



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

Wednesday, July 8, 2009 at 6:30 p.m.
City Council Chambers, Lompoc City Hall

ROLL CALL: Commissioner Helen Free
Commissioner Nicholas Gonzales
Commissioner Frank Hain
Commissioner Robert Hamilton
Commissioner Jack Rodenhi

APPROVAL OF MINUTES:

Meetings of [April 8](#), [May 13](#), and [May 27](#), 2009

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.)

1. [Planning Commission 2008/2009 Annual Report](#) –
summary of Commission actions for the 2008/2009 year

2. [**LOM 552-P – TENTATIVE PARCEL MAP – Request for Time Extension**](#)

A request, submitted by Jon Martin of Martin Farrell Homes, Inc., the applicant, for consideration of a time extension for Vesting Tentative Parcel Map (LOM 552-P) for condominium purposes; requesting subdivision to create thirty-four (34) residential condominium units and nineteen (19) commercial condominium units. The project is known as Chestnut Crossing and is located in the *Mixed Use (MU)* and *Old Town Commercial (OTC)* Zoning Districts 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 time extension request is Categorically Exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

Staff: Principal Planner Keith C. Neubert
e-mail address: k_neubert@ci.lompoc.ca.us

3. **LOM 557 – TENTATIVE SUBDIVISION MAP – Request for Time Extension**

A request submitted by Carlos Yanez of Coastal Vision, Inc., the applicant, for consideration of a time extension for Vesting Tentative Subdivision Map (LOM 557) to subdivide an existing 3.09 acre parcel of land to create 40 residential units for condominium purposes. The project is known as Coastal Meadows and is located in the *Medium Density Residential, Planned Development (R-2, PD)* Zoning District at 1275 North V Street (Assessor Parcel Number: 93-070-36). The time extension request is Categorically Exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

Staff: Principal Planner Keith C. Neubert
e-mail address: k_neubert@ci.lompoc.ca.us

PUBLIC HEARING ITEM:

1. **DR 09-01 - DEVELOPMENT PLAN**

A request by C. Roger Su of Itra Group, Inc., representing the property owner, for Planning Commission consideration of a proposal to construct an approximately 2,450 square foot Panda Express drive-through restaurant and future approximately 4,500 square foot restaurant/retail building with parking and landscaping. The project includes demolition of an existing approximately 8,100 square foot building. The proposed project is located at 1405 North H Street in the *Planned Commercial Development (PCD)* Zoning District (Assessor Parcel Number: 93-450-32). A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Staff: Principal Planner Keith C. Neubert
e-mail address: k_neubert@ci.lompoc.ca.us

2. **CUP 09-04 - CONDITIONAL USE PERMIT**

A request by Denise Donlon of the Lompoc School of Dance, for Planning Commission consideration of a proposal for a Conditional Use Permit to operate a dance studio in an existing building. No exterior changes are proposed to the building. The proposed project is located at 300 North G Street in the *Industrial (I)* Zoning District (Assessor Parcel Number: 85-022-02). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Staff: Principal Planner Keith C. Neubert
e-mail address: k_neubert@ci.lompoc.ca.us

NEW BUSINESS:

ORAL COMMUNICATIONS:

WRITTEN COMMUNICATIONS:

DIRECTOR/STAFF COMMUNICATIONS:

COMMISSION REQUESTS:

ADJOURNMENT:

The Planning Commission will adjourn to the regularly scheduled meeting at 6:30 P.M. on Wednesday, August 12, 2009.

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

Any person may appeal a decision of the Planning Commission to the City Council within 10 days, or as otherwise specified in the City Code, from the date of the decision. The appeal fee is \$257.80. When the Planning Commission's action is a recommendation and not the final decision, appeal rights will follow State law. See the staff person noted above for additional information regarding appeal rights.

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.

Arleen T. Pelster, AICP
Community Development Director/Secretary to the Planning Commission
e-mail address: apelster@ci.lompoc.ca.us