



*CITY OF LOMPOC
PLANNING COMMISSION
ANNUAL REPORT*

*FY JULY 1, 2016 TO
JUNE 30, 2017*

*Prepared for City Council
by Planning Commission and Planning Division Staff
June 2017*

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 2016/2017:

During FY 2016/2017, the Planning Commission reviewed applications in the quantities set forth below:

Application	Level of Environmental Review
Conditional Use Permits – New: 6	6 Categorical Exemptions
Conditional Use Permit – Modification: 2	2 Categorical Exemptions
Development Plans – New: 7	4 Categorical Exemptions 1 Negative Declaration 1 Mitigated Negative Declaration 1 Addendum
Development Plan – Sign Program: 1	1 Categorical Exemption
General Plan Amendment: 0	None
LOM: 2	1 Categorical Exemption, 1 –Not a Project
Time Extensions: 7	7 Addendums
Workshops: 6	Not applicable
Zone Change: 1	Negative Declaration
Development Agreement: 1	Not applicable

During FY 2016/2017, the Planning Commission reviewed a total of twenty-six (26) applications. A summary of the Planning Commission’s agenda items begins on page 5.



FY 2016/2017 – Major Projects Reviewed by the Commission Include:

- Comprehensive Review of Zoning Ordinance – Sign Regulations
- Workshops on the proposed Districts and Administration and Procedures for the draft Zoning Ordinance
- Workshop regarding deletion of the Commercial Office (C-O) District in the new Zoning Ordinance
- City of Lompoc Transit/Facilities Maintenance Facility
- Designation of the City's first Landmark Sign under the new Sign Regulations

FY 2016/2017 – Appeal of Planning Commission to the City Council:

- March 21, 2017 City Council heard an appeal of a Planning Commission determination that a Temporary Use Permit (TUP) was not the appropriate vehicle to allow preparation and service of food in the Wine Ghetto. The Council upheld the Commission determination and directed staff to return to the Commission with a process for a special permit to allow food service in the Wine Ghetto.

FY 2016/2017 – Special Meetings:

- August 24, 2016 – City Zoning Ordinance update Districts Planning Commission Workshop.
- May 31, 2017- City Zoning Ordinance update Food Service Industrial Zones.



Anticipated Activities for FY 2017/2018:

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

- Continued workshops and hearings on the proposed Comprehensive Update to the Zoning Ordinance and Architectural Review Guidelines (ARG);
- Review of the possible amendments to the Central Avenue Business Park Specific Plan (CCBP-SP) on West Central Avenue;
- Review of a General Plan Amendment, Zone Change, Tentative Parcel Map, and Development Plan for a new CHC medical facility on West Ocean Avenue; and,
- Review of possible amendments to the River Terrace Development at Laurel Avenue and Twelfth Street.



Summary of Planning Commission Agenda Items

July 13, 2016 –

LOM 571 – Vesting Tentative Map

Consideration of the subdivision of a 32.6 acre site to create 65 parcels north of the intersection of Harris Grade Road and Highway 1.

The Commission approved LOM 571 on a 5-0 vote

LOM 606 – Lot Line Adjustment

Consideration of a transfer of approximately 3,220 square feet from 415 South I Street to 405 South I Street.

The Commission approved LOM 606 on a 5-0 vote

August 24, 2016 –

Planning Commission Workshop

Consideration of a comprehensive update to the City Zoning Ordinance. Presentation by Lisa Wise Consulting, Inc.

September 14, 2016 –

LOM 555 – Time Extension Request

Consideration of a time extension for LOM 555 (Mosaic Walk) and a Development Agreement to establish a Community Facilities District at the intersection of Ocean Ave and U Street.

The Commission approved LOM 555 on a 5-0 vote

LOM 554 – Time Extension Request

Consideration of a time extension for LOM 554 (Mosaic Walk) and a Development Agreement to establish a Community Facilities District at the intersection of Ocean Ave and R Street.

The Commission approved LOM 554 on a 5-0 vote

October 12, 2016 –

LOM 533 – Time Extension Request

Consideration of a time extension for LOM 533 (River Terrace) and a Development Agreement to establish a Community Facilities District at the intersection of East Laurel Ave and Twelfth Street.

The Commission approved LOM 533 on a 5-0 vote

ZC 15-02 – Chapter 17.108 – Sign Regulations

Consideration of a recommendation to City Council regarding a comprehensive update to the City's sign regulations.

The Commission approved ZC 15-02 on a 5-0 vote

November 9, 2016 --

Interim Management Plan – Modification to Mining Reclamation Plan (DR 00-18)

Consideration of an Interim Management Plan (IMP) /Minor Modification (Amendment) to the Reclamation Plan of V & J Sand Mine (DR 00-18).

The Commission approved DR 00-18 on a 4-0-1 vote, with Commissioner Clark absent

Modification to Conditional Use Permit (CUP 12-02)

Consideration of a request for a Modification to an approved Conditional Use Permit (CUP 12-02) to allow wine tasting to expand onto an existing 1,350-square foot outdoor deck.

The Commission approved CUP 12-02 on a 4-0-1 vote, with Commissioner Clark absent

ZC 15-02 – Chapter 17.108 – Sign Regulations

Continued from October 12, 2016 Meeting

Consideration of a recommendation to the City Council regarding amendment to Zoning Ordinance *Chapter 17.108 Sign Regulations*.

The Commission approved ZC 15-02 on a 4-0-1 vote, with Commissioner Clark absent

December 14, 2016 --

DR 16-02 - Development Plan

Consideration of a proposal to construct a 4,350-square foot two-tenant restaurant / retail pad building and a Sign Program for the development.

The Commission continued to the January 11, 2017 Planning Commission meeting on a 4-0-1 vote, with Commissioner Cioni absent

DR 16-03 – Development Plan

Consideration of a proposal to demolish the existing service station and accessory structures and construct a new service station, consisting of an overhead canopy, 10 fueling stations, and a 3,560 square foot convenience store located at 801 East Ocean Avenue.

The Commission approved DR 16-03 on a 3-1-1 vote, with Commissioner Leach voting no and Commissioner Cioni absent

January 11, 2017 --

DR 16-02 - Development Plan – Continued from December 14, 2016 Meeting

Consideration of a proposal to construct a 4,350-square foot two-tenant restaurant / retail pad building and a Sign Program for the development.

The Commission approved DR 16-02 on a 4-0-1 vote, with Commissioner Cioni absent

DR 16-05 – Architectural Review

Consideration of a proposal to update the exterior façade of the existing building located at 304 West Ocean Avenue.

The Commission approved DR 16-05 on a 4-0-1 vote, with Commissioner Cioni absent

DR 16-06 – Development Plan


Consideration of a proposal to construct a 13,906 square foot wine warehouse for storage and production for up to three tenants at 440 Commerce Court.

The Commission approved DR 16-06 on a 4-0-1 vote, with Commissioner Cioni absent

CUP 16-02 – Conditional Use Permit

Consideration of a Conditional Use Permit to allow the construction of a 3,253 sq. ft. child daycare addition to an existing church facility at 231 North O Street.

The Commission approved CUP 16-02 on a 4-0-1 vote, with Commissioner Cioni absent



January 25, 2017 --

Planning Commission Workshop to provide staff and the consultant with general direction regarding preparation of an Administrative Draft of the City Zoning Ordinance (ZC 15-02).

February 8, 2017 --

CUP 16-03 – Conditional Use Permit – Pay It Forward Thrift Shop

Consideration of a proposal to establish an outside garden display area on a vacant lot adjoining the Pay it Forward Thrift Shop.

The Commission approved CUP 16-03 on a 3-0-2 vote, with Commissioner Gonzales and Commissioner Rodenhi not participating

Interpretation of Utilizing a Temporary Use Permit to Allow Food Sales in the Wine Ghetto.

Consideration of an interpretation that food sales in the Industrial Zoning District known as the Wine Ghetto is within the Intent and Purpose of the Special Temporary Use Permit provisions of the Zoning Ordinance.

The Commission denied the Interpretation on a 3-2 vote, with Commission Cioni and Commission Rodenhi voting no

March 8, 2017 --

DR 14-03 – Sign Program Amendment

Consideration of amendments to the Flower Valley Center Sign Program (DR 14-03).

The Commission approved DR 14-03 on a 5-0 vote

CUP 16-01 – Conditional Use Permit

Consideration of a proposal to construct a 1,840 square foot Starbucks coffee drive-thru, including parking and landscaping.

The Commission approved CUP 16-01 on a 5-0 vote

March 29, 2017 --

Planning Commission Workshop to provide staff and the consultant with general direction regarding preparation of an Administrative Draft of the City Zoning Ordinance (ZC 15-02).

April 12, 2017 --

LOM 560 – Time Extension

Consideration of a time extension request for Tentative Subdivision Map LOM 560 to subdivide an existing 10,500 square-foot parcel of land to create five (5) residential parcels.

The Commission approved LOM 560 on a 4-0-1 vote, with Commissioner Rodenhi absent

CUP 17-01 – Conditional Use Permit

Consideration of a proposal to allow the use of a commercial building without providing the required off-street parking.

The Commission approved CUP 17-01 on a 4-0-1 vote, with Commissioner Rodenhi absent

CUP 03-04 – Amendment Conditional Use Permit

Consideration of an amendment to CUP 03-04 for the installation of eleven (11) self-service vacuum stations at an existing car wash facility.

The Commission approved CUP 03-04 on a vote of 4-0-1, with Commissioner Rodenhi absent

DR 17-01 – Landmark Sign Designation

Consideration of a Landmark Sign designation for the existing “Hi! Let’s Eat” pole sign located at 400 East Ocean Avenue.

The Commission approved DR 17-01 on a vote of 4-0-1, with Commissioner Rodenhi absent

April 26, 2017 --

Planning Commission Workshop to consider changes to the Commercial Office (CO) Zoning District as part of the Comprehensive Zoning Ordinance Update.

May 10, 2017 --

LOM 567 – Time Extension Request

Consideration of a time extension for Vesting Tentative Subdivision Map (LOM 567) located north of the intersection of Purisima Road and Harris Grade Road in the Burton Ranch Specific Plan (SP) Zoning District.

The Commission approved the time extension for LOM 567 on a vote of 4-0-1, with Commissioner Cioni absent

[REDACTED]

LOM 570 – Time Extension Request

Consideration of a time extension for Vesting Tentative Subdivision Map (LOM 570), located north of the intersection of Purisima Road and Harris Grade Road in the Burton Ranch Specific Plan (SP) Zoning District.

The Commission approved the time extension for LOM 570 on a vote of 4-0-1, with Commissioner Cioni absent

May 31, 2017 --

Planning Commission Workshop to provide staff and the consultant with general direction regarding preparation of an Administrative Draft of the City Zoning Ordinance (ZC 15-02).

June 14, 2017 --

LOM 557- Time Extension Request

Consideration of a time extension request for Vesting Tentative Subdivision Map (LOM 557) located in the Medium Density Residential, Planned Development (R-2-PD) Zoning District at 1275 North V Street.

The Commission approved the time extension for LOM 557 on a vote of 5-0.

DR 15-13, LOM 603 – City of Lompoc Transit Operation and Fleet Maintenance Facility

Consideration of a request to construct a Transit Operation and Fleet Maintenance Facility consisting of four (4) buildings with parking and landscaping and combines seven (7) existing parcels into three (3) parcels and is located in the Industrial (I) Zoning District on 4.24-acres of land at the northeast corner of Chestnut Avenue and D Street.

The Commission approved DR 15-13, based on the findings of fact in the resolution on a vote of 4-0-1, with Commissioner Gonzales not participating.

The Commission approved LOM 601, based on the findings of fact in the resolution on a vote of 4-0-1, with Commissioner Gonzales not participating.

CUP 17-02 – Conditional Use Permit

Consideration of a request for the operation of a martial arts and fitness center within an existing multi-tenant industrial building located in the *Business Park (BP)* Zoning District at 432 Commerce Court, Suite C & F.

The Commission approved CUP 17-02 on a vote of 5-0.