



***CITY OF LOMPOC  
PLANNING COMMISSION  
ANNUAL REPORT***

***FY JULY 1, 2006 TO  
JUNE 30, 2007***



*Prepared for City Council  
by Planning Commission and Planning Division Staff  
June 2007*



## ***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 2006/2007:***

During FY 2006/2007, the Planning Commission reviewed applications in the quantities set forth below:

Annexation/Pre-zoning: 1	General Plan Amendments: 1
Appeals of Staff Decision: 1	Lot Line Adjustments: 3
Architectural Reviews: 1	Sign Reviews: 1
Conditional Use Permits – New: 12	Tentative Parcel Maps: 2
Conditional Use Permits – Renewal: 1	Tentative Subdivision Maps: 2
Conditional Use Permits – Revocation: 1	Text Amendments: 2
Conditional Use Permits – Status: 2	Time Extension: 1
Development Plans – Modifications: 5	Vesting Tentative Subdivision Maps: 3
Development Plans – New: 19	Zone Changes: 10

During FY 2006/2007, the Planning Commission reviewed a total of 73 applications. A summary of the Planning Commission's agenda items begins on page six.



Major projects reviewed during FY 2006/2007 include:

- A Development Plan for the restoration of the Lompoc Theater;
- Two residential projects (Architecture and Tentative Subdivision Map) for a total of 73 single family residential units for The Olson Company on West Ocean Avenue;
- A 30,000 square foot wine processing facility for Pali/Loring Winery at Barton Avenue and Aviation Drive;
- A 40-unit condominium project (Architecture and a Tentative Subdivision Map) at 1416 East Walnut Avenue;
- A Conditional Use Permit to allow operation, by The Good Samaritan Shelter, Inc (GSSI), of a transitional shelter for drug and alcohol recovery;
- Review of a General Plan Constraints Analysis for a pre-annexation request and a recommendation to Council to proceed with the Annexation of the Purisima Hills development on 800 plus acres of land to the north of the existing City limits;
- A comprehensive revision of the City Zoning Map for consistency with the General Plan Land Use Element Map; and
- Text Amendments to the City's Zoning Ordinance to amend: 1) Home Occupation Use Permit application requirements and permit process and 2) to create an Industrial Zoning District by combining the Commercial-Industrial (C-M) and Planned Manufacturing (P-M) Districts.

During FY 2006/2007, the following Planning Commission's decisions were appealed to the City Council:

<p>On August 1, 2006, the Council considered an appeal, submitted by Jon Martin representing Martin Farrell Homes, of the Commission conditions of approval requiring six (6) affordable housing units in the Chestnut Crossing Mixed Use Development Planning Division File No. DR 05-36</p>		<p>The Council partially upheld the appeal, and amended the conditions of approval to require five (5) affordable units.</p>
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<p>On January 2, 2007, the Council considered two appeals of the Commission determination approving a request to allow the operation of a transitional shelter for drug and alcohol recovery in an existing building at 608 West Ocean Avenue Planning Division File No. CUP 06-09</p>		<p>The Council denied the two appeals and upheld the Commission determination.</p>
<p>On January 16, 2007, Council considered an appeal by the Community Development Director of a Commission recommendation to deny a Zone Change for a comprehensive update to the Zoning Map of 606 parcels to achieve consistency with the General Plan Land Use Map. Planning Division File No. ZC 06-05</p>		<p>The Council partially upheld the appeal and directed staff to amend the Zoning Map in all areas, except Residential areas where the change was to a different Residential district.</p>
<p>On June 19, 2007, Council considered an appeal from Jim Murphy representing the Montessori School of a Commission determination denying a Conditional Use Permit to allow the school in an Industrial area due to Land Use Incompatibility. Planning Division File No. CUP 07-01</p>		<p>The Council denied the appeal.</p>

During FY 2006/2007, the Commission held special meetings on large projects:

- On November 30, 2006 -- to consider a comprehensive revision to the City's Zoning Map to achieve consistency with the General Plan Land Use Element Map;
- On January 29, 2007 – to consider a General Plan Constraints Analysis for a pre-annexation request by Plains Exploration and Production (PXP). The project would be approximately 800 acres with 1,300 residential units.



## ***Anticipated Activities for FY 2007/ 2008:***

The Planning Commission anticipates:

- Review and recommendation to the Council on Text Amendments to the Zoning Ordinance, staff is preparing updates to the Ordinance as workload allows;
- Workshops on the General Plan Update as directed by Council;
- Review of the Tentative Tract Maps and Development Plans for the Burton Ranch Development;
- Review of a pre-annexation request for property to the east of the existing City limits adjacent to Hwy 246;
- Workshops on the Bailey Avenue Specific Plan development;
- Review of a Master Plan for further development of Ken Adams Park; and
- Review of the Ocean Plaza development for senior housing at the corner of Ocean Avenue and Seventh Street.



## ***Summary of Planning Commission Agenda Items:***

***JULY 10, 2006***

**ZC 06-01 – ZONE CHANGE, CUP 06-01 – CONDITIONAL USE PERMIT** – Applicant request for a continuance to September 6, 2006.

Consideration of a request by the Peikert Group representing Lompoc Housing & Community Development Corporation (LHCDC) to allow the construction and operation of the Casa del Desarrollo project at 114 South K Street (Assessor Parcel Numbers 91-102-18 & -19).

*The Commission voted to approve the continuance for ZC 06-01 and CUP 06-01 by a voice vote of 5-0.*

**LOM 537-P – TENTATIVE PARCEL MAP TIME EXTENSION** – Consideration of a request for a Time Extension by Hope Street, LLC, the property owner, for Tentative Parcel Map LOM 537-P to subdivide an 11.74-acre parcel of land into three (3) parcels at the northeast corner of O Street and Aviation Drive (Assessor Parcel Number: 93-450-39).

*The Commission voted to approve the Time Extension for LOM 567-P by a voice vote of 5-0.*

**CUP 05-06 – CONDITIONAL USE PERMIT** - Consideration of a request by Frank Thompson representing Santa Barbara Housing Assistance Corporation (SBHAC) to allow operation of a community counseling and advocacy office including a 39 unit independent living facility for mentally disabled individuals and other low income persons at 513 North G Street (Assessor Parcel Number 87-192-19 & -20).

*The Commission voted to approve CUP 05-06 by a roll call voice vote of 4-0-1 with Commissioner Harman abstaining.*

**DR 06-05 – DEVELOPMENT PLAN REVIEW** - Consideration of a proposal by Laura Gough of Studio 2g to remodel the exterior of an existing building and to operate a twenty (20) vendor Lompoc Indoor Market at 316 East Ocean Avenue (Assessor Parcel Numbers: 85-171-03, 13, 14, 15).

*The Commission voted to approve DR 06-05 by a roll call voice vote of 5-0.*

**[REDACTED]**

**DR 06-06 – DEVELOPMENT PLAN REVIEW** - Consideration of a request by Steven Reese, the project representative, to construct a mini-market at 516 North I Street (Assessor Parcel Number 87-191-12).

*The Commission voted to approve DR 06-06 by a roll call vote of 5-0.*

**ZC 05-04 – ZONE CHANGE/ DR 05-30 – DEVELOPMENT PLAN/ LOM 555 – VESTING TENTATIVE SUBDIVISION MAP** - Consideration of a request by The Olson Company for a Preliminary/Precise development plan for construction of 60 detached single family residential units at the southeast corner of Ocean Avenue and U Street (Assessor Parcel Numbers: 91-110-34, 35).

*The Commission voted to recommend Council approval of ZC 05-04, DR 05-30, and LOM 555 by a roll call vote of 4-0, with Commissioner Harman voting no.*

**ZC 05-03 – ZONE CHANGE/DR 05-29 – DEVELOPMENT PLAN/LOM 554 – VESTING TENTATIVE SUBDIVISION MAP** - Consideration of a request by The Olson Company for a Preliminary/Precise development plan for construction of 13 detached single family residential units at the southeast corner of Ocean Avenue and R Street (Assessor Parcel Number: 91-110-47).

*The Commission voted to recommend Council approval ZC 05-03, DR 05-29, and LOM 554 by a roll call vote of 4-0, with Commissioner Harman voting no.*

**NUMBER OF PEOPLE IN ATTENDANCE: 18**

**AUGUST 14, 2006**

**DR 06-10 – DEVELOPMENT PLAN** – Consideration of a request by Ronald Salter and Martin Ruiz, property owners for the construction of a 5-unit apartment complex at 211 North K Street (Assessor Parcel Number: 91-061-08).

*The Commission voted to approve DR 06-10 by a roll call vote of 4-0-1 with Commissioner Grames-Lyra not participating.*

**ZC 06-04 – ZONE CHANGE/ CUP 06-05 – CONDITIONAL USE PERMIT/LOM 561 – VESTING TENTATIVE SUBDIVISION MAP** – Consideration of a request from Julie McGeever and Jay Blatter of Hochhauser Blatter Architecture and Planning, project applicants for the construction of a 20-unit residential condominium project, a Vesting Tentative Subdivision Map (LOM 561) requesting subdivision of an approximately 1.12 acre site to create twenty (20) residential condominiums, and a Zone Change (ZC 06-04) to amend the City's Zoning Map designation from *Planned Commercial Development (PCD)*, to *Commercial Office (CO)* which would conform to the City's General Plan Designation for the site of *Office Commercial* at 1313 East Ocean Avenue (Assessor Parcel Number: 85-150-69)

*The Commission voted to approve LOM 561 by a roll call vote of 4-0 with Commissioner Harman voting no. The Commission voted to not approve CUP 06-05 by a roll call vote of 2-3 with Commissioners Harman, Grames-Lyra, and Fink voting no. Since the Conditional Use Permit was denied no action was taken on ZC 06-04.*

**DR 06-12 – DEVELOPMENT PLAN REVIEW** – Consideration of a request from the City of Lompoc to conduct preservation/restoration work to prolong the life of the Lompoc Carnegie Library at 200 South H Street (Assessor Parcel Number: 85-202-15)

*The Commission voted to approve DR 06-12 by a voice call vote of 5-0.*

**NUMBER OF PEOPLE IN ATTENDANCE: 20**



**SEPTEMBER 11, 2006**

**ZC 06-01 – ZONE CHANGE CUP 06-01 – CONDITIONAL USE PERMIT** – Continued from July 10, 2006. Consideration of a request by Peikert Group Architects representing Lompoc Housing & Community Development Corporation (LHCDC) to allow the construction and operation of the Casa del Desarrollo project at 114 South K Street (Assessor Parcel Numbers 91-102-18 & -19).

*The Commission voted to continue CUP 06-01 and ZC 06-01 by a voice vote of 4-0-1 with Commissioner Grames-Lyra abstaining.*

**LOM 563-P – TENTATIVE PARCEL MAP** – Consideration of a request by Morris Sobhani, the applicant, for a proposal to subdivide an approximately 1.62 acre parcel of land into two (2) parcels at 209 West Pine Avenue (Assessor Parcel Number: 89-070-49).

*The Commission voted to approve LOM 563-P by a voice vote of 5-0.*

**DR 06-11 – DEVELOPMENT PLAN REVIEW** – Consideration of a request by Steve Rarig of Rarig Construction, representing the property owner, for a proposal to construct an 18,000 square-foot warehouse building on the north side of the 1200 block of West Chestnut Avenue (Assessor Parcel Number: 91-040-61).


*The Commission voted to approve DR 06-11 by a voice vote of 4-1 with Commissioner Harman voting no.*

**CUP 06-07 – CONDITIONAL USE PERMIT** – Consideration of a request by John Anton of Anton and Associate, representing Lompoc Foursquare Church, to allow an approximately 1,995 square foot addition to an existing two-story church building at 125 North C Street (Assessor Parcel Numbers: 85-133-03, 04).

*The Commission voted to approve CUP 06-07 by a voice vote of 5-0.*

**DR 06-13 – DEVELOPMENT PLAN REVIEW** – Consideration of a request by Steve Rarig of Rarig Construction, representing the property owner, for a proposal to construct an approximately 30,000 square foot building to be utilized for wine processing at the terminus of Aviation Drive (Assessor Parcel Number: 93-450-53).

*The Commission voted to approve DR 06-13 by a voice vote of 5-0.*



**CUP 06-06 – CONDITIONAL USE PERMIT** – Consideration of a request by John Anton of Anton and Associate, representing Joe Barto, to allow adjustment of the front yard setback in conjunction with development of a site which contains existing structures and fences at 300 North G Street (Assessor Parcel Number: 85-022-02).

*The Commission voted to approve CUP 06-06 by a voice vote of 5-0.*

**DR 06-14 – DEVELOPMENT PLAN REVIEW** – Consideration of a request by Jorge Magana representing El Toro Bronco Restaurant, for a proposal to change the colors on the existing restaurant at 1002 North H Street (Assessor Parcel Number: 87-011-013).

*The Commission voted to approve DR 06-14 by a voice vote of 5-0.*

**ZC 06-05 – ZONE CHANGE** – Consideration of a comprehensive revision to the City's Zoning Map affecting parcels throughout the City of Lompoc. The City proposes to achieve consistency between the Land Use Element Map of the General Plan and Zoning Map for conformance with the General Plan. If adopted, the proposed Zone Change will be effective on designated properties to conform to the General Plan.

*The Commission recommended that the City Council approve ZC 06-05 by a roll call vote of 3-2 with Commissioner Grames-Lyra and Commissioner Ruhge voting no.*

**NUMBER OF PEOPLE IN ATTENDANCE: 48**

**OCTOBER 09, 2006**

**ZC 06-04 – ZONE CHANGE/ CUP 06-05 – CONDITIONAL USE PERMIT** – Consideration of a request by Julie McGeever and Jay Blatter of Hochhauser Blatter Architecture and Planning, project applicants, for the construction of a 20-unit residential condominium, and a Zone Change to amend the City's Zoning Map designation from *Planned Commercial Development (PCD)*, to *Commercial Office (CO)* which would conform to the City's General Plan Designation for the site of *Office Commercial*. The property located in the 1200 block of East Ocean Avenue (Assessor Parcel Number: 85-150-69).

*The Commission voted to deny CUP 06-05 by a roll call vote of 5-0. Since the Conditional Use Permit was denied no action was taken on ZC 06-04.*

**LOM 564 – LOT LINE ADJUSTMENT** – Consideration of a request by Colin Weyrick of Weyrick Lumber Company, the property owner, for a proposal for a lot line adjustment to reconfigure the size and dimensions of six (6) existing parcels located south of Laurel Avenue from A Street to E Street (Assessor Parcel Numbers: 85-010-32, 85-010-33, 85-032-08, 85-033-08, 85-040-07 & 85-040-08).

*The Commission voted to continue LOM 564 by a voice vote of 5-0.*

**LOM 565 – LOT LINE ADJUSTMENT** – Consideration of a request by Charles Haight, representing the City of Lompoc Engineering Division, for a Lot Line Adjustment to reconfigure the size and dimensions of two (2) existing parcels at the northeast corner of Seventh Street and East Ocean Avenue (Assessor Parcel Numbers: 99-140-24, 99-140-28) and is zoned Public Facilities (P-F).

*The Commission voted to approve LOM 564 by a voice vote of 3-1-1 with Commissioner Fink voting no and Commissioner Harman abstaining.*

**DR 03-03 – MINOR MODIFICATION TO DEVELOPMENT PLAN** – Consideration of a request by Marni Speight of Saletti's Italian Restaurant to enclose patio area by extending courtyard wall with lattice. The restaurant is located at 825 North H Street (Assessor Parcel Number: 89-070-11).

*The Commission voted to approve DR 03-03 by a voice vote of 5-0.*



**CUP 05-07 – CONDITIONAL USE PERMIT** – Review of the Conditional Use Permit (CUP 05-07) granted to Calvin Tucker, representing New Life Ministries. The Conditions of Approval allow operation of a church in an existing building after certain improvements are installed at 336 North G Street (Assessor Parcel Number 85-022-03).

*The Commission voted to continue CUP 05-07 by a voice vote of 5-0.*

**TA 06-04 – TEXT AMENDMENT** – Consideration of a Text Amendment to the City's Zoning Ordinance to amend Chapter 10, Article 1 Home Occupation Use Permit. The proposed Text Amendment will modify the application requirements and permit process for a Home Occupation Use Permit. If adopted, the Ordinance will be effective Citywide.

*The Commission voted to recommend Council approval TA 06-04 by a voice vote of 5-0.*

**NUMBER OF PEOPLE IN ATTENDANCE: 17**

**NOVEMBER 13, 2006**

**ZC 06-06 – ZONE CHANGE / LOM 558 – TENTATIVE SUBDIVISION MAP / DR 05-43 – PRELIMINARY/PRECISE DEVELOPMENT PLAN** – Consideration of a request by S. Michael Kim, representing the property owner, for a Zone Change to amend the City's Zoning Map designation from *High Density Residential (R-3)*, to *High Density Residential, Planned Development (R-3, PD)* which would conform to the City's General Plan Designation for the site of *High Density Residential*; a Tentative Subdivision Map requesting subdivision of an approximately 1.9 acre site to create forty (40) residential condominiums; and a Preliminary/Precise Development Plan for the construction of a 40-unit residential condominium project at the southwest corner of Walnut Avenue and Seventh Street (Assessor Parcel Number: 85-150-09)

*The Commission voted to continue ZC 06-06, LOM 558, and DR 05-43 by a voice vote of 5-0.*

**DR 06-19 – DEVELOPMENT PLAN** – Consideration of a request by Don Barber of Barber Builders Inc., to construct an eight (8) unit single-family residential project entitled George Ann Estates at the southeast corner of North Avenue and V Street (Assessor Parcel Number: 89-040-28).


*The Commission voted to approve DR 06-19 by a voice vote of 5-0.*

**DR 06-20 – DEVELOPMENT PLAN** – Consideration of a request by Michael and Suzanne Harris, to construct an approximately 6,800 square-foot veterinary clinic at 1416 East Ocean Avenue (Assessor Parcel Number: 85-150-15).

*The Commission voted to approve DR 06-20 by a voice vote of 5-0.*

**CUP 06-08 – CONDITIONAL USE PERMIT** – Consideration of a request by Kimberly Kranz to establish a childcare center/preschool at 126 North G Street (Assessor Parcel Number 85-123-13).

*The Commission voted to approve CUP 06-08 by a voice vote of 4-0-1 with Commissioner Rodenhi not participating.*



**CUP 06-09 – CONDITIONAL USE PERMIT / ZC 06-07 – ZONE CHANGE** – Consideration of a request by Sylvia Barnard representing Good Samaritan Shelter, Inc. (GSSI), to operate a transitional shelter for drug and alcohol recovery with onsite treatment housing, a thrift store, and day care at 608 Ocean Avenue (Assessor Parcel Number 91-092-18).

*The Commission voted to approve CUP 06-09 by a voice vote of 5-0, and the Commission voted to recommend City Council approval of ZC 06-07 by a voice vote of 5-0.*

**NUMBER OF PEOPLE IN ATTENDANCE: 147**

***NOVEMBER 30, 2006***

**ZC 06-05 – ZONE CHANGE** – Consideration of a comprehensive revision of the City's Zoning Map to rezone approximately 600 designated parcels of land located throughout the City of Lompoc. This rezoning would make the Zoning Map consistent with the Land Use Element Map of the General Plan, as required by State law (California Government Code Section 65860).

*The Commission voted to deny ZC 06-05 by a roll call vote of 3-1-1 with Commissioner Grames-Lyra voting no and Commissioner Ruhge absent.*

**NUMBER OF PEOPLE IN ATTENDANCE: 35**



**DECEMBER 11, 2006**

**CUP 05-06 – MINOR MODIFICATION TO A CONDITIONAL USE PERMIT –**

Consideration of a request by Frank Thompson, representing Santa Barbara Housing Assistance Corporation, for a minor modification to the architecture of a previously approved project at 513 North G Street (Assessor Parcel Numbers: 87-192-19, 20).

*The Commission voted to deny CUP 05-06 by a roll call vote of 4-0. (Commissioner Ann Ruhge was elected to City Council and did not participate)*

**NUMBER OF PEOPLE IN ATTENDANCE: 6**

**JANUARY 08, 2007**

**ZC 06-06 – ZONE CHANGE / LOM 558 – TENTATIVE SUBDIVISION MAP / DR 05-43 – PRELIMINARY/PRECISE DEVELOPMENT PLAN** – Continued from November 13, 2006 Planning Commission Meeting.

Consideration of a request by S. Michael Kim, representing the property owner, for a Zone Change to amend the City's Zoning Map designation from *High Density Residential (R-3)*, to *High Density Residential, Planned Development (R-3, PD)* which would conform to the City's General Plan Designation for the site of *High Density Residential*; a Tentative Subdivision Map requesting subdivision of an approximately 1.9 acre site to create forty (40) residential condominiums; and a Preliminary/Precise Development Plan for the construction of a 40-unit residential condominium project at the southwest corner of Walnut Avenue and Seventh Street (Assessor Parcel Number: 85-150-09).

*The Commission voted to approve LOM 508 by a voice vote of 5-0, and the Commission voted to recommend City Council approval of ZC 06-06 and DR 05-43 by a voice vote of 5-0.*

**LOM 564 – LOT COMBINATION / LOT LINE ADJUSTMENT** – Consideration of a request by Colin Weyrick of Weyrick Lumber Company for a lot combination / lot line adjustment to reconfigure the size and dimensions of four (4) existing parcels south of East Laurel Avenue from A Street to E Street (Assessor Parcel Numbers: 85-010-32, 85-010-33, 85-032-08, 85-033-08, 85-040-07 & 85-040-08).

*The Commission voted to approve LOM 564 by a voice vote of 5-0.*

**CUP 06-10 – CONDITIONAL USE PERMIT** – Consideration of a request by Walter Brundy of DWG & Associates, Inc to allow for the deviation from City parking requirements in association with the reuse of an existing building for office uses at 320 East Walnut Avenue (Assessor Parcel Number: 85-131-01).

*The Commission voted to approve CUP 06-10 by a voice vote of 4-0-1 with Commissioner Rodenhi not participating.*





**DR 04-28 – MINOR MODIFICATIONS TO A PRELIMINARY/PRECISE DEVELOPMENT**

**PLAN** – Consideration of a request by Shawn Reed of Centex Homes, for minor modifications to the approved Preliminary/Precise Development Plan for the architecture and unit sizes/footprints for the 81 single family residences currently named The Courtyards at Briar Creek. The project was formerly named Seabreeze Estates North and is located at the southeast intersection of Bailey Avenue and West Central Avenue (Assessor Parcel No: 93-070-62).

*The Commission voted to approve DR 04-28 by a voice vote of 5-0.*

**DR 06-18 – DEVELOPMENT PLAN REVIEW**

– Consideration of a request by Jim Raggio, representing the Lompoc Health Care District, to construct an approximately 2,000 square foot hospital staff training center at the existing Convalescent Care Center site at 216 North Third Street (Assessor Parcel Number: 85-110-10).

*The Commission voted to approve DR 06-18 by a voice vote of 5-0.*

**NUMBER OF PEOPLE IN ATTENDANCE: 14**

**JANUARY 29, 2007**

**ANNEXATION NO. 75 – PURISIMA HILLS** – At the direction of the City Council, the Planning Commission considered a request from Robert H. Odle of Odle & Associates and John W. Ullom of Ullom Associates, representing Plains Exploration & Production Company (PXP), for an annexation of an approximately 804-acre parcel to the City of Lompoc. The project is known as the Purisima Hills Development and the parcel is approximately three (3) miles north of the existing City limits and west of Harris Grade Road (Assessor Parcel Number: 097-350-018, portion of 099-010-056, portion of 097-360-010).

*It was moved by Commissioner Fink and seconded by Commissioner Free that the Council direct staff to return with the following information:*

- *A Cost Benefit Analysis showing costs to the City for sustained public safety services;*
- *Details of how public safety costs will be paid;*
- *Additional General Plan Consistency details;*
- *Indication of whether LAFCO would approve this annexation request; and*
- *Indication of whether Santa Barbara County would consider approval of this development.*

*Community Development Director Arleen Pelster indicated that the Commission should forward the aforementioned recommendations to City Council and that Council would provide direction to staff. Commissioner Rodenhi requested that the motion include asking the County of Santa Barbara's position on project approval and asking LAFCO if they would approve the annexation.*

*The motion passed by a roll call vote of 4-1 with Commissioner Lingl voting no.*

**NUMBER OF PEOPLE IN ATTENDANCE: 66**



***FEBRUARY 12, 2007***

**CUP 05- 07 – CONDITIONAL USE PERMIT** – Request for Continuance to March 12, 2007 Planning Commission review for possible revocation for Conditional Use Permit (CUP 05-07) granted to Calvin Tucker, representing New Life Ministries. Basis for revocation would be lack of compliance with Conditions of Approval. The project is located at 336 North G Street (Assessor Parcel Number 85-022-03).

*The Commission voted to approve a continuance to March 12, 2007 by a voice vote of 5-0.*

**CUP 04-07 – CONDITIONAL USE PERMIT** – Continued from February 12, 2005 Consideration of a request from Richard Clark, property owner, to allow establishment of a boarding house/hotel located at 202 East Cypress Avenue (Assessor Parcel Number: 85-203-19).

*The Commission voted to deny CUP 04-07 by a roll call vote of 5-0.*

**NUMBER OF PEOPLE IN ATTENDANCE: 13**

**MARCH 12, 2007**

**CUP 05-07 – CONDITIONAL USE PERMIT** – Planning Commission review for possible revocation for Conditional Use Permit (CUP 05-07) granted to Calvin Tucker, representing New Life Ministries. Basis for revocation would be lack of compliance with Conditions of Approval. The project is located at 336 North G Street (Assessor Parcel Number 85-022-03).

*The Commission voted to revoke CUP 05-07 by a roll call vote of 4-1 with Commissioner Grames-Lyra voting no.*

**DR 06-21 – DEVELOPMENT PLAN REVIEW** – Consideration of a request by Bruce Roberts of DS Ventures, to construct a mini-storage facility within the Briar Creek development, formerly known as Seabreeze Estates North at the southeast corner of Western Avenue and Central Avenue (Assessor Parcel Number: 93-070-62).

*The Commission voted to approve DR 06-21 by a voice vote of 5-0.*

**DR 07-03 – ARCHITECTURAL REVIEW** – Consideration of a request by Lisa Plowman of Peikert Group Architects, LLP, representing the property owner, for review of architecture for a previously approved 15-unit residential project named Las Casitas (DR 03-06) at 115 South Third Street (Assessor Parcel Number: 85-150-47).

*The Commission voted to approve DR 07-03 by a voice vote of 5-0.*

**LOM 555 – MINOR MODIFICATIONS TO VESTING TENTATIVE SUBDIVISION MAP, AND DR 05-30 – PRELIMINARY/PRECISE DEVELOPMENT PLAN** – Consideration of a request by Warner Younis of The Olson Company, for minor modifications to a previously approved Vesting Tentative Subdivision Map (LOM 555) and Preliminary/Precise Development Plan (DR 05-30) for a single-family residential project named Mosaic Walk at the southeast corner of Ocean Avenue and U Street (Assessor Parcel Numbers: 91-110-34, 35).

*The Commission voted to approve LOM 555 and DR 05-30 by a voice vote of 5-0.*

**NUMBER OF PEOPLE IN ATTENDANCE: 12**

***APRIL 09, 2007***

**DR 06-25 – DEVELOPMENT PLAN –** Consideration of a request by Sue Ehrlich of the Lompoc Housing and Community Development Corporation (LHCDC) for restoration and additions to the existing Lompoc Theater. The restoration and additions to the Lompoc Theater includes several components including:

- Construction of a new 4,000 square foot building.
- Second Floor Renovations.
- Relocation of the Existing Harness Shop.
- Replacement of Existing Seating.
- Orchestra Pit and Stage Work.

The project is designed to conform to the Secretary of the Interior's Standards, thereby avoiding a significant adverse effect on two historic structures. The existing theater is located at 112-118 North H Street in the Old Town Commercial (OTC) Zoning District (Assessor Parcel Numbers 85-122-16 and 85-122-21).

*The Commission voted to approve DR 07-03 by a voice vote of 5-0.*

**NUMBER OF PEOPLE IN ATTENDANCE: 8**

**MAY 14, 2007**

**CUP 96-10 – CONDITIONAL USE PERMIT – STATUS REPORT** – A status report on compliance with Conditions of Approval for the Lompoc Church of God in Christ at 333 North Second Street (Assessor Parcel Number: 85-052-20).

*The Commission voted to continue the status report on CUP 96-10 for ninety (90) days by a voice vote of 4-0 with Commissioner Grames-Lyra absent.*

**CUP 97-01 – CONDITIONAL USE PERMIT RENEWAL** – Consideration of a request by James Smith, representing the Word of Grace Christian Centre for renewal of a Conditional Use Permit to allow the continued church operation at 1012 North H Street to March 30, 2010 (Assessor Parcel Number: 87-011-13).

*The Commission voted to approve CUP 97-01 by a voice vote of 4-0 with Commissioner Grames-Lyra absent.*

**CUP 07-01 – CONDITIONAL USE PERMIT** – Consideration of a request by Jim Murphy, representing the Children's Montessori School, for a Conditional Use Permit to allow a children's school at 1507 East Chestnut Avenue in the Business Park (BP) Zoning District (Assessor Parcel Number: 99-520-03).

*The Commission voted to deny CUP 07-01 by a voice vote of 3-0 with Commissioner Lingl not participating and Commissioner Grames-Lyra absent.*

**CUP 07-02 – CONDITIONAL USE PERMIT** – Consideration of a request by John Anton of Anton and Associate for a Conditional Use Permit to allow for an expansion of an existing club/training center located at 415 East Chestnut Avenue.

*The Commission voted to approve CUP 07-02 by a voice vote of 4-0 with Commissioner Grames-Lyra absent.*

**LOM 574-P – PARCEL MAP** – Consideration of a request by Walter Brundy to subdivide an approximately 40,500 square foot parcel of land into two (2) parcels. The property is located at 1305 East Olive Avenue (Assessor Parcel Number: 85-271-06).

*The Commission voted to approve LOM 574-P by a voice vote of 4-0 with Commissioner Grames-Lyra absent.*

[REDACTED]

**DR 06-23 – DEVELOPMENT PLAN** – Consideration of a request by Paul Poirier of Poirier & David Architects for construction of an approximately 1,700 square foot Starbucks coffee shop and drive-thru located at the 600 block of North H Street in the Lompoc Shopping Center (Assessor Parcel Number: 89-110-03).

*The Commission voted to approve DR 06-23 by a voice vote of 4-0 with Commissioner Grames-Lyra absent.*

**DR 06-09 – DEVELOPMENT PLAN / LOM 562 – LOT LINE ADJUSTMENT** – Consideration of a request by Homayon Moaven, representing Beach Plaza & Refoua LLC to remodel an existing, approximately 10,900 square foot, commercial building and construct a new, approximately 5,000 square foot, commercial pad building in the Palm Square Shopping Center; and to reconfigure the size and configuration of two (2) existing parcels. The number of parcels will remain the same. The project is located at the 1000 block of North H Street in the Palm Square Shopping Center (Assessor Parcel Numbers: 89-011-22, 36).

*The Commission voted to approve DR 06-09 and LOM 562 by a voice vote of 4-0 with Commissioner Grames-Lyra absent.*

**DR 07-08 – SIGN PROGRAM** – Consideration of a request by Bruce Severance of Sign Craft Inc., for a Sign Program for the Shepard Eye Center. The proposed Sign Program consists of on building signage and two (2) monument signs. The project is located at 425 West Central Avenue (Assessor Parcel Number: 93-450-49).

*The Commission voted to continue the DR 07-08 until the June 11, 2007 Planning Commission meeting by a voice vote of 4-0 with Commissioner Grames-Lyra absent.*

**NUMBER OF PEOPLE IN ATTENDANCE: 20**

**MAY 30, 2007**

**GP-07-02 -- GENERAL PLAN AMENDMENT / ZC 07-02 -- ZONE CHANGE / TA 07-01 -- TEXT AMENDMENT** – Consideration of a comprehensive revision to the City’s Zoning Map affecting various parcels throughout the City of Lompoc. The City proposes a consolidation of the Industrial land use designations and zoning districts.

**GP 07-02:**

General Plan Amendment to combine Land Use Designations *Light Industrial (LI)* and *General Industrial (GI)* into one category, *Industrial (I)*, and change all parcels designated *Light Industrial* and *General Industrial (GI)* to *Industrial (I)*; and

**ZC 07-02:**

Zone Change to amend the City’s Zoning Map to combine the Zoning District Designations *Planned Manufacturing (P-M)* and *Commercial Industrial (C-M)* into one category, *Industrial (I)*, and change the Zoning District designations for all parcels zoned *Planned Manufacturing (P-M)* and *Commercial Industrial (C-M)* to *Industrial (I)*; and

**TA 07-01:**

- 1) Text Amendment to the City's Zoning Ordinance to amend Chapter 50 – Zoning Ordinance: Article 11 -- C-M Commercial Industrial, Article 12 – P-M Planned Manufacturing District, and Article 12-A – B-P Business Park District. The proposed Text Amendment will consolidate the two (2) existing industrial designations into one zoning district with a single set of Development Standards and amend the text for B-P Business Park zoning district to provide a simplified set of development standards consistent with standards in the other zoning districts.
- 2) Text Amendment to the City’s Zoning Ordinance to amend Title 2, Chapter 1, Section 7100 – Districts Designated to revise the current list of zoning districts within the City of Lompoc; and
- 3) Text Amendment to the City’s General Plan Land Use Definitions contained within the Land Use Element Industrial Land Uses – Light Industrial (LI) and General Industrial (GI) onto one Industrial (I) Definition.

*The Commission voted to recommend Council approval of GP 07-02, ZC 07-02, and TA 07-01 by a voice vote of 4-0 with Commissioner Grames-Lyra absent.*

**NUMBER OF PEOPLE IN ATTENDANCE: 12**



**JUNE 11, 2007**

**DR 07-08 – SIGN PROGRAM – Continued from May 14, 2007 Meeting –** Consideration of a request by Bruce Severance of Sign Craft Inc., for a Sign Program for the Shepard Eye Center. The proposed Sign Program consists of on-building signage and two (2) monument signs. The project is located at 425 West Central Avenue (Assessor Parcel Number: 93-450-49).

*The Commission voted to continue DR 07-08 for thirty (30) days by a roll call vote of 5-0.*

**DR 07-09 – ARCHITECTURAL REVIEW –** Consideration of a request by Eric Ornelas of T-Starr Construction, to remove the existing shake siding and replace it with a stucco finish at The Cypress Condominiums located at 801-855 East Cypress Avenue (Assessor Parcel Number: 85-490-01 to 85-490-29)

*The Commission voted to approve DR 07-09 by a voice vote of 5-0.*

**DR 07-07 – DEVELOPMENT PLAN REVIEW –** Consideration of a request by Tom B. Martinez of Tom B. Martinez & Associates Architecture Inc., to construct a 2,400 square foot detached building and add approximately 970 square feet to the existing Holiday Inn Express buildings located at 1417 North H Street (Assessor Parcel Number: 93-450-35).

*The Commission voted to approve DR 07-07 by a voice vote of 5-0.*

**APPEAL OF STAFF DETERMINATION–** Consideration of a an appeal submitted by Jim Dixon of J.B. Dixon Engineering & Surveying, Inc., of a staff determination that metal storage bins located on the project site are not part of the approved development plan and must be removed prior to issuance of a Certificate of Occupancy at 200 East Laurel Avenue (Assessor Parcel Number 85-022-05).

*The Commission voted to partially uphold the appeal by a voice vote of 5-0.*

**NUMBER OF PEOPLE IN ATTENDANCE: 15**

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