



*CITY OF LOMPOC  
PLANNING COMMISSION  
ANNUAL REPORT  
FY JULY 1, 2008 TO  
JUNE 30, 2009*

*Prepared for City Council  
by Planning Commission and Planning Division Staff  
June 2009*



## ***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 2008/2009:***

During FY 2008/2009, the Planning Commission reviewed applications in the quantities set forth below:

Conditional Use Permits – New: 10	Request for Interpretation: 1
Conditional Use Permits – Renewal: 1	Sign Program: 2
Density Bonus: 2	Sign Program Amendment: 1
Development Plans – Modifications: 3	Tentative Parcel Maps: 2
Development Plans – New: 5	Text Amendments: 1
Environmental Impact Report: 1	Time Extension: 8
General Plan Amendments: 2	Vesting Tentative Parcel Maps: 1
Lot Combination: 1	Vesting Tentative Subdivision Maps: 2
Lot Line Adjustments: 1	Zone Changes: 3

During FY 2008/2009, the Planning Commission reviewed a total of 47 applications. A summary of the Planning Commission's agenda items begins on page 5.



FY 2008–2009 – Major Projects Reviewed by the Commission Include:

- A General Plan Amendment, Zone Change, Density Bonus Request, Tentative Parcel Map, and Development Plan for the Ocean Plaza Residential Development (78 senior and handicapped residential units) and approximately 17,330 square feet of commercial office/retail space at Ocean Avenue and Seventh Street;
- Review of a Development Plan for the Hilton Gardens, 155 unit hotel, at H Street and Barton Avenue;
- A Development Plan for an approximately 10,000 square foot building to be utilized for industrial/winery uses on East Laurel Avenue;
- Consideration of a Text Amendment to the City’s Zoning Ordinance Parking Regulations for future development in the City; and
- Review of a Development Plan for the new Lompoc Valley Senior Community Center at Ocean Avenue and R Street.

FY 2008–2009 – Appeals of Planning Commission Decisions to the City Council:

<p><u>Ocean Plaza Development</u></p> <p><u>August 13, 2008</u> – The Commission recommended that the Council deny requests for a General Plan Amendment, Zone Change, and Density Bonus. The Commission denied a Tentative Parcel Map and Conditional Use Permit.</p> <p><u>August 21, 2008</u> – The applicant filed an appeal and requested a Council hearing on Nov 18, 2008.</p> <p><u>Nov 18, 2008</u> - The Council partially upheld the appeal (allowing General Plan Amendment and Zone Change) returned the CUP to PC for consideration of COA.</p>	<p><u>Jan 14, 2009</u> – The Commission approved the Tentative Parcel Map, denied the Conditional Use Permit, and recommended Council approval of the Density Bonus.</p> <p><u>Mar 17, 2009</u> – Council upheld the appeal and approved the CUP and Density Bonus.</p>
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FY 2008—2009 -- Special Meetings were held on:

- September 16, 2008 – Joint meeting with the City Council to discuss on-going issues.
- September 30, 2008 – To discuss issues and provide direction regarding the format for General Plan Update to the Consultant and Staff. Issues discussed included the Vision Statement, Land Use Alternatives, and Public Participation.

***Anticipated Activities for FY 2009/ 2010:***

The Planning Commission anticipates:

- Review of the Environmental Impact Report and draft elements (Land Use, Circulation, Housing) for the City General Plan Update (Phase 1);
- Workshops on the General Plan update (Phase 2) as directed by Council;
- Review of the Environmental Impact Report and Development Plan for the proposed Walmart expansion;
- Review of the Tentative Tract Maps and Development Plans for the remaining parcels in the Burton Ranch Specific Plan development area;
- Possible review of a pre-annexation request, at the direction of Council, for the following properties:
  - River Park area east of the existing City limits north of Hwy. 246;
  - the 10-acre parcel at the Wye intersection north east section; and
  - Miguelito Canyon parcels;
- Review of the Environmental Impact Report and pre-annexation request for the Bailey Avenue Specific Plan development area;
- Review of a Master Plan for further development of Ken Adams Park; and
- Review of an expansion of the River Park campground.



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

***JULY 9, 2008***

**LOM 552-P – TENTATIVE PARCEL MAP – Request for Time Extension** – Consideration of a request by Jon Martin of Martin Farrell Homes, Inc., for a time extension for Vesting Tentative Parcel Map (LOM 552-P) for condominium purposes; requesting subdivision to create thirty-four (34) residential condominium units and nineteen (19) commercial condominium units. The project is known as Chestnut Crossing and is located near the intersection of H Street and Chestnut Avenue (Assessor Parcel Numbers: 85-081-01, -02 and 85-082-03, -04, -05, -14, & -15).

*The Commission voted to approve the Time Extension for LOM 552-P by a voice vote of 5-0.*

**LOM 557 – TENTATIVE SUBDIVISION MAP – Request for Time Extension** – Consideration of a request by Carlos Yanez of Coastal Vision, Inc., for a time extension for Vesting Tentative Subdivision Map (LOM 557) to subdivide an existing 3.09 acre parcel of land to create 40 residential units for condominium purposes. The project is known as Coastal Meadows and is located at 1275 North V Street (Assessor Parcel Number: 93-070-36).

*The Commission voted to approve the Time Extension for LOM 557 by a voice vote of 5-0.*

**CUP 07-05 – CONDITIONAL USE PERMIT** – Consideration of a request by Paul Rothbard of In-Shape Health Club Lompoc, LLC, to allow two (2) on-building signs for In-Shape City Health Club. The property is located at 501 West Central Avenue (Assessor Parcel Number: 93-450-43).

*The Commission voted to approve the on-building signs for CUP 07-05 by a voice vote of 5-0.*

**[REDACTED]**

**ZC 08-02 – ZONE CHANGE, DR 07-22 – DEVELOPMENT PLAN REVIEW, LOM 581-P– TENTATIVE PARCEL MAP**

– Consideration of a request by Richard Brown, representing Habitat for Humanity, for a Zone Change to amend the City’s Zoning Map designation from Medium Density Residential (R-2); to Medium Density Residential, Planned Development (R-2, PD); a Tentative Parcel Map requesting subdivision of an approximately 12,700 square foot parcel of land to create four (4) residential condominiums; and a Preliminary/Precise Development Plan for the construction of a four (4) unit residential condominium project including on-site parking and landscaping. The property is located at 1404 West College Avenue (Assessor Parcel Numbers: 89-151-02, -03).

*The Commission voted to approve LOM 581-P and recommend City Council approval of ZC 08-02 and DR 07-22 by a roll call vote of 3-1-1, with Commission Grames-Lyra voting no, and Commissioner Rodenhi not participating.*

**DR 08-03 – DEVELOPMENT PLAN REVIEW**

– Consideration of a request by Bill Ludwig of Alan Roinestad Construction, for the construction of 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 an indoor swimming pool. The proposed project site is approximately 2.8 acres and is located at 1201 North H Street (Assessor Parcel Number: 89-490-13).

*The Commission voted to approve DR 08-03 by a roll call vote of 5-0.*

**NUMBER OF PEOPLE IN ATTENDANCE: 15**

**AUGUST 13, 2008**

**CUP 99-04 – CONDITIONAL USE PERMIT – Renewal Request** – Consideration of a request by Amanda Moore, representing the Agape House Church, for renewal of Conditional Use Permit (CUP 99-04) to allow continued church operation at 437 North H Street, to May 25, 2011 (Assessor’s Parcel Number: 87-241-11).

*The Commission voted to approve the renewal of CUP 99-04 by a roll call vote of 5-0.*

**DR 08-04 – SIGN PROGRAM** – Consideration of a request by Ian Bentley of JM Development, Inc. for a Sign Program for the Crown Laurel Industrial Center. The Sign Program consists of on-building tenant signage for the industrial center. The project is located at 1251 West Laurel Avenue (Assessor Parcel Number: 89-500-74).

*The Commission voted to approve DR 08-04 by a roll call vote of 5-0.*

**GP-08-02 – GENERAL PLAN AMENDMENT / ZC 08-04 – ZONE CHANGE / CUP 08-05 – CONDITIONAL USE PERMIT / LOM 586-P – VESTING TENTATIVE PARCEL MAP -**

Consideration of a request by Michael Letzt of BJ Gunner Investments, LLC, project applicant, for a General Plan Amendment to amend the land use designation for the site from *General Commercial* to *Office Commercial*; a Zone Change to amend the City's Zoning Map designation from *Planned Commercial Development (PCD)* to *Commercial Office (CO)*; a Conditional Use Permit for eighty (80) senior apartment units, 13,079 square feet of commercial office space, and 4,251 square feet of commercial retail, and/or restaurant space; and a Vesting Tentative Parcel Map requesting subdivision of an approximately 2.69 acre site to create six (6) commercial condominiums and one (1) residential condominium. Also, a recommendation to the City Council for a density bonus on the site to allow the number of senior housing residential units at 37% greater than the standard density allowed in a High Density Residential District. The project is located at 1420 East Ocean Avenue (Assessor Parcel Numbers: 85-150-17, 18).

*The Commission voted to deny CUP 08-05, LOM 586-P, and the Density Bonus, and voted to recommend City Council denial of GP 08-02 and ZC 08-04 by a roll call vote of 5-0.*

**NUMBER OF PEOPLE IN ATTENDANCE: 72**

**SEPTEMBER 10, 2008**

**ARCHITECTURAL REVIEW, SIGN PROGRAM – DR 08-06** – Consideration of a request by Mark Anderson of Lompoc M&M, LLC, for modifications to the architecture of an existing building and a Sign Program. The property is located at 137 West Central Avenue (Assessor Parcel Number: 93-450-29).

*The Commission voted to approve DR 08-06 by a roll call vote of 5-0.*

**LOT COMBINATION – LOM 578 / DEVELOPMENT PLAN – DR 07-19** – Consideration of a request by John Anton of Anton and Associate Architect for a Lot Combination to combine three (3) existing parcels into a single 22,500 square foot parcel; and a Development Plan proposal to construct an approximately 10,000 square foot industrial building to be utilized for winery uses, including parking and landscaping. The Planning Commission previously approved a smaller project on the site on November 13, 2007. The proposed project site is located at 208 East Laurel Avenue (Assessor Parcel Numbers: 85-022-07, -08, -09).

*The Commission voted to approve LOM 578 and DR 07-19 by a voice vote of 5-0.*

**DEVELOPMENT PLAN MODIFICATION – DR 06-21** – Consideration of a request by Bruce Roberts of DS Ventures Lompoc, LLC, for a proposal to modify a previously approved Development Plan (DR 06-21). Modifications include an increase of 14,570 square feet of building area for a total of 76,710 square feet and minor site plan changes. The site is located at the southeast corner of Western Avenue and Central Avenue (Assessor Parcel Number: 93-070-67).

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

**NUMBER OF PEOPLE IN ATTENDANCE: 11**



**SEPTEMBER 16, 2008**  
**Joint City Council and Planning Commission**

**SEPTEMBER 30, 2008**  
**General Plan Update Meeting**

**GP 07-04 – GENERAL PLAN UPDATE**

The Planning Commission will review and discuss three (3) draft Elements for the comprehensive General Plan Update. The Elements to be considered include:

Land Use (includes the draft Land Use Element Map)

Circulation

Housing

The draft Elements have been prepared to reflect the input received at a variety of meetings since October of 2007. The Planning Commission will make a recommendation to the City Council regarding the draft Elements.

*The Commission voted that the proposed format is acceptable for the new General Plan; the Introduction accurately reflects the community's expectations; the proposed Land Use Element and Land Use Map provides an accurate description of future land use conditions for evaluation in the EIR with the noted revisions; the proposed Housing Element land use policy development report provides an accurate description of future land use conditions for evaluation in the EIR; and the proposed Circulation Element provides an accurate description of the circulation for evaluation in the EIR by a voice vote of 4-0-1 with Commissioner Lingl absent.*

**NUMBER OF PEOPLE IN ATTENDANCE: 14**

**OCTOBER 8, 2008**

**LOM 528 – TIME EXTENSION** – Consideration of a request by Kerry Moriarty, for a time extension for Vesting Tentative Subdivision Map (LOM 528) to subdivide an existing 41,650 square-foot parcel of land into 16 parcels. The project is known as Las Casitas and is located at 115 South Third Street (Assessor Parcel Number: 85-150-47).

*The Commission voted to approve the Time Extension for LOM 528 by a voice vote of 3-0-2 with Commissioner Free and Commissioner Hain absent.*

**LOM 533 – TIME EXTENSION** – Consideration of a request by Carlos Yanez of Coastal Vision, Inc., for a time extension for Vesting Tentative Subdivision Map (LOM 533) to subdivide an existing 26.22 acre parcel of land into 146 parcels. The project is known as River Terrace and is located at the intersection of East Laurel Avenue and Twelfth Street (Assessor Parcel Number 91-141-21).

*The Commission voted to approve the Time Extension for LOM 533 by a voice vote of 3-0-2 with Commissioner Free and Commissioner Hain absent.*

**LOM 550 – TIME EXTENSION** – Consideration of a request by Don Barber of Barber Builders Inc., for a time extension for Vesting Tentative Subdivision Map (LOM 550) to subdivide an existing 3.31 acre parcel of land into 8 residential parcels and common area. The project is known as George Ann Estates and is located at the southeast corner of North Avenue and V Street (Assessor Parcel Number: 89-040-28).

*The Commission voted to approve the Time Extension for LOM 550 by a voice vote of 3-0-2 with Commissioner Free and Commissioner Hain absent.*

**LOM 554 – TIME EXTENSION** – Consideration of a request by Marshall Ochylski, for a time extension for Vesting Tentative Subdivision Map (LOM 554) to subdivide an existing 1.36 acre parcel of land to create 13 residential parcels and common area. The project is known as Mosaic Walk and is located at the southeast corner of Ocean Avenue and R Street (Assessor Parcel Numbers: 91-110-47).

*The Commission voted to approve the Time Extension for LOM 554 by a voice vote of 3-0-2 with Commissioner Free and Commissioner Hain absent.*



**LOM 555 – TIME EXTENSION** – Consideration of a request by Marshall Ochylski, for a time extension for Vesting Tentative Subdivision Map (LOM 555) to subdivide an existing 5.13 acre parcel of land to create 60 residential parcels and common area. The project is known as Mosaic Walk and is located at the southeast corner of Ocean Avenue and U Street (Assessor Parcel Numbers: 91-110-34, 35).

*The Commission voted to approve the Time Extension for LOM 555 by a voice vote of 3-0-2 with Commissioner Free and Commissioner Hain absent.*

**LOM 585 – VESTING TENTATIVE SUBDIVISION MAP** – Consideration of a request by Angela Carroll, for a one (1) lot Vesting Tentative Subdivision Map for condominium purposes, converting nine (9) existing rental apartments into nine (9) for-sale condominiums. The property is located at 213 East College Avenue (Assessor Parcel Number: 87-132-05).

*The Commission voted to recommend City Council approval of LOM 585 by a roll call vote of 3-0-2 with Commissioner Free and Commissioner Hain absent.*

**CUP 08-01 – CONDITIONAL USE PERMIT** – Consideration of a request by Chris Elliott of WiLoCo, representing Clearwire U.S., LLC, for a Conditional Use Permit (CUP 08-01) to allow operation of an unmanned wireless telecommunication facility on an existing building at 425 West Central Avenue (Assessor Parcel Number: 93-450-49).

*The Commission voted to approve CUP 08-01 by a roll call vote of 3-0-2 with Commissioner Free and Commissioner Hain absent.*

**CUP 08-02 – CONDITIONAL USE PERMIT** – Consideration of a request by Chris Elliott of WiLoCo, representing Clearwire U.S., LLC, for a Conditional Use Permit (CUP 08-02) to allow construction of a forty (40) foot cross and operation of an unmanned wireless telecommunication facility at 1517 West College Avenue (Assessor Parcel Number: 93-174-16).

*The Commission voted to approve CUP 08-02 by a roll call vote of 2-1-2 with Commissioner Rodenhi abstaining and Commissioner Free and Commissioner Hain absent.*

**[REDACTED]**

**DR 08-08 – DEVELOPMENT PLAN REVIEW** – Consideration of a request by Mark Brooks of Raytheon Systems for a proposal to expand an existing processing facility in two phases. Phase 1 includes the construction of a 1,500 square foot addition and installation of a 9,000 gallon nitrogen tank at the southwest corner of the building. Phase 2 includes the construction of a 1,150 square foot detached building at the rear of the property. The site is located at 425 Commerce Court (Assessor Parcel Number: 93-450-03).

*The Commission voted to approve DR 08-08 by a roll call vote of 3-0-2 with Commissioner Free and Commissioner Hain absent.*

**TA 08-01 – TEXT AMENDMENT** – Consideration of a Text Amendment to the City's Zoning Ordinance to amend Chapter 4, Article 1 – Parking Regulations. The proposed Text Amendment will amend and update the parking requirements for development within the City. The Planning Commission action will be a recommendation to the City Council. If adopted, the Ordinance will be effective Citywide.

*The Commission directed staff to conduct further research and bring the item back for discussion and review in November 2008.*

**NUMBER OF PEOPLE IN ATTENDANCE: 14**



**NOVEMBER 12, 2008**

**TA 08-01 – TEXT AMENDMENT** – Consideration of a Text Amendment to the City's Zoning Ordinance to amend Chapter 4, Article 1 – Parking Regulations. The proposed Text Amendment will amend and update the parking requirements for development within the City. The Planning Commission action will be a recommendation to the City Council. If adopted, the Ordinance will be effective Citywide.

*The Commission directed staff to draft an Ordinance for City Council review by a voice vote of 5-0.*

**NUMBER OF PEOPLE IN ATTENDANCE: 6**

**DECEMBER 10, 2008**

**TA 08-01 – TEXT AMENDMENT - Continued from November 12, 2008 meeting** – Consideration of a Text Amendment to the City's Zoning Ordinance to amend Chapter 4, Article 1 – Parking Regulations. The proposed Text Amendment will amend and update the parking requirements for development within the City. The Planning Commission action will be a recommendation to the City Council. If adopted, the Ordinance will be effective Citywide.

*The Commission voted to recommend City Council approval of TA 08-01 by a voice vote of 5-0.*

**NUMBER OF PEOPLE IN ATTENDANCE: 3**

**JANUARY 14, 2009**

**CUP 08-05 – CONDITIONAL USE PERMIT / LOM 586-P – VESTING TENTATIVE PARCEL MAP -- OCEAN PLAZA DEVELOPMENT** – Consideration of a request from Michael Letzt of BJ Gunner Investments, LLC, for a Conditional Use Permit for 78 senior and handicapped apartment units, 13,079 square feet of commercial office space, and 4,251 square feet of commercial retail, and/or restaurant space; and a Vesting Tentative Parcel Map requesting subdivision of an approximately 2.69 acre site to create six (6) commercial condominiums and one (1) residential condominium. The Planning Commission will consider a recommendation to the City Council for a density bonus on the site to allow the number of residential units at 33% greater than the standard density allowed in a High Density Residential District. The project is proposed on two (2) existing adjacent parcels totaling approximately 2.69 acres in size, located at 1420 East Ocean Avenue (Assessor Parcel Numbers: 85-150-17, 18).

*The Commission voted to approve LOM 586-P and the Density Bonus by a roll call vote of 5-0. The Commission voted to deny CUP 08-05 by a roll call vote of 5-0.*

**LOM 587 – LOT LINE ADJUSTMENT / DR 08-07 DEVELOPMENT PLAN REVIEW -- LOMPOC VALLEY SENIOR COMMUNITY CENTER** – Consideration of a request by Dan McCaffrey, Parks & Recreation Director, representing the City of Lompoc, for a Lot Line Adjustment to reconfigure the size and dimensions of two (2) existing parcels by moving the lot line on the west side of Parcel A, the site of the new Lompoc Valley Senior Community Center, approximately 100 feet to the west. The size of the newly configured parcel will increase to approximately 83,000 square feet. The number of parcels will remain the same; and a Development Plan to convert an existing 15,000 square-foot space into the Lompoc Valley Senior Community Center. The Lompoc Valley Senior Community Center includes dining rooms, kitchen, lounge, classrooms, offices, meeting rooms, restrooms, library, and game room. The plan includes construction of a covered entry to the east, an approximately 6,750 square-foot landscaped outdoor patio area adjacent to the existing building, and 18 new parking spaces. The proposed project is located at 1110 and 1120 West Ocean Avenue (Assessor Parcel Numbers: 91-110-49, 51).

*The Commission voted to approve LOM 587 and DR 08-07 by a voice vote of 5-0.*

**NUMBER OF PEOPLE IN ATTENDANCE: 51**

**FEBRUARY 11, 2009**

**CUP 08-06 – CONDITIONAL USE PERMIT** – Consideration of a request by John Anton of Anton and Associate, representing Lompoc Valley Baptist Church, for a Conditional Use Permit to allow construction of a 5,370 square foot sanctuary. The project includes demolition of the existing approximately 3,900 square foot sanctuary on the site resulting in a total increase of approximately 1,470 square feet. The site is located at 700 East College Avenue (Assessor Parcel Number: 87-212-01).

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

**DR 05-21 – SIGN PROGRAM AMENDMENT** – Consideration of a request by Homayon Moaven, project representative, for an amendment to an approved Sign Program. The proposed amendment consists of the addition of a third monument sign for the Palm Square Shopping Center, located at 1009 North H Street (Assessor Parcel Numbers: 89-011-22, -36).

*The Commission voted to approve DR 05-21 by a voice vote of 5-0.*

**CUP 08-07 – CONDITIONAL USE PERMIT** – Consideration of a request by Jay Higgins, representing Metro PCS, for a Conditional Use Permit to allow operation of an unmanned wireless telecommunication facility on the rooftop of an existing building located at 1621 North H Street (Assessor Parcel Number: 93-450-23).

*The Commission voted to approve CUP 08-07 by a voice vote of 5-0.*

**NUMBER OF PEOPLE IN ATTENDANCE: 9**

**MARCH 11, 2009– Meeting Cancelled**

**APRIL 8, 2009**

**CUP 09-01 – CONDITIONAL USE PERMIT** – Consideration of a request by Jay Higgins, representing Metro PCS, for a Conditional Use Permit to allow operation of an unmanned wireless telecommunication facility atop a replacement 70-foot light pole at Ryon Park. The property is located at 1000 West Cypress Ave. (Assessor Parcel Number: 91-121-05).

*The Commission voted to approve CUP 09-01 by a voice vote of 4-0, with Commissioner Rodenhi absent.*

**CUP 09-02 – CONDITIONAL USE PERMIT**– Consideration of a request by Jay Higgins, representing Metro PCS, for a Conditional Use Permit to allow operation of an unmanned wireless telecommunication facility atop a replacement 70-foot light pole at JM Park. The property is located at 601 East Chestnut Avenue (Assessor Parcel Number: 85-040-06).

*The Commission voted to approve CUP 09-02 by a voice vote of 4-0, with Commissioner Rodenhi absent.*

**CUP 09-03 – CONDITIONAL USE PERMIT** – Consideration of a request by Steve Logsdon, representing Lompoc Moose Lodge, for a Conditional Use Permit to operate a lodge / club in an existing building. No exterior changes are proposed to the building. The project is located at 300 North G Street (Assessor Parcel Number: 85-022-02).

*The Commission voted to approve CUP 09-03 by a voice vote of 4-0, with Commissioner Rodenhi absent.*

**DR 04-35 – CROWN LAUREL MINOR MODIFICATION** – Consideration of a request by Matt Woodruff of JM Development, for minor modifications to a previously approved Preliminary/Precise Development Plan for the Crown Laurel residential development. The minor modifications include changes to material for the Maple Avenue fence; size of plantings in the landscape areas; deletion of the mural requirement; and changes to the proposed amenities. The 9.53 acre site is located at the northeast corner of North V Street and West Laurel Avenue (Assessor Parcel Numbers: 89-500-01 through 73, 89-500-75 through 81). A Mitigated Negative Declaration (MND) was prepared for this project and certified by the City Council on November 15, 2005 (SCH No. 2005081085). There have been no changes to the environmental considerations since that date.

*The Commission voted to approve DR 04-35 by a voice vote of 4-0, with Commissioner Rodenhi absent.*

**NUMBER OF PEOPLE IN ATTENDANCE: 6**



**MAY 13, 2009**

**LOM 560 – TIME EXTENSION** – Consideration of a request for an extension of time submitted by Bobbi McGinnis of R & R Investments, for Tentative Subdivision Map LOM 560 to subdivide an existing 10,500 square-foot parcel of land to create five (5) residential parcels. The property is located in the *High Density Residential, Planned Development (R-3, PD)* Zoning District at 410 North K Street (Assessor Parcel Number: 89-232-10).

*The Commission voted to approve the Time Extension for LOM 560 by a voice vote of 5-0.*

**CUP 08-07 – REVISION TO CONDITIONS OF APPROVAL** – Consideration of a request by Jay Higgins, representing Metro PCS, for Planning Commission review and consideration of a revision to the conditions of approval for Conditional Use Permit CUP 08-07. The revision would modify condition of approval P13 to allow the previously approved wireless telecommunication facility on the site for a period of five (5) years prior to expiration, with the ability to obtain five (5) year extensions. The project is located at 1621 North H Street in the *Planned Commercial Development (PCD)* Zoning District (Assessor Parcel Number: 93-450-23).

*The Commission voted to approve the revision to the Conditions of Approval for CUP 08-07 by a voice vote of 5-0.*

**DR 09-04 – REQUEST FOR INTERPRETATION** – Consideration of a request by J.R. Barto of J.R. Barto Heating/Air Conditioning/Sheet Metal, Inc., the property owner, for a Planning Commission determination that a dance studio is an allowable use with a Conditional Use Permit in the Industrial Zoning District in accordance with Section 17.064.040.A of the Zoning Ordinance. The applicant proposes to lease a portion of the building at 311 North F Street (Assessor Parcel Number: 85-022-02) to a dance studio; however, the proposed use is not a permitted use in this District.

*The Commission advised the applicant they would be amenable to consider a Conditional Use Permit application for a dance studio at this location by a voice vote of 5-0.*

**NUMBER OF PEOPLE IN ATTENDANCE: 3**

**MAY 27, 2009**

**SANTA RITA HILLS WINE CENTER – EIR 08-02 – ENVIRONMENTAL IMPACT REPORT / GP 08-01 – GENERAL PLAN AMENDMENT / ZC 08-01 - ZONE CHANGE / LOM 582 – TENTATIVE PARCEL MAP / DR 08-01 – DEVELOPMENT PLAN**

– Consideration of a request by Frances Romero of Urban Planning Concepts, Inc., for a Final Environmental Impact Report (FEIR), prepared for the project described below, prepared by Impact Sciences and circulated through the State Clearinghouse (SCH No. 2008081067) pursuant to the requirements of the California Environmental Quality Act (CEQA); a General Plan Amendment to amend the land use designation for 5.9 acres of the 9.6-acre site from *Business Park (BP)* to General Commercial (*GC*); a Zone Change to amend the zoning designation for 5.9 acres of the 9.6-acre site from Business Park (*BP*) to *Planned Commercial Development (P-C-D)*; a Development Plan for conceptual design of the structures, site plan, parking, and landscaping for the project. The total building square footage to be developed will be 151,716 sq. ft. The project consists of construction of a 55-room hotel with spa, event center, restaurant-bar with 51,413 sq. ft. of area; construction of two (2) buildings for commercial-retail and office uses with 9,663 sq. ft. and 7,469 sq. ft for a total of 17,132 sq. ft.; and an existing 83,171 sq. ft. wine processing and storage facility with 6,000 sq. ft. of future wine production and a Tentative Parcel Map to subdivide the 9.6 acre parcel into four (4) parcels. The property is approximately 9.6 acres located at 300 North 12<sup>th</sup> Street at the northeast corner of the intersection of North 12<sup>th</sup> and Highway 246 in the City of Lompoc (Assessor Parcel Number 99-141-22).

*The Commission voted to recommend approval to the City Council for EIR 08-02, GP 08-01, ZC 08-01 and DR 08-01 by a roll call vote of 5-0. The Commission voted to recommend approval to the City Council for LOM 582 by a roll call vote of 4-0-1 with Commissioner Free abstaining.*

**NUMBER OF PEOPLE IN ATTENDANCE: 19**

**JUNE 10, 2009 – MEETING CANCELLED**