of a request from Mark A. Hayden of Capstone Advisors, representing RocketTown Honda, for Planning Commission review of a Development Plan to remodel an existing automobile dealership, including minor site improvements and sign program amendment at 1224 North H Street.

The Commission voted to approve DR 14-06 on a 3-0-1-1 vote, with Commission Leach abstaining and Commissioner Cioni absent.

DR 04-35 – Modifications to Conditions of Approval

Consideration of a request from James S. Rasmussen of West Pointe Homes, Inc., the project developer for Planning Commission review of modifications to previously approved Conditions of Approval for the West Point Homes residential development (previously known as Crown Laurel) DR 04-35. The requested modification is for an adjustment to the income restrictions on the eleven required affordable housing units allowing three (3) moderate income units to be sold at the median income level at the northeast corner of Laurel Avenue and V Street.

The Commission voted to approve the modifications to Conditions of Approval for DR 04-35 on a 4-0-1 vote, with Commissioner Cioni absent.



July 23, 2014 – Special Meeting

GP 07-04 -- COMPREHENSIVE 2030 GENERAL PLAN UPDATE

Planning Commission consideration of recommendations to the City Council on the Comprehensive 2030 General Plan Update:

- Discussion of City Council requested amendments to the Land Use Element;
- Review of the draft Housing Element;
- Review of the draft Addendum to the Final Environmental Impact Report (FEIR 09-01) prepared for the 2030 General Plan Update and certified by the City Council: and
- Revisions to the Conservation/Open Space, Parks & Recreation, Urban Design, Noise, Safety, Public Services, Economic Development Elements

Planning Commission will consider recommendations to the City Council on the above noted items. Due to the volume of material to be considered, discussion may be continued to the August 13 regular meeting and resolutions will be presented for consideration at the August 27, 2014 special meeting.

The Commission voted to continue the meeting to August 13, 2014 Planning Commission Meeting.

August 13, 2014

DR 14-07 – Santa Rita Hills Sign Program Amendment

Consideration of a request by Jessica Beckman of Peregrine Realty Partners, the project applicant, for Planning Commission review of amendments to an approved Sign Program (DR 13-01). The proposed amendments consist of modifying the allowable size, material, and locations of on-building signs for tenants of the Santa Rita Hills Wine Center, located at 300 North Twelfth Street.

The Commission voted to approve DR 14-07 with amended Conditions of Approval on a 3-1-1 vote, with Commissioner Clark voting no and Commissioner Rodenhi absent.

CUP 14-02 – Conditional Use Permit

Consideration of a request by Chuck Madson, representing Coast Valley Worship Center, for Planning Commission review of a Conditional Use Permit for the operation of a church, including Bible study, counseling, and administrative offices, in an existing building located at 300 North G Street.

The Commission voted to continue CUP 14-02 to the August 27, 2014 Planning Commission Meeting by a 4-0-1 vote, with Commissioner Rodenhi absent

PHASE 2 -- COMPREHENSIVE 2030 GENERAL PLAN UPDATE


Continued from July 23, 2014

Planning Commission consideration of recommendations to the City Council on the Comprehensive 2030 General Plan Update:

- Discussion of City Council requested amendments to the Land Use Element;
- Review of the draft Housing Element;
- Revisions to the Conservation/Open Space, Parks & Recreation, Urban Design, Noise, Safety, Public Services, Economic Development Elements: and
- Review of the draft Addendum to the Final Environmental Impact Report (FEIR 09-01) prepared for the 2030 General Plan Update and certified by the City Council.

The Planning Commission will consider recommendations to the City Council on the above noted items. Due to the volume of material to be considered, discussion may be continued to the August 13 regular meeting and resolutions will be presented for consideration at the August 27, 2014 special meeting.

The Commission voted to continue discussion of the General Plan Update GP 07-04 to the August 27, 2014 Planning Commission Meeting by a 4-0-1 vote, with Commissioner Rodenhi absent



August 27, 2014 – Special Meeting

Conditional Use Permit – CUP 12-04

Continued from August 13, 2014 PC Meeting

Consideration of a request by Chuck Madson, representing Coast Valley Worship Center, for Planning Commission review of a Conditional Use Permit for the operation of a church, including Bible study, counseling, and administrative offices, in an existing building located at 300 North G Street.

The Commission voted to approve CUP 12-04 with amended COA's on a 4-0-1 vote, with Commissioner Rodenhi not participating.

PHASE 2 -- COMPREHENSIVE 2030 GENERAL PLAN UPDATE

Continued from August 13, 2014 meeting

Planning Commission consideration of recommendations to the City Council on the Comprehensive 2030 General Plan Update:

- Discussion of City Council requested amendments to the Land Use Element;
- Review of the draft Housing Element;
- Revisions to the Conservation/Open Space, Parks & Recreation, Urban Design, Noise, Safety, Public Services, Economic Development Elements: and
- Review of the draft Addendum to the Final Environmental Impact Report (FEIR 09-01) prepared for the 2030 General Plan Update and certified by the City Council.

The Planning Commission will consider Resolution No. 781(14) providing recommendations to the City Council on the above noted items.

The Commission voted to approve Resolution 781(14) recommending the City Council certify Addendum No. 2 to FEIR 09-01 and adopt the Phase 2 Elements to the 2030 General Plan on a 5-0 vote.

September 10, 2014

CUP 14-01 – Conditional Use Permit

Consideration of a request by Jay D. Higgins of SAC Wireless, representing Verizon Wireless, for Planning Commission review of a Conditional Use Permit for the operation of an unmanned wireless telecommunication facility. The facility includes a 50 feet high monopole with nine (9) new panel antennas, an equipment shelter, and a generator located at 1107 North V Street.

The Commission voted to continue CUP 14-01 to the October 08, 2014 Planning Commission meeting on a 4-0-1 vote, with Commissioner Rodenhi absent.

CUP 14-03 – Conditional Use Permit

Consideration of a request by David Downs of Complete Wireless Consulting, representing Verizon Wireless, for consideration of a Conditional Use Permit for the operation of an unmanned wireless telecommunication facility. The facility includes a 65-foot high monopalm with nine (9) new antennas, an equipment shelter, and a generator located at 322 North A Street.

The Commission approved CUP 14-03 on a 3-0-1-1 vote, with Commissioner Leach not participating and Commissioner Rodenhi absent.

LOM 600 – Tentative Parcel Map


Consideration of a request by Jason Rojas and Bob Havlicek, representatives for Santa Barbara County Housing Authority for a proposal to subdivide an approximately 7.81 acre parcel of land into two (2) parcels located at 304 West College Avenue.

The Commission voted to approve LOM 600 with amended COA's on a 4-0-1 vote, with Commissioner Rodenhi absent.

DR 14-08 – Architectural Review

Consideration of a request by Dario Pini, of DP Investments, for a remodel to a historic home identified in the City of Lompoc Cultural Resources Study as the Sperber Sanitorium and House. The remodel includes replacing windows, and painting the house at 131 South F Street.

The Commission voted to approve DR 14-08 on a 4-0-1 vote, with Commissioner Rodenhi absent



September 24, 2014 – Special Meeting

HOUSING ELEMENT WORKSHOP

The Lompoc Planning Commission invites you to participate in a workshop to consider minor modifications to the 2010 Housing Element presented by Rincon Consultants.

GP 07-04 – COMPREHENSIVE 2030 GENERAL PLAN UPDATE

Introduction of the draft Housing Element for the 2014-2022 Housing Cycle.
A public hearing directing staff to forward the Housing Element prepared for the 2014 – 2022 Housing Cycle to State of California Housing and Community Development (HCD) for required review.

The Commission direct Staff and the Consultant to make the changes recommended at the Workshop and send the Draft document to the State Department of Housing and Community Development for the initial review.

October 8, 2014

CUP 14-01 – Conditional Use Permit

Continued from September 10, 2014 Planning Commission Meeting

Consideration of a request by Jay D. Higgins of SAC Wireless, representing Verizon Wireless, for a Conditional Use Permit for the operation of an unmanned wireless telecommunication facility. The facility includes a 50-foot high monopole with nine (9) new panel antennas, an equipment shelter, and a generator is located at 1107 North V Street.

The Commission voted to approve CUP 14-01 with amended COA's on a 3-1-1 vote, with Commissioner Leach voting no and Commissioner Rodenhi absent.

November 12, 2014 – meeting canceled

December 10, 2014

DR – 14-09 – Development Plan Review – Housing Authority

Consideration of a request by Larry Deese representing the Housing Authority of Santa Barbara County, for a Development Review Permit for: 1) the construction of a community center, 2) minor on-site improvements, and 3) an exemption from covered parking requirements, located at 217 West Maple Avenue.

The Commission voted to approve DR 14-09 with amended COA's on a 5-0 vote.

DR – 14-10 – Development Plan Review – 537 North K Street

Consideration of a request by Shana Reiss, of Reiss Design Studio representing Dale Willis the property owner, for a Development Review Permit for the construction of six (6) new residential dwelling units, located in three (3) two-story buildings (containing two units each), and a new private clubhouse. There is currently a 2,160 square foot building on the site being utilized for transitional housing. The site is located at 537 and 531 North K Street.

The Commission voted to approve DR 14-10 with amended COA's on a 5-0 vote.

CUP 12-04 – Review of Issues Relating to Conditional Use Permit

Planning Commission review of issues relating to Conditional Use Permit (CUP 12-04) issued February 13, 2012, for operation of a CrossFit gym located at 1251 West Laurel Avenue, Units 32 to 37.

The Commission voted to:

- *Extend the time for submittal of a building permit to 60 days from January 1, 2015;*
- *If the timeline is not met, staff is to return the CUP for review and possible revocation hearing;*
- *If the timeline is met, the facilities shall be completed within 180 days of issuance of building permit;*

On a 5-0 roll call vote.

January 14, 2015

TA – 14-01 – Emergency Shelter Text Amendment

Planning Commission will consider a recommendation to the City Council regarding an addition to Zoning Ordinance *Section 17.044 C-2 Central Business District, Section 17.040 C-O Commercial Office District, and Section 17.036 C-C Convenience Center District*. The proposed addition will conform with State law and allow emergency shelters by right in the C-2, C-O and C-C zone districts. If adopted the Ordinance would be effective Citywide.

The Commission voted to recommend City Council amend the Zoning Ordinance to allow Emergency Shelters in the Commercial Zoning Districts by a 5-0 vote.

GP 07-04 – Housing Element Review

Planning Commission review of draft 2015 Housing Element Update. An Initial Study/Negative Declaration was prepared for the project by Rincon Consultants (SCH. No. 20141212028) pursuant to the California Environmental Quality Act (CEQA). The Commission will make a recommendation to the City Council regarding the Housing Element and the Negative Declaration.

The Commission voted to recommend City Council adopt the 2015 Housing Element and Certify the Negative Declaration by a 5-0 vote.

GP 07-04 – Economic Development Element Review

The Planning Commission will review the draft Economic Development Element. The Commission will make a recommendation to the City Council regarding the Economic Development Element and recertification of the Addendum for the Phase 2 Elements.

The Commission voted to continue GP 07-04 by a 5-0 vote

January 28, 2015

CUP 14-05 – SOLVANG BREWING COMPANY

Consideration of a request by Stephen Renfrow, the applicant, for a Conditional Use Permit to allow modification of the existing buildings and operation of a brewery, taproom and restaurant in three (3) phases. Phase 1 consists of interior modifications to convert the existing buildings into a tap room, restaurant, and brewery production facility, in addition to creation of outdoor dining space on the existing 5,960 sq. ft. paved area in front of the buildings. Phase 2 consists of upgrades to the 5,960 square foot patio area to remove the existing asphalt and replace with pervious interlocking pavers. Phase 3 consists of removing parking facilities on Parcel B and constructing a new commercial development to be determined at a future date, located at 234 & 222 North H Street.

The Commission voted to approve CUP 14-05 on a 5-0 vote.



February 11, 2015

DR 14-12 – Development Plan Review

Consideration of a request by Chris Choat, property owner, for a Development Plan for the construction of two residential units with on-site parking and landscaping at 118 North N Street (Assessor's Parcel Number: 091-072-016).

The Commission voted to approve DR 14-12 on a 5-0 vote.

March 11, 2015

CUP 12-08 – Amendment to Conditions of Approval

Consideration of a request to amend Condition of Approval No. P-8 relative to indemnity imposed by the Planning Commission with Resolution No. 738(12) when approving Conditional Use Permit (CUP 12-08) for the Longoria Winery at 415 East Chestnut Avenue (Assessor Parcel Number 085-032-003).

The Commission voted to amend the Conditions of Approval for CUP 12-08 on a 5-0 vote.

GP 15-01 – General Plan Amendment / ZC 15-01 Zone Change

Consideration of a City Council initiated amendment to the General Plan Land Use Map and Zoning Map to consider eleven parcels along Laurel Avenue historically used for industrial purposes. The project proposes to change the General Plan designation to Industrial ("I"), and zoning district to Industrial ("I") for the eleven parcels identified as Assessor Parcel Numbers 091-225-001, 089-231-011, 089-231-027, 089-213-025, 089-221-014, 089-221-011, 089-221-010, 089-221-005, 089-221-021, 089-221-008 and 089-221-009.

The Commission made recommendations 10 of the 11 parcels for GP 15-01 with the 11th parcel being continued to the April 08, 2015 Planning Commission meeting.

DR 15-01 – Development Plan

Consideration of a request by Theron Smith of Drive-In Recycling, the applicant, for Planning Commission review and consideration of a proposal to locate an approximately 194 square-foot recycling center at 108 East North Avenue.

The Commission approved DR 15-01 on a 4-0-1 vote, with Commissioner Leach not participating.

[REDACTED]

CUP 14-06 – Conditional Use Permit

Consideration of a request by Melissa Samarin of Sequoia Deployment Services, representing Verizon Wireless, for Planning Commission review and consideration of Conditional Use Permit for the operation of an unmanned wireless telecommunication facility. The antennas would be located on an existing 72-foot high light pole with six (6) new antennas, an equipment shelter, and a generator. The project is located District at 1050 West Cypress Avenue.

The Commission approved DR 15-01 on a 4-1 vote, with Commissioner Leach voting no.

April 08, 2015

CUP 12-04 – Conditional Use Permit Continued from March 11, 2015 meeting

Planning Commission review of possible revocation of Conditional Use Permit (CUP 12-04) issued February 13, 2012, for operation of a CrossFit Gym located at 1251 West Laurel Avenue.

The Commission directed staff to continue to monitor the situation and report back on regular basis by a vote of 3-1-1, with Commissioner Clark voting no and Commissioner Leach absent.

GP 15-01 – General Plan Amendment / ZC 15-01 Zone Change

Continued hearing on Parcel No. 089-213-027 and adoption of Resolution No. 793 (15) and 794 (15) making a recommendation to the City Council on eleven parcels. Planning Commission review of a City Council initiated amendment to the General Plan Land Use Map and Zoning Map to consider eleven parcels along Laurel Avenue historically used for industrial purposes. The project proposes to change the General Plan designation to Industrial (“I”), and zoning district to Industrial (“I”) for the eleven parcels identified as Assessor Parcel Numbers 091-225-001, 089-231-011, 089-231-027, 089-213-025, 089-221-014, 089-221-011, 089-221-010, 089-221-005, 089-221-021, 089-221-008 and 089-221-009

The Commission made recommendations to the City Council to amend General Plan Land Use Map and the Zoning by a vote of 4-0-1, with Commissioner Leach being absent.

April 08, 2015 continued

CUP 15-01 – Conditional Use Permit

Consideration of a request by Steve Reese, agent for the applicant, Susan Harlow, for Planning Commission review and consideration of a Conditional Use Permit to allow an addition and interior remodel of the existing residence and reconstruction of the previously existing garage with a bedroom addition, on the “existing non-conforming” property, located at 521 South G Street.

The Commission approved CUP 15-01 on a 4-0-1 vote, with Commissioner Leach absent.

CUP 15-02 – Conditional Use Permit

Consideration of a request by Roy Baca of Lompoc Boxing and Training Center, for Planning Commission consideration of a proposal for a Conditional Use Permit (CUP 15-02) to operate a boxing gym to serve community youth in an existing building, located at 311 North Second Street.

The Commission approved CUP 15-02 on a 4-0-1 vote, with Commissioner Leach absent.

HUP 07-100 – Home Use Permit

Planning Commission review of issues relating to Home Use Permit (HUP 07-100) issued December 20, 2007, to allow a home office for a Mobile Auto Mechanic at 710 North First Street, Apt B.

The Commission allowed HUP 07-100 four (4) months to address issues, with Staff returning in 60 days with a status report on a 4-0-1, with Commissioner Leach absent.

DR 15-03 – Finding of Conformity

A request by Christie Alarcon, City of Lompoc Community Development Program Manager for the Planning Commission to make a finding of conformity with the City’s General Plan pursuant to Government Code Section 65402(a) regarding the disposition of City owned property located at 203 North N Street.

The Commission approved DR 15-03, by a 4-0-1 vote, with Commissioner Leach absent.

May 13, 2015

CUP 15-03 – Conditional Use Permit

Consideration of a request by Steve Arrowood, of Montemar Winery, for Planning Commission review and consideration of a Conditional Use Permit to allow expansion and interior remodel of the existing winery, located at 1501 East Chestnut Court, Suites B and E.

The Commission voted to allow expansion of wine processing with return of special event discussion on a 4-0-1 vote, with Commissioner Clark absent.

DR 15-05 – Landscape Modification to Development Plan

Consideration of a request by Chris Zikakis, representing RocketTown Honda, for Planning Commission review and consideration of a landscaping modification to the Development Plan to remodel an existing automobile dealership, located at 1224 North H Street.

The Commission voted to approve DR 15-05 with amended COA's on a 4-0-1 vote, with Commissioner Clark absent.

GP 15-01 – General Plan Amendment – Bikeways Map

Planning Commission review of a General Plan Amendment to the 2030 Bikeways Map to change the designation on the segment between North V Street and North O Street from a Class 1 along the southern airport boundary to a Class 3, along Aviation Drive. An Environmental Impact Report (EIR 09-01) was prepared for the 2030 General Plan Update and certified by the City Council on November 19, 2013 for the Circulation Element (SCH No. 2008081032).

The Commission recommended approval of GP 15-01 on a 4-0-1 vote, with Commissioner Rodenhi absent.

June 10, 2015

DR 14-11 – Development Plan Review

Consideration of a request by Gilda Cordova, representing Lompoc Land Holding LLC, for Planning Commission consideration of a proposal to construct a four-story hotel with parking and landscaping. The hotel is approximately 108,000 square feet and includes 155 guestrooms, meeting rooms, a dining area, and a swimming pool. The proposed project site is approximately 2.8 acres and is located at 1201 North H Street.

The Commission approved DR 14-11 on a 4-0-1 vote, with Commissioner Fink absent.

CUP 15-04 – Conditional Use Permit

Consideration of a request by Alan Grant representing Starbuck-Lind Mortuary, for Planning Commission review and consideration of a Conditional Use Permit to allow conversion of the existing vacant building located at 138 North B Street.

The Commission approved DR 15-04 on a 4-0-1 vote, with Commissioner Fink absent.