

*CITY OF LOMPOC
PLANNING COMMISSION
ANNUAL REPORT
FY JULY 1, 2015 TO
JUNE 30, 2016*

*Prepared for City Council
by Planning Commission and Planning Division Staff
June 2016*

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 2015/2016:

During FY 2015/2016, the Planning Commission reviewed applications in the quantities set forth below:

Application	Level of Environmental Review
Conditional Use Permits – New: 2	2 Categorical Exemptions
Conditional Use Permit – Modification: 3	3 Categorical Exemption
Development Plans – New: 8	7 Categorical Exemptions 1 Environmental Impact Report
Development Plan – Sign Permit: 1	Categorical Exemption
Development Plan – Sign Program: 1	Categorical Exemption
General Plan Amendment: 3 – <ul style="list-style-type: none"> • Economic Development Element • 2014-2022 Housing Element • Summit View Homes (Low Density Residential) 	1 Environmental Impact Report Addendum 1 Negative Declaration
Home Office Use Permit: 1 Revocation	Not applicable
LOM: 4	1 Environmental Impact Report 3 Categorical Exemptions
Specific Plan: 1	Environmental Impact Report
Text Amendments: 1	Categorical Exemptions
Workshops: 3	Not applicable
Zone Change: 1	
Development Agreement: 1	

[REDACTED]

During FY 2015/2016, the Planning Commission reviewed a total of thirty (30) applications. A summary of the Planning Commission's agenda items begins on page 5.

FY 2015/2016 – Major Projects Reviewed by the Commission Include:

- 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 and recommendation to City Council 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 2015 to 2022 Housing Cycle;
- Review of the Chipotle/Habit Development Plan
- Comprehensive review of Zoning Ordinance – Sign Regulations
- Review and recommendation to City Council Summit View Homes Residential Development

FY 2015/2016 – Appeal of Planning Commission to the City Council:

- None

FY 2015/2016 – Special Meetings:

- July 23, 2015 – Review 2030 General Plan Addendum for Phase 2 Elements
- August 27, 2015 – Formulate Recommendations regarding 2030 General Plan Phase 2 Elements
- September 2, 2015 – Zoning Ordinance Kick-Off Meeting
- December 8, 2015 – EIR Scoping Meeting – Motorsports Park at 1801 N. H Street
- January 27, 2016 – Sign Ordinance Workshop
- April 27, 2016 – Sign Ordinance Workshop



Anticipated Activities for FY 2016/2017:

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

- Workshops and hearings on proposed Comprehensive Update to the Zoning Ordinance and Architectural Review Guidelines (ARG); and Old Town Specific Plan
- Review of the Environmental Impact Report (EIR) and Development Plan for a Motorsports Park at the Lompoc Airport
- Review of the proposed City of Lompoc D Street Transit and Maintenance Yard

Summary of Planning Commission Agenda Items:

July 8, 2015 –

DR 15-07 – Sign Program

Consideration of a request for Planning Commission review of a Sign Program for the Lompoc Radiation Oncology Center. The project is located at 1213 East Ocean Avenue.

The Commission voted to approve DR 15-07 on a 5-0 vote.

DR 15-08 – Sign Permit

Consideration of request for Planning Commission review of a Sign Permit for the Extra Space Storage facility consisting of two (2) on-building signs and one (1) monument sign located at 2225 Briar Creek Way.

The Commission voted to approve DR 15-08 on a 5-0 vote.

CUP 15-05 – Conditional Use Permit

Consideration of a request for Planning Commission review of Conditional Use Permit for the operation of an unmanned wireless telecommunication facility, consisting of a 65-foot high monopine with nine (9) new antennas, an equipment shelter, and a generator located at 416 North Eighth Street.

The Commission voted to approve CUP 15-05 on a 5-0 vote

GP 07-04 – Economic Development Element

Planning Commission consideration of a recommendation to the City Council on the Comprehensive 2030 General Plan Update Economic Development Element and review of a draft Addendum to the Final Environmental Impact Report (FEIR 09-01) prepared for the 2030 General Plan Update and certified by the City Council.

Regarding page ED 2

Suggested adding *The City should promote and support the development of a destination resort within the City or nearby.*

Goal 4 Support a destination resort and other destination developments including travel and tourist opportunities in the Lompoc Valley that would stimulate economic development in the City

The Commission concurred with the amended language.

Regarding Policy 1.13 – Page 4

Policy 1.13 *“The City should upgrade and modernize its existing sports facilities and infrastructure to be suitable for post season play.”*

The Commission voted to approve 4-1, with Commissioner Clark voting no.

Regarding Goal No. 2 – page ED 4

[REDACTED]

Preserve suitable industrial and commercial sites ~~Maintain the existing and~~ encourage new industrial, office, and retail development that serves the needs of the Lompoc community and its designed to minimize impacts on the environment and on residential neighborhoods, consistent with the policies of the Lompoc General Plan.

Policy 2.4 - "The City shall support evolving markets such as farm-to-table and artisanal products in mixed use environments comprehensive

The Commission voted to approve 3-2, with Commissioners Rodenhi and Clark voting no.

Regarding Goal 3, page ED 4

"The City regulatory process and infrastructure shall be updated to avoid delay, minimize uncertainty, and prohibit unreasonable regulations."

The Commission voted to approve 5-0.

Regarding Additional Measure, page ED 6

"The City's Business Tax shall be updated modernized and expanded and 50% of the increased revenue from the revised Business Tax shall be used for Economic Development"

The Commission approved on vote of 3-2, with Commissioners Leach and Fink voting no.

Regarding changing the statement in policies 2.1, 2.2, 2.3, 2.4 to "shall" since they are policies that encourage action.

The Commission approved on a vote of 4-1, with Commissioner Fink voting no.

Regarding Goal 5 and Policy 5.4, page ED 5

Policy 5.4 Encourage Residential Arts and Crafts Home Occupation Permits for residents ~~who~~ to sell arts and crafts produced at home, at farmer's markets, and at permitted retail establishments, subject to all of the existing restrictions that apply to home occupations **Residential Arts and Crafts Home Occupation Permits.**

The Commission approved on a vote of 5-0.

Regarding Policy 3.4, page ED 4

"The City regulatory process and infrastructure shall be updated to avoid delay, minimize uncertainty, and prohibit unreasonable regulations."

The Commission approved a vote of 5-0.

Regarding Additional Measure, page ED 6

"The City's Business Tax shall be updated modernized and expanded and 50% of

[REDACTED]

the increased revenue from the revised Business Tax shall be used for Economic Development”

The Commission approved vote of 3-2, with Commissioners Leach and Fink voting no.

Regarding Policy 3.4, page ED 4

*Policy 3.4 The City **should continue to review** regulations and processes ~~should~~ to support economic development opportunities.*

The Commission approved on a vote 5-0.

The Commission recommended the City Council adopt the Economic Development Element as amended.

The Commission approved on a vote of 4-1, with Commissioner Clark voting no.

August 12, 2015 –

CUP 12-04 – Conditional Use Permit

Continued from June 10, 2015 meeting

Further consideration of possible modifications to Planning Commission Conditions of Approval for 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.

It was moved to continue the public hearing on CUP 12-04 to a future date due to the information provided which may result in new information being presented. The Commission approved the continuation on a 5-0 voice vote.

CUP 15-03 -- Conditional Use Permit

Continued from May 13, 2015

Consideration of a request by Montemar Winery, for Planning Commission review 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 approve the modifications to Conditions of Approval for CUP 15-03 on a 5-0 vote.

TA 15-01 – Text Amendment

Consideration for Planning Commission to recommend the City Council approve a zoning text amendment, including but not limited, to Zoning Ordinance *Section 17.008.020 Definitions and Standards*. The proposed amendment will, allow

chickens as household pets within the City limits with specific criteria. If adopted the Ordinance would be effective Citywide in residential zones.

The Commission voted to recommend City Council approval of the text amendment on a vote of 4-1, with Commissioner Fink voting no.

September 9, 2015

EIR 14-01 - Environmental Impact Report, SP 14-01 – Specific Plan, LOM 599 Tentative Parcel Map, DR 13-14 Development Plan

Consideration of a request from The McGaelic Group, for Planning Commission review of a proposal to subdivide an approximately 40-acre area of land into twelve (12) parcels and create a Specific Plan for future business park development which could include a mix of manufacturing, warehousing, hangar/storage space, and office use. The project is located on West Central Avenue, between V Street and Barton Avenue.

The Commission voted to recommend City Council approval of the project on a 5-0 voice vote.

DR 15-10 - Development Plan Review

Consideration of a request for Planning Commission review of a proposal to construct a 3,500 square foot warehouse with parking at 340 North G Street.

The Commission voted to approve DR 15-10 on a vote of 5-0.

HUP 07-100 – Home Use Permit Revocation Hearing

Planning Commission consideration of a revocation of Home Use Permit (HUP 07-100) issued December 20, 2007, which allows a home office for a Mobile Auto Mechanic at 710 North First Street, Apt B.

The Commission voted to revoke HUP 07-100 on a vote of 5-0.

DR 15-12 -- Development Plan Review

Consideration of a request for Planning Commission consideration of a proposal to install an approximately 860 square foot carport and fencing at the Lompoc Library, 501 East North Avenue.

The Commission voted to approve DR 15-12 on a vote of 5-0.

September 30, 2015

DR 15-06 – Development Plan

Consideration of a request from for Planning Commission review of a proposal to

construct a two-tenant restaurant building with parking, outdoor seating, and signage, located at 1413 North H Street.

The Commission voted to approve DR 15-06 on a 4-0-1 vote, with Commissioner Cioni absent.

October 14, 2015

CUP 08-05 – Revision to Conditions of Approval

DR 15-15 -- Development Review Permit

Planning Commission consideration of amendments to the Conditional Use Permit (CUP 08-05 approving the Cypress Court Development, City Council Resolution No. 5775(12) imposed Condition of Approval “P-6” limiting the first floor of the 12,000 square foot commercial building to “sales tax generating” uses. The project is located at 1420 East Ocean Avenue.

A request for Planning Commission review of a Development Review Permit (DR 15-15) to allow construction of a parking lot at 111 North Seventh Street (Assessor Parcel Number 085-150-087). The parking lot would accommodate additional parking for the proposed medical offices in the Cypress Court Development and overflow parking for the Lompoc Hospital.

The Commission denied amendments to CUP 08-05 and DR 15-15 on vote of 4-0-1, with Commissioner Cioni not participating.

CUP 15-06 Conditional Use Permit

Consideration of a request for Planning Commission review of a Conditional Use Permit to allow conversion of the existing triplex located at 115 North D Street.

Continued to the November 18, 2015 Planning Commission meeting

October 27, 2015 –

City Council & Planning Commission Joint Workshop

The City Council and the Planning Commission will meet with representatives of Lisa Wise Consulting, Inc., the City’s Zoning Ordinance consultant, and City staff to review Zoning Ordinance policy and future direction. The purpose of the meeting is to review basic components of a Zoning Ordinance; general policy direction for the Zoning Ordinance; items of local concern as identified in the Stakeholder’s interviews; draft timelines for process; and to provide direction and comments to the consultants and staff.

November 18, 2015 –

CUP 12-04 – Conditional Use Permit

Continued from August 12, 2015 Meeting

Planning Commission review of possible modifications to Conditions of Approval for 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 amend the Conditions of Approval for CUP 12-04:

P5. Activities involving dropping of weights and any excessive noise shall be limited to occur only between the hours of 7 am and 9 pm.

The amendment passed on a roll call vote of 3-2, with Commissioners Fink and Cioni voting no.

CUP 15-06 Conditional Use Permit

Continued from October 14, 2015 Meeting

A request for Planning Commission review and consideration of a Conditional Use Permit to allow conversion of the existing triplex located at 115 North D Street (APN 085-132-007) into a rehabilitation clinic/housing for women.

The Commission voted to approve CUP 15-06 on a 4-0-1 roll call vote, with Commissioner Rodenhi not participating.

GP 07-04 General Plan 2014-2022 Housing Element

The Planning Commission will review the revised draft 2015 Housing Element Update for the 2014-2022 Planning Cycle. An Initial Study/Negative Declaration was prepared for the project by Rincon Consultants (SCH. No. 20141212028)

The Commission recommended City Council approval of the 2014-2022 Housing Element on a 5-0 voice vote.

December 9, 2015 –

DR 15-14 – Development Plan

Consideration of a request for Planning Commission review and consideration of a Development Plan for the construction of a residential triplex including on-site parking and landscaping. The site is 8,446 square feet and located at 604 North Q Street

The Commission voted to approve DR 15-14 on a vote of 5-0.

January 13, 2016 –

Planning Commission Meeting Cancelled

January 27, 2016 –

Sign Ordinance - Workshop

Planning Commission Workshop to consider a comprehensive update to the City Sign Ordinance (ZC 15-02).

1. Introduction – project overview and purpose of workshop
2. Presentation – Lisa Wise Consulting, Inc.
 - a) Background – General Plan, Code Update Objectives
 - b) Code Diagnosis – Sign Regulation – Key Issues, Reed v Town of Gilbert
3. Workshop Activity
4. General Discussion
5. Next Steps

February 10, 2016 –

- 1) Elect Chair and Vice Chair
- 2) Receive General Plan Annual Report

The elections of Chair and Vice-Chair were postponed until all Commissioners were present. The General Plan Annual Report was received by the Planning Commission and forwarded to City Council.

March 09, 2016 –

Planning Commission Meeting Cancelled

April 13, 2016 –

Planning Commission Meeting Cancelled

April 27, 2016 –

Sign Ordinance - Workshop


Planning Commission Workshop to consider a comprehensive update to the City Sign Ordinance (ZC 15-02)

May 11, 2016 –

Planning Commission Meeting Cancelled

June 08, 2016 –

Planning Commission Meeting Cancelled



June 15, 2016 –

DR 16-01 – Development Plan

A request for Planning Commission consideration of a proposal to construct a 31,119 square foot, three-tenant winery warehouse with parking and truck loading at 1016 West Aviation Avenue.

The Commission voted to approve DR 16-01 on a vote 3-0

LOM 604 – Lot Line Adjustment

A request for Planning Commission consideration of a lot line adjustment taking approximately 812 sf from three parcels and adding it to an interior parcel. The proposal involves adjustment of the rear yard boundaries of 209, 213, and 217 South Seventh Street with the adjoining parcel 1412 East Cypress.

The Commission voted to approve LOM 604 on a vote 3-0

LOM 605 – Lot Line Adjustment

A request by for Planning Commission consideration of a lot line adjustment taking approximately 4,414 sf from three parcels and adding it to an interior parcel. The proposal involves adjustment of the rear yard boundaries of 1321, 1325, and 1329 East Hickory Avenue with the adjoining parcel 1412 East Cypress.

The Commission voted to approve LOM 605 on a vote 3-0

June 21, 2016 –

City Council & Planning Commission Joint Meeting

Held discussion of time extensions for Vesting Tentative Maps, direction for the Old Town Specific Plan, and food in the Wine Ghetto.

June 29, 2016 –

GP 12-01 – General Plan Amendment

[REDACTED]

A request was received for Planning Commission consideration of a proposal to amend the City's General Plan Land Use Designation for the Summit View Homes project to *Low Density Residential (LDR)*. The site is approximately 10.05 acres at the intersection of Harris Grade Road and Purisima Road.

The Commission voted to recommend Council approve GP 12-01 on a vote 5-0

ZC 12-01 – Zone Change

A request for Planning Commission consideration of a proposal to amend the City's Zoning Map for Summit View Homes to *Single Family Residential, Planned Development (7-R-1, PD)*.

The Commission voted to recommend Council approve ZC 12-01 on a vote 5-0

LOM 594 – Vesting Subdivision Tract Map

A request for Planning Commission of a proposal to subdivide an approximately 10 acre parcel of land into forty-eight (48) parcels for Summit View Homes

The Commission voted to recommend Council approve LOM 594 on a vote 5-0

DR 12-04 – Preliminary/Precise Development Plan

A request was received for Planning Commission consideration of DR 12-04 as the Preliminary/Precise Development Plan for the Summit View Homes a 44-unit residential development.

The Commission voted to recommend Council approve DR 12-04 on a vote 5-0

Development Agreement

A request was received for Planning Commission consideration of a Development Agreement between Summit View Homes, LLC., and the City of Lompoc.

The Commission voted to recommend Council approve the Development Agreement on a vote 5-0