



**REGULAR MEETING  
OF THE LOMPOC PLANNING COMMISSION**

**Monday, February 14, 2005 at 6:30 p.m.**  
**City Council Chambers, Lompoc City Hall**

**ROLL CALL:** Commissioner Ronald Fink  
Commissioner Ralph Harman  
Commissioner Jack Rodenhi  
Commissioner Ann Ruhge  
Commissioner Ed Shoemaker

**APPROVAL OF MINUTES:** December 13, 2004 Commission Meeting

**ORAL COMMUNICATIONS:**

**CONSENT CALENDAR:**

**PUBLIC HEARING ITEMS:**

1. **HUP 03-52 – HOME USE PERMIT REVIEW**  
**Continued From November 8, 2004**

Planning Commission review of Home Use Permit – HUP 03-52 issued on December 16, 2003 to Robert B. Handy. The HUP was for a home office for R-Fencing and Construction, at 1017 Armstrong Street (Assessor Parcel Number: 89-480-40). The Planning Commission continued review of the HUP for ninety days to allow relocation of the business. The Commission will consider the status of the HUP. This action is Categorically Exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

Staff: City Planner Lucille T. Breese, AICP  
e-mail address: [l\\_breese@ci.lompoc.ca.us](mailto:l_breese@ci.lompoc.ca.us)

2. **CUP 04-07 – CONDITIONAL USE PERMIT**

A request by the Lompoc City Council for Planning Commission review and consideration of a Conditional Use Permit to allow establishment of a boarding house/hotel located at 202 East Cypress Avenue (Assessor Parcel Number: 86-203-19). The Commission's decision was appealed to the City Council. The Council held a public hearing and upheld the appeal. The CUP proposal is being returned to the Planning Commission for review and consideration. A Negative Declaration has been prepared pursuant to the provisions of the California Environmental Quality Act (CEQA).

Staff: City Planner Lucille T. Breese, AICP  
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3. **DR 05-01 DEVELOPMENT PLAN REVIEW – HOT FOAM**

A request by David Natal of Hotwire Foam Factory, the applicant, for Planning Commission review and consideration of a proposal to construct a 3,318 square-foot industrial building. Approximately 2,790 square feet of the building will be utilized as manufacturing/warehousing and 528 square feet will be utilized as office space. The property is located in the Planned Manufacturing (PM) Zoning District at the southwest corner of Laurel Avenue and F Street (Assessor Parcel Number 85-022-05). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

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

**NEW BUSINESS:**

Elect a Commission Chair

**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 \$34.30. Any person interested in an agenda item may contact the staff person noted above at the Planning Division 805/736-1261.

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.

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Arleen T. Pelster, AICP  
Community Development Director/Secretary to the Planning Commission  
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