



**AGENDA
REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION**

Wednesday April 10, 2013 at 6:30 p.m.
City Council Chambers, Lompoc City Hall

ROLL CALL: Commissioner Federico Cioni
Commissioner Allan Clark
Commissioner Ron Fink
Commissioner Mary Leach
Commissioner Jack Rodenhi

ORAL COMMUNICATIONS:

CONSENT CALENDAR:

(All items listed under Consent Calendar are considered to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion of these items unless good cause is shown prior to the time the Commission votes on the motion to adopt.)

PUBLIC HEARING ITEMS:

1. **CUP 12-10 – Conditional Use Permit**
Continued from January 9, 2013

A request by Pastor Doug Conley of New Life Christian Center, the applicant, for Planning Commission consideration of an amendment to Conditional Use Permit (CUP 80-26) for the operation of a homeless shelter in the existing church multipurpose room. The facility would house up to sixteen (16) adults from 5:30 p.m. to 6:30 a.m. daily. The project is located at 816 North C Street in the *Medium Density Residential (R-2)* Zoning District (Assessor Parcel Number: 87-040-65). This action is exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

Staff: Planning Manager Lucille T. Breese, AICP
e-mail address: l_breese@ci.lompoc.ca.us

2. **Annexation No. 78, EIR 12-01 – Summit View Homes**

A request by Whitt Hollis of West Coast Housing Partners, LLC, on behalf of Townsgate Summit, LLC and the other members of Summit View Homes LLC for Planning Commission review of an Environmental Impact Report (EIR 12-01) and consideration of a request for Annexation No. 78 to the City of Lompoc. In addition to a recommendation to the City Council regarding the EIR and Annexation request, the Planning Commission will consider a recommendation regarding a Fiscal Analysis Study prepared for the project and a pre-zoning request. The site was considered in the City of Lompoc 2030 General Plan Update as Expansion Area D, for development of a 44-unit residential development.

The site is located outside the City Urban Limit Line and Sphere of Influence Line in the unincorporated area of Santa Barbara County. The site is approximately 10-acres located along the northern boundary of the City at the intersection of Highway 1, H Street, Harris Grade Road, and Purisima Road. (Assessor Parcel Number: 97-250-034).

An Environmental Impact Report (EIR 12-01) has been prepared by Rincon Consultants, Inc. of San Luis Obispo CA, for the project, circulated through the State Clearinghouse (SCH No. 2012071088) pursuant to the requirements of the California Environmental Quality Act (CEQA).

Staff: Planning Manager Lucille T. Breese, AICP
e-mail address: l_breese@ci.lompoc.ca.us

NEW BUSINESS

ORAL COMMUNICATIONS:

WRITTEN COMMUNICATIONS:

APPROVAL OF MINUTES: None

DIRECTOR/STAFF COMMUNICATIONS:

COMMISSION REQUESTS:

ADJOURNMENT:

Any person interested in an agenda item may contact the staff person noted above at the Planning Division 805/736-1261.

Any person has the right to appeal a Planning Commission action to the City Council. Contact the Planning Division staff member listed above for additional information regarding an appeal and for the required appeal form; the fee is \$257.80. When the Planning Commission action is a recommendation to approve, no appeal is necessary the item will be heard by the City Council. If the Planning Commission action is a recommendation for denial, an appeal must be filed in ten (10) days in accordance with Section 17.132.050 (C) of the Zoning Ordinance.

If you challenge an action taken by the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in that notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Pursuant to Government Code requirements this agenda is posted 72 hours in advance of the meeting in the lobby of City Hall and in the Lompoc Library. Supplemental materials related to an Agenda Item that were submitted to the Planning Commission after distribution of this Agenda packet are available for public inspection in the Lobby of City Hall at 100 Civic Center Plaza, Lompoc between 9:00 a.m. and 5:00 p.m. Monday through Friday.