



*CITY OF LOMPOC
PLANNING COMMISSION
ANNUAL REPORT*

*FY JULY 1, 2009 TO
JUNE 30, 2010*

*Prepared for City Council
by Planning Commission and Planning Division Staff
June 2010*



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 2009/2010:

During FY 2009/2010, the Planning Commission reviewed applications in the quantities set forth below:

Conditional Use Permits – Modifications: 1	Lot Line Adjustments: 1
Conditional Use Permits – New: 4	Revisions to Conditions of Approval: 1
Conditional Use Permits – Renewal: 1	Sign Program: 1
Density Bonus: 2	Sign Program Amendment: 1
Development Plans – Modifications: 1	Text Amendments: 2
Development Plans – New: 4	Time Extension: 2
Environmental Impact Report: 1	Vesting Tentative Parcel Maps: 1
General Plan Amendments: 2	Zone Changes: 3

During FY 2009/2010, the Planning Commission reviewed a total of twenty-eight (28) applications. A summary of the Planning Commission's agenda items begins on page 5.

FY 2009/2010 – Major Projects Reviewed by the Commission Include:

- Review of the Draft Environmental Impact Report (DEIR), General Plan Amendment and Zone Change for the City of Lompoc General Plan Update – Phase I. The Commission held two (2) public hearings and continued the item to the July 2010 meeting.
- A General Plan Amendment, Zone Change, Lot Line Adjustment, and Development Plan for the Housing Authority of Santa Barbara County (55 unit low income apartment complex) and a 6,524 square foot office building at 815 West Ocean Avenue;
- A Development Plan for the Panda Express drive-through restaurant and a future 4,500 square foot building at 1405 North H Street;
- Review of a Preliminary/Precise Development Plan and Zone Change for a 24 unit apartment complex with on-site parking and landscaping and including a Density Bonus request at 109 South Third Street.
- Modifications to the Cypress Court Development (formerly Ocean Plaza) to lessen the density and scope of the project.

FY 2009/2010 – The Commission recommended the following Text Amendments:

- Adoption of amended Environmental Review Guidelines to simplify CEQA review for new business in existing facilities; and
- Amending the list of allowable land uses to include wine tasting rooms in the Industrial Zoning Districts.

FY 2009/2010 – Appeals of Planning Commission Decisions to the City Council:

None during this Planning period.

FY 2009 /2010 – Special Meetings were held on:

- August 26, 2009 – Wal-Mart scoping meeting.
- April 13, 2010 – Joint Meeting with the City Council to review the status of the General Plan Update – Phase I.



Anticipated Activities for FY 2010/ 2011:

The Planning Commission anticipates:

From last years report

- 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 parcel in the Burton Ranch 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 northeast 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 8, 2009

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; for the Chestnut Crossing development 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 by a voice vote of 5-0.

LOM 557 – TENTATIVE SUBDIVISION MAP – Request for Time Extension – consideration of request by Carlos Yanez of Coastal Vision, Inc., for a time extension for Vesting Tentative Subdivision Map (LOM 557) for condominium purposes for the Coastal Meadows development located at 1275 North V Street (Assessor Parcel Number: 93-070-36).

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

DR 09-01 – DEVELOPMENT PLAN – consideration of request by C. Roger Su of Itra Group, Inc., to construct a Panda Express drive-through restaurant and future approximately 4,500 square foot restaurant/retail building located at 1405 North H Street (Assessor Parcel Number: 93-450-32).

The Commission voted to approve the Development Plan by a voice vote of 5-0.

CUP 09-04 – CONDITIONAL USE PERMIT – consideration of a request by Denise Donlon of the Lompoc School of Dance, for a Conditional Use Permit to operate a dance studio in an existing building at 300 North G Street (Assessor Parcel Number: 85-022-02).

The Commission voted to approve the Conditional Use Permit by a voice vote of 5-0.

NUMBER OF PEOPLE IN ATTENDANCE: 9

AUGUST 12, 2009

CUP 09-05 – CONDITIONAL USE PERMIT – consideration of a request by Greg Robinson of Big Brand Tire Company, for a Conditional Use Permit to operate a tire shop in an existing building at 415 West Central Avenue (Assessor Parcel Number: 93-450-50).

The Commission voted to approve the Conditional Use Permit by a voice vote of 5-0.

DR 09-08 – SIGN PROGRAM AMENDMENTS – consideration of a request by Dennis Stout of DBS, Inc., for amendments to an approved Sign Program for the shopping center located at 1305-1325 North H Street (Assessor Parcel Numbers: 89-490-03, 04, 05, 07, 08, 09, 10 & 11).

The Commission voted to approve the Sign Program Amendments by a voice vote of 5-0.

DR 04-35 – REVISION TO CONDITIONS OF APPROVAL – consideration of a request by Matt Woodruff of JM Development, for revision to the conditions of approval of a previously approved Preliminary/Precise Development Plan for the Crown Laurel residential development 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).

The Commission voted to approve the revision to the Conditions of Approval by a roll call vote of 5-0.

NUMBER OF PEOPLE IN ATTENDANCE: 7

SEPTEMBER 9, 2009

CUP 06-02 – CONDITIONAL USE PERMIT RENEWAL – consideration of a request by Leigh Garcia, representing Familia de Dios Baptist Church, for a renewal of Conditional Use Permit to allow continued church operation at 117 South J Street (Assessor’s Parcel Number: 91-102-06).

Due to the lack of a voting quorum the item was continued to the November 12, 2010 Planning Commission meeting.

GP 09-01 – GENERAL PLAN AMENDMENT, ZC 09-01 – ZONE CHANGE, DR 09-03 – DEVELOPMENT PLAN REVIEW, LOM 589 – LOT LINE ADJUSTMENT – consideration of a request by Jason Rojas, representing the Housing Authority of the County of Santa Barbara, for:

- A General Plan Amendment to amend the land use designation for the 10.11 acre site to *High Density Residential* on 8.3 acres and *Community Facility* on 1.81 acres;
- A Zone Change proposal to amend the City’s Zoning Map designations to *High Density Residential* on 5.54 acres, *High Density Residential, Planned Development (R-3, PD)* on 2.76 acres and *Public Facilities (PF)* on 1.81 acres;
- A Preliminary/Precise Development Plan for the construction of a fifty-five (55) unit apartment complex and an approximately 6,524 square-foot office building; and
- A Lot Line Adjustment to reconfigure the size and dimensions of three (3) existing parcels.

The site is approximately 10.11 acres located at 815 West Ocean Avenue (Assessor Parcel Numbers: 91-040-90, 92 & 93).

The Commission recommended City Council approval of the requested entitlements by a roll call vote of 4-0-1, with Commissioner Rodenhi absent.

NUMBER OF PEOPLE IN ATTENDANCE: 10

OCTOBER 14, 2009 – Meeting Cancelled

NOVEMBER 12, 2009

CUP 06-02 – CONDITIONAL USE PERMIT RENEWAL – Continued from September 9, 2009 – consideration of a request by Leigh Garcia, representing Familia de Dios Baptist Church, for renewal of a Conditional Use Permit to allow continued church operation at 117 South J Street (Assessor’s Parcel Number: 91-102-06).

The Commission voted to approve the renewal of the Condition Use Permit by a voice vote of 5-0.

DR 09-09 – SIGN PROGRAM – consideration of a request by Victor Gallegos of Sea Smoke Cellars, for a Sign Program for the North O Street Industrial Project located at 1604, 1608, & 1612 North O Street (Assessor Parcel Numbers: 93-450-62, 63, 64).

The Commission voted to approve the Sign Program by a voice vote of 5-0.

NUMBER OF PEOPLE IN ATTENDANCE: 3

DECEMBER 9, 2009

DR 09-10 – MODIFICATION TO DEVELOPMENT PLAN – consideration of a request by Mel Cruz of McDonald’s USA, LLC, for a 431 square foot addition, façade remodel, and drive-thru modification to an existing restaurant. The site is located at 835 North H Street (Assessor Parcel Numbers: 89-070-32, 35).

The Commission voted to approve DR 09-10 by a roll call vote of 5-0.

DR 09-06 – DEVELOPMENT PLAN REVIEW – consideration of a request by Eric Erland, representing the City of Lompoc Water Division, for the drilling and operation of a municipal water well and a waterline extension from the well to a water main on North Avenue. The project includes two well houses surrounded by a block wall and landscaping. The project is located north of Highway 246 and west of the Santa Ynez River (Assessor Parcel Numbers: 99-141-26, 27 and 30).

The Commission voted to approve DR 09-06 by a roll call vote of 4-1, with Commissioner Free voting no.

NUMBER OF PEOPLE IN ATTENDANCE: 5

JANUARY 13, 2010

DR 09-11 – PRELIMINARY/PRECISE DEVELOPMENT PLAN, ZC 09-02 – ZONE CHANGE – consideration of a request by Kerry Moriarty, the property owner, for:

DR 09-11 – a Preliminary/Precise Development Plan for the construction of a 24-unit apartment complex including on-site parking and landscaping and a density bonus allowing 20% increase in density over *High Density Residential*; and

ZC 09-02 – a Zone Change proposal to amend the City’s Zoning Map designation for the site. The current Zoning Map designation for the site is *High Density Residential, Planned Development (R-3, PD)*; the applicant is requesting a change 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*.

The site is approximately .96 acres located at 109 South Third Street (Assessor Parcel Number: 85-150-47).

The Commission voted to approve by a voice vote of 3-0-2, with Commissioner Free and Gonzales absent.

NUMBER OF PEOPLE IN ATTENDANCE: 4

FEBRUARY 10, 2010

CUP 09-06 – CONDITIONAL USE PERMIT – consideration of a request by John H. Linn, representing the Boy Scouts of America, of a proposal for a Conditional Use Permit to place an accessory building on an existing church site. The project is located at 1517 West College Avenue in the *Single Family Residential (7-R-1)* Zoning District (Assessor Parcel Number: 93-174-16).

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

CUP 09-07 – CONDITIONAL USE PERMIT – consideration of a request by John H. Linn of Santa Rita Wines, Inc., the applicant, for a Conditional Use Permit to operate a wine center in an existing building. The project is located at 118 West Ocean Avenue in the *Old Town Commercial (OTC)* Zoning District (Assessor Parcel Number: 85-161-02).

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

NUMBER OF PEOPLE IN ATTENDANCE: 26

MARCH 10, 2010 – Meeting Cancelled

APRIL 14, 2010

TA 10-01 – TEXT AMENDMENT – consideration of a Text Amendment to the City's Zoning Ordinance to amend Section 17.064.060 – Allowable Land Use and Permit Requirements. The proposed Text Amendment would amend the list of allowable land uses in the Industrial (I) / Business Park (BP) Zoning Districts to include Wine Tasting Rooms with a Conditional Use Permit. If adopted, the Ordinance would be effective Citywide in the Industrial (I) / Business Park (BP) Zoning District.

Due to a lack of voting quorum, Commissioner Griffith recused from the item and Commissioner Gonzales and Commissioner Free absent, Ms. Ailin stated that this item must be continued to the meeting of June 9, 2010.

TA 10-02 – TEXT AMENDMENT – consideration of a Text Amendment to the City's Zoning Ordinance to amend Chapter 17.148 – Application of Environmental Guidelines to Zoning Matters and a recommendation to the Council for adoption of amended Environmental Review Guidelines. The proposed Text Amendment will amend the Zoning Ordinance and Environmental Review Guidelines to be consistent with requirements of the California Environmental Quality Act (CEQA).

The Commission voted to recommend City Council approval by a voice vote of 3-0-2, with Commissioner Free and Gonzales absent.

NUMBER OF PEOPLE IN ATTENDANCE: 4

MAY 12, 2010 – Meeting Cancelled

JUNE 9, 2010

TA 10-01 – TEXT AMENDMENT – Continued From April 14, 2010 – consideration of a Text Amendment to the City's Zoning Ordinance to amend Section 17.064.060 – Allowable Land Use and Permit Requirements. The proposed Text Amendment would amend the list of allowable land uses in the Industrial (I) / Business Park (BP) Zoning Districts to include Wine Tasting Rooms with a Conditional Use Permit. If adopted, the Ordinance would be effective Citywide in the Industrial (I) / Business Park (BP) Zoning District.

The Commission voted to recommend City Council approval by a voice vote of 3-0-2 with Commissioners Gonzales and Griffith not participating.

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CUP 08-05 – CONDITIONAL USE PERMIT – consideration of a request from Shellan Miller of Pacific West Communities, Inc., the applicant, for modifications to a previously approved project known as Ocean Plaza. The project has been reduced in size and density, and renamed Cypress Court. The revised project includes the following:

CUP 08-05 - A Conditional Use Permit for sixty (60) affordable apartment units and approximately 14,770 square feet of commercial space including a 21% density bonus; and

LOM 586-P - A Vesting Tentative Parcel Map for subdivision of an approximately 2.28 acre site to create six (5) commercial condominiums and one (1) residential condominium.

The project is proposed on an approximately 2.28 acre parcel, located in the Commercial Office (CO) Zoning District at 1420 East Ocean Avenue (Assessor Parcel Number: 85-150-17).

The Commission voted to deny the requested modifications to the CUP on a voice vote of Ayes: Commissioners Free, Gonzales, Hain – No: Commissioners Rodenhi, Griffith

GP 07-04 – COMPREHENSIVE GENERAL PLAN UPDATE – :consideration of:

EIR 08-02 – The Final Environmental Impact Report (FEIR), prepared by Rincon Consultants, Inc., for the City of Lompoc Comprehensive General Plan Update was circulated through the State Clearinghouse (SCH No. 2008081032) pursuant to the requirements of the California Environmental Quality Act (CEQA) The study area evaluated in the FEIR consists of areas within current City Limits and four (4) potential annexation areas;

GP 07-04 – A General Plan Amendment to adopt the Phase 1 General Plan Elements (Land Use, Circulation, Housing) and to amend the City of Lompoc Land Use Element Map; and

ZC 10-01 – A Zone Change to amend the City of Lompoc Zoning Map to achieve consistency with the Land Use Element Map.

Planning Commission will formulate a recommendation to the City Council.

The Commission continued the review to an adjourned meeting on June 23, 2010.

NUMBER OF PEOPLE IN ATTENDANCE: 48



JUNE 23, 2010

GP 07-04 – COMPREHENSIVE GENERAL PLAN UPDATE – :consideration of:
EIR 09-01, GP 07-04, ZC 10-01 – continued from June 9, 2010 meeting

The Commission continued the review to an adjourned meeting on July 14, 2010.

NUMBER OF PEOPLE IN ATTENDANCE: 33

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