



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

**Monday, March 12, 2007 at 6:30 p.m.**  
**City Council Chambers, Lompoc City Hall**

**ROLL CALL:** Commissioner Ronald Fink  
Commissioner Helen Free  
Commissioner Judith Grames-Lyra  
Commissioner Robert Lingl  
Commissioner Jack Rodenhi

**APPROVAL OF MINUTES:** February 12, 2007 Meeting

**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 05- 07 – CONDITIONAL USE PERMIT**

Planning Commission review for possible revocation for Conditional Use Permit (CUP 05-07) granted to Calvin Tucker, representing New Life Ministries. Basis for revocation would be lack of compliance with Conditions of Approval. The project is located at 336 North G Street (Assessor Parcel Number 85-022-03) in the Commercial Industrial (CM) Zoning District.

Staff: City Planner Lucille T. Breese, AICP  
e-mail address: l\_breese.ci.lompoc.ca.us

**2. DR 06-21 – DEVELOPMENT PLAN REVIEW**

A request by Bruce Roberts of DS Ventures, for Planning Commission consideration of a proposal to construct an approximately 62,140 square-foot mini-storage facility within the Briar Creek development, formerly known as Seabreeze Estates North. The project site is approximately 3.66 acres in size and located at the southeast corner of Western Avenue and Central Avenue (Assessor Parcel Number: 93-070-62). Environmental impacts of this project were evaluated in the Environmental Impact Report prepared for the Seabreeze Estates Project (SCH No. 2002061109) certified by the City Council on August 17, 2004.

Staff: Associate Planner Keith C. Neubert  
e-mail address: k\_neubert@ci.lompoc.ca.us

**3. DR 07-03 – ARCHITECTURAL REVIEW**

A request by Lisa Plowman of Peikert Group Architects, LLP, representing the property owner, for Planning Commission review of architecture for a previously approved 15-unit residential project named Las Casitas (DR 03-06). The project is located on an approximately 41,650 square-foot vacant parcel at 115 South Third Street (Assessor Parcel Number: 85-150-47). A Mitigated Negative Declaration (MND) was prepared for this project and certified by the City Council on September 16, 2003. There have been no changes to the environmental considerations since that date.

Staff: Associate Planner Keith C. Neubert  
e-mail address: k\_neubert@ci.lompoc.ca.us

**4. MINOR MODIFICATIONS TO VESTING TENTATIVE SUBDIVISION MAP – LOM 555, AND PRELIMINARY/PRECISE DEVELOPMENT PLAN – DR 05-30**

A request by Warner Younis of The Olson Company, for Planning Commission review and consideration of minor modifications to a previously approved Vesting Tentative Subdivision Map (LOM 555) and Preliminary/Precise Development Plan (DR 05-30) for a single-family residential project named Mosaic Walk. The project is located on an approximately 5.13-acre vacant parcel at the southeast corner of Ocean Avenue and U Street (Assessor Parcel Numbers: 91-110-34, 35). A Mitigated Negative Declaration (MND) was prepared for this project and certified by the City Council on August 1, 2006 (SCH No. 2006051019). There have been no changes to the environmental considerations since that date.

Staff: Associate 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:**

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 \$36.70.

Any person interested in an agenda item may contact the staff person noted above at the Planning Division 805/736-1261. When the Planning Commission's action is a recommendation and not the final decision, the Commission's recommendation cannot be appealed. 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.



Arleen T. Pelster, AICP

Community Development Director/Secretary to the Planning Commission

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