



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

**Wednesday November 14, 2012 at 6:30 p.m.**  
**City Council Chambers, Lompoc City Hall**

**ROLL CALL:** Commissioner Allan Clark  
Commissioner Ron Fink  
Commissioner Terry Hammons  
Commissioner Mary Leach  
Commissioner Jack Rodenhi

**ORAL COMMUNICATIONS:**

**APPROVAL OF MINUTES:** [October 10, 2012](#)

**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. **[DR 12-10 – Development Plan Review](#)**

A request by Mark Hayden of Capstone Advisors, representing the applicant, for Planning Commission consideration of a proposal to construct an approximately 8,116 square foot automobile dealership in two (2) phases. Phase 1 consists of a 3,432 square foot building for automobile sales, a 900 square foot reception canopy, car lot, parking and landscaping. Phase 2 consists of a 3,784 square foot expansion of the building for automobile service. The proposed project is located at 1221 North H Street in the *Planned Commercial Development (PCD)* Zoning District (Assessor Parcel Number: 89-490-15). This action is exempt from the California Environmental Quality Act (CEQA).

Staff: Principal Planner Keith C. Neubert  
e-mail address: [k\\_neubert@ci.lompoc.ca.us](mailto:k_neubert@ci.lompoc.ca.us)

2. **CUP 12-08 – Conditional Use Permit**

A request by Richard Longoria, the applicant, for Planning Commission review and consideration of a Conditional Use Permit to construct and operate a winery in two (2) phases. Phase 1 consists of the operation of a wine tasting room, offices and storage in an existing building and construction of a 4,500 square foot building for wine production and storage. Phase 2 consists of a 4,500 square foot building for storage. The project is located at 415 East Chestnut Avenue in the *Industrial (I)* Zoning District (Assessor Parcel Number: 85-032-03). This action is exempt from the California Environmental Quality Act (CEQA).

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3. **DR 12-11 – Sign Program**

A request by Mary Sharp, property manager, for Planning Commission review and consideration of a Sign Program for the Northside Shopping Center. The proposal consists of criteria for on-building tenant signage, demolition of the main shopping center pole sign and addition of two (2) new monument signs. The project is located at 1002 North H Street (Assessor Parcel Number: 87-011-13) in the *Planned Commercial Development (PCD)* Zoning District. This action is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA).

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**NEW BUSINESS**

[Planning Commission Calendar for 2013](#)

**ORAL COMMUNICATIONS:**

**WRITTEN COMMUNICATIONS:**

**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.