

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: JULY 11, 2005

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LUCILLE T. BREESE, AICP, CITY PLANNER
e-mail address: lbrees@ci.lompoc.ca.us

RE: 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.)

CONSENT AGENDA ITEM NO. 2

Planning Commission Annual Report for 2004/05

BACKGROUND:

Each year the Commission presents a report of the activity for the previous year to the City Council. The information catalogs the number of projects reviewed by the Commission at each hearing and the action that was taken. Also included is a discussion of projects that may be reviewed by the Commission in the upcoming year.

RECOMMENDATION:

Staff recommends that the Commission approve the attached report for submittal to the City Council.

ATTACHMENT

Planning Commission 2004/05 Annual Report.



***CITY OF LOMPOC
PLANNING COMMISSION
ANNUAL REPORT***

***FY JULY 1, 2004 TO
JUNE 30, 2005***

*Prepared for City Council
by Planning Commission and Planning Division Staff
June 2005*



Planning Commission Functions:

The Planning Commission has authority over planning and zoning matters as set forth by City Code and State law. The Planning Commission makes recommendations to the City Council regarding general plan amendments, zone changes, planned developments, and amendments to the Zoning and Subdivision Ordinances. The Commission may approve, conditionally approve, or deny applications for tentative subdivision maps, development plans, architectural plans, conditional use permits, and variances. The latter items are reviewed by the City Council only on appeal. The Commission also performs environmental review in accordance with the California Environmental Quality Act in conjunction with review of applications.

The Planning Commission works with the City Planning Division staff to identify methods to improve the development review process and clarify City Codes. The Commission also provides interpretation and policy guidance to the Planning staff to achieve fair, consistent application of zoning and architectural review ordinances.

Planning Commission Activities of FY 2004/2005:

During FY 2004/2005, the Planning Commission reviewed applications in the quantities set forth below:

Annexation/Pre-zoning: 1	General Plan Amendments: 6
Appeals of City Planner Decision: 0	General Plan Updates: 0
Appeal of Commission Decision: 4	Home Use Permits: 2
Architectural Reviews: 3	Lot Line Adjustments: 0
Conditional Use Permits - New: 8	Requests for Interpretation: 1
Conditional Use Permits - Renewal: 1	Sign Reviews: 2
Conditional Use Permits - Amend: 0	Tentative Parcel Maps: 6
Development Plans - Modifications: 4	Tentative Subdivision Maps: 4
Development Plans - New: 17	Vesting Tentative Subdivision Maps: 1
Environmental Impact Reports: 3	Zone Changes: 6

During FY 2004/2005, the Planning Commission reviewed a total of 63 applications. A summary of the Planning Commission's agenda items begins on page 5.



Major projects reviewed during FY 2004/2005 include:

- Environmental Impact Report, General Plan Amendment, Zone Change, and Development Plan for the Seabreeze Estates development of residential units. The City Council approved development on both the Northern and Southern Parcels;
- An amendment to the Aquatic Center architecture and the inclusion of fuel cells;
- Architectural review of the façade of the former K-Mart site at 1009 North H Street; and,
- Review of the City of Lompoc Housing Element Update.

During FY 2004/2005, the following Planning Commission’s decisions were appealed to the City Council:

<p>On November 2, 2004, the Council considered an appeal, submitted by Richard Clark, of the Commission determination denying a request for a Conditional Use Permit to allow establishment of a boarding house at 202 East Cypress Avenue Planning Division File No. CUP 04-07</p>		<p>The Council partially upheld the appeal, returned the project to the Commission for further review</p>
<p>On January 18, 2005, the Council considered an appeal by Colin Weyrick representing Moore Mill and Lumber, of the Commission determination denying a request for a proposal to remodel, and add 2,363 square feet, to an existing 3,627 square-foot hardware store at 320 North D Street Planning Division File No. DR 04-31</p>		<p>The Council partially granted the appeal, allowed a reduction in the on-site parking, and retained the requirement for landscaping adjacent to a residential district.</p>
<p>On April 5, 2005, Council considered an appeal by Eric & Gloria Quesnel of a Commission determination approving a Conditional Use Permit allowing a tire store to operate at 1500 East Ocean Avenue Planning Division File No. CUP 05-02</p>		<p>The Council denied the appeal and allowed the business to develop</p>



On June 21, 2005, Council considered an appeal from J.R. Barto of a Commission determination approving a Development Plan with a Condition of Approval requiring existing barbed wire to be removed or lowered on a perimeter fence at 300 North G Street. Planning Division File No. DR 04-12		The Council granted the appeal and removed the Condition of Approval that required removal or lowering of the barbed wire.
---	--	--

During FY 2004/2005, the Commission held special meetings on large projects:

- On July 14, 2004 – a joint meeting with the City Council to review various components of The Wye Specific Plan proposal;
- On August 2, 2004 – a public hearing to review a request by DS Ventures for the Seabreeze Estates Development Project and make recommendations to the Council
- August 20, 2004 – the City Council and Planning Commission toured several units and the grounds of Walnut Grove
- August 23, 2004 – a public hearing to review a minor modification to an approved Development Plan (DR 02-16) for color, materials and the use of fuel cells in the aquatic center
- September 28, 2004 – a joint meeting with the City Council and Planning Commission to deliver a presentation of current and future Community Development projects and issues
- January 25, 2005 – a public workshop with the City Council and Planning Commission discussing proposed sign regulations.
- March 28, 2005 - a public workshop with the City Council and Planning Commission to discuss the proposed Riverbend Park and Trail Master Plan and associated General Plan Amendment (GP), Zone Change (ZC) and Environmental Impact Report (EIR).
- March 28, 2005 - a public hearing at the request of the Parks and Recreation Committee for Planning Commission review and consideration of the Riverbend Park and Trail Master Plan.



Anticipated Activities for FY 2005/ 2006:

The Planning Commission anticipates further review and adoption of the comprehensive Development Code during FY 2005/2006. The City has hired a planning consulting firm to prepare the new Development Code, and the consultant is working with staff on the initial stages of the project. However, this project has been subject to several delays due to the heavy workload and competing priorities.

The Planning Commission anticipates:

- Review of an Environmental Impact Report, Subdivision Map, and Development Plan for the River Terrace Development for 308 residential units with commercial uses;
- Review of an Annexation, Environmental Impact Report, and Specific Plan for the approximately 150 acre Wye project at La Purisima Road and Highway 1;
- Review of a Development Plan for a pocket park in the 100 block of South H Street;
- Review of a Parcel Map and Development Plan for manufacturing and warehousing at Barton and Central;
- Review of a Development Plan for a medical building at North L Street and Central;
- Review of a Development Plan for approximately 70 single family residential units including a commercial-industrial component at West Laurel Avenue and North V Street; and
- Review and recommendation to the City Council regarding a Cultural Resources Overlay Zone, the Historic District Ordinance, and the Development Code.



Summary of Planning Commission Agenda Items:

July 12, 2004

DR 04-06 – ER 03-12 COMCAST CITYWIDE UPGRADE - Consideration of a request for Comcast Cablevision to upgrade and relocate the facilities within the City. The applicant proposes relocating the local cable office (payment center) to 1145 North H Street, Unit C9 in the Flower Valley Plaza Shopping Center (Assessor Parcel Number: 89-011-17, -18).

The project was withdrawn at the request of the applicant.

LOM 537-P – TENTATIVE PARCEL MAP - Consideration of a request by Kenny Fargen of Fargen Surveys, Inc. to subdivide an 11.74-acre parcel of land into three (3) parcels. The property is located at the northeast corner of O Street and Aviation Drive (Assessor Parcel Number: 93-450-39)

The Commission voted 5-0 to approve the project.

LOM 539-P – TENTATIVE PARCEL MAP - Consideration of a request by Don Popma to subdivide a 49,000 square-foot parcel of land into four (4) parcels. The property is located at 302 East Maple Avenue (Assessor Parcel Numbers: 87-251-01, 13).

The project was withdrawn at the request of the applicant.

LOM 536-P – TENTATIVE PARCEL MAP - Consideration of a request by John and Alice Dugas to subdivide a 14,000 square-foot parcel of land into two (2) parcels. The property is located at 535 South J Street (Assessor Parcel Number: 91-202-09)

The Commission voted 5-0 to approve LOM 536-P.

CUP 04-06 – CONDITIONAL USE PERMIT - Consideration of a request by John and Alice Dugas, to construct an approximately 4,630 square-foot triplex with parking and landscaping. The project includes the demolition of two two-bedroom houses on the site. The proposed project is located at 521 South I Street (Assessor Parcel Number: 91-203-22).

The Commission voted 5-0 to approve CUP 04-06.

[REDACTED]

DR 95-01 – SIGN PROGRAM AMENDMENT – Consideration of a request, by Gene Long of Signage Solutions for modifications to an approved Sign Program for the Lompoc Shopping Center and review of changes to an existing monument sign. The Shopping Center is located at 605 North H Street (Assessor Parcel Numbers: 89-110-03, 04).

The Commission voted 3-2 to approve DR 95-01 with Commission Fink and Harman voting no.

NUMBER OF PEOPLE IN ATTENDANCE: 7

July 14, 2004

JOINT WORKSHOP OF THE LOMPOC CITY COUNCIL AND THE PLANNING COMMISSION

- 1) Environmental Impact Report (EIR 2-01)
- 2) Specific Plan (SP 04-01)
- 3) General Plan Amendment (GP 02-01)
- 4) Zone Change (ZC 02-01 and ZC 02-06)
- 5) Annexation No. 70


To discuss the various application components of The Wye Specific Plan Project. No action was taken regarding the proposal.

August 2, 2004

EIR 01-01 – FINAL ENVIRONMENTAL IMPACT REPORT (EIR) AND AN AMENDMENT TO THE FINAL EIR – Prepared by Rincon Consulting, affecting both Northern and Southern parcels and circulated through the State Clearinghouse (SCH No. 2002061109) pursuant to the requirements of the California Environmental Quality Act.

1. Certification of the Final EIR and Amendment to the Final EIR (affecting both Northern and Southern parcels);
2. Adopt the California Environmental Quality Act (CEQA) Findings of Fact and A Statement Of Overriding Considerations for the Northern parcel; and
3. Adopt the California Environmental Quality Act (CEQA) Findings Of Fact and A Statement Of Overriding Considerations for the Southern parcel.

The Commission voted 4-1 recommending that the City Council certify the Final Environmental Impact Report, with Commissioner Harman voting no.



The Commission voted 3-2, recommending that the City Council adopt the CEQA Findings of Fact and Statement of Overriding Considerations (Northern Parcel), with Commissioners Rodenhi and Harman voting no.

The Commission voted 3-2, recommending that the City Council adopt the CEQA Findings of Fact and Statement of Overriding Considerations (Southern Parcel), with Commissioners Rodenhi and Harman voting no.

GP 01-02 – GENERAL PLAN AMENDMENT – (affecting both Northern and Southern parcels):

To the Circulation Element:

- 1) Roadway Designations Map –
Change Bailey Avenue between Central Avenue and North Avenue to a Rural Road designation;
- 2) Add to Definitions –
A description of a Rural Road, Purpose and Description; and
- 3) Bikeway Routes Map –
Change the Class I designation on the extension of North Avenue to a Class II designation.


The Commission voted 3-2 recommending that the City Council approve GP 01-02. (Northern & Southern parcels,) with Commissioner Rodenhi and Harman voting no.

GP 01-02 - GENERAL PLAN AMENDMENT – (affecting only the Northern parcel) –

To the Land Use Element (Northern parcel)

Change to the existing land use designation from Light Industrial with a Park Overlay to Medium Density Residential on 24.71 acres and to Community Facility on 4.09 acres. The existing Open Space designation on 9.02 acres of the Bailey Avenue Wetlands is proposed to be retained.

The Commission voted 3-2 recommending that the City Council deny the requested changes (Northern parcel), with Commissioners Shoemaker and Ruhge voting no.



ZC 02-06 – ZONE CHANGE (Northern parcel) – Consideration of an amendment to the City’s Zoning Map designation for the parcel from Planned Manufacturing (PM) to Medium Density Residential, Planned Development (R-2, PD), Public Facilities (PF), and Open Space (OS).

The Commission voted 3-2 recommending that the City Council deny the Zone Change for the northern parcel, with Commissioner Ruhge and Shoemaker voting no.

DR 02-19 – PRELIMINARY DEVELOPMENT PLAN (Northern parcel) - Consideration of a Preliminary Development Plan for conceptual design of 96 duplex units, 120 apartment units, site plan, parking, and landscaping for the Northern parcel. The proposed housing product types include duplex and apartment complex with landscaping and parking.

The Commission voted 3-2 recommending that the City Council deny the Preliminary Development Plan, with Commissioner Ruhge and Shoemaker voting no.

GP 01-02 - GENERAL PLAN AMENDMENT – (affecting only Southern parcel):
Consideration of the Land Use Element (Southern parcel)

Change to the existing land use designation from Low Density Residential with School Overlay to Low Density Residential. The existing Open Space designation on 4.03 acres of the Bailey Avenue Wetlands is proposed to be retained.

The Commission voted 4-1 recommending that the City Council approve the General Plan Amendment (southern parcel), with Commissioner Harman voting no.

ZC 01-02 – ZONE CHANGE (Southern parcel) – Consideration of an amendment to the City’s Zoning Map designation for the parcel from Single Family Residential (7-R-1) to Single Family Residential, Planned Development (R-1, PD) and Open Space (OS).

The Commission voted 3-2, recommending that the City Council deny the Zone Change for the southern parcel, with Commissioners Shoemaker and Ruhge voting no.

DR 01-02 – PRELIMINARY/PRECISE DEVELOPMENT PLAN (Southern parcel) – Consideration of a Preliminary/Precise Development Plan for the 150 lot residential subdivision, including landscaping for the buffer and the subdivision common area. The proposed housing product types are one and two story single-family residential units.

The Commission voted 3-2 recommending the City Council deny the Preliminary/Precise Development Plan for the southern parcel, with Commissioners Shoemaker and Ruhge voting no.

[REDACTED]

LOM 508 –TENTATIVE SUBDIVISION MAP (Southern parcel) - Consideration of a Vesting Tentative Subdivision Map requesting subdivision into 152 parcels for residential development, including an agricultural buffer, and Open Space for riparian wetlands.

The Commission voted of 3-2 recommending that the City Council deny a Vesting Tentative Subdivision Map, with Commissioners Ruhge and Shoemaker voting no.

NUMBER OF PEOPLE IN ATTENDANCE: 31

August 20, 2004

City Council and Planning Commission tour of the Walnut Grove Residential Development

August 23, 2004

CITY OF LOMPOC AQUATIC CENTER – MINOR AMENDMENT TO THE DEVELOPMENT PLAN REVIEW -- DR 02 –16 AND ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT EIR 02 –02 - Consideration of a minor modification for color and materials and the use of fuel cells on the approved Development Plan (DR 02-16). On-building signage was also reviewed. The proposed location is at 205 West College (Assessor Parcel Number: 89-110-06).

The Commission voted 2-1-2 to approve the project, with Commissioner Shoemaker voting no and Commissioners Fink and Harman absent.

NUMBER OF PEOPLE IN ATTENDANCE: 1

September 13, 2004

CONDITIONAL USE PERMIT CUP 95-03 – RENEWAL – Consideration of a request by Mark Galvin, representing Calvary Chapel of Lompoc, for renewal of a Conditional Use Permit (CUP 95-03). The renewal allowed continued church operation at 1551 East Laurel Avenue, Unit B to July 24, 2007 (Assessor’s Parcel Number: 99-500-01).

The Commission voted to approve the renewal on a voice vote of 4-0-1, with Commissioner Fink absent.

LOM 542-P – TENTATIVE PARCEL MAP – Consideration of a request by Gary R. Crompt, to subdivide a 14,000 square-foot parcel of land into two 7,000 square-foot residential parcels. The property is located at 229 South N Street (Assessor Parcel Number 91-122-22).

The Commission voted to approve LOM 542-P, a Tentative Parcel Map, on a voice vote of 4-0-1 with Commissioner Fink absent.

[REDACTED]

DR 04-13 – DEVELOPMENT PLAN REVIEW – Consideration of a request by Francisco Sanchez of Sanchez Property, LLC for improvements to the La Chiquita Shopping Center, including façade changes, refurbishment of the parking lot, additional lighting and landscaping and a shopping center sign program. The project is located at 801-905 West Laurel Avenue (Assessor Parcel Numbers: 89-213-13, 14, 15, 26)

The Commission voted to approve DR 04-13 for the La Chiquita Shopping Center on a voice vote of 4-0-1, with Commissioner Fink absent.

DR 04-19 – DEVELOPMENT PLAN REVIEW – Consideration of a request by B. Williams, to remodel and add on to an existing building to be utilized as a restaurant and salon. The proposal includes the addition of approximately 1150 square feet to the existing 800 square-foot building. The proposed project is located at 219 East Ocean Avenue (Assessor Parcel Number: 85-123-08).

The Commission voted to approve DR 04-19 on a voice vote of 4-0-1, with Commissioner Fink absent.

LOM 540 – TENTATIVE SUBDIVISION MAP, ZC 04-04 – ZONE CHANGE, DR 04-18 – PRELIMINARY/PRECISE DEVELOPMENT PLAN – Consideration of a request by Don Popma for consideration of:

- 1) LOM 540 – Tentative Subdivision Map requesting subdivision of a 17,500 square-foot parcel of land to create eight (8) residential condominiums.
- 2) ZC 04-04 – Zone Change proposal to amend the City’s Zoning Map designation for the site to *R-3, PD (High Density Residential, Planned Development)*.
- 3) DR 04-18 – Preliminary/Precise Development Plan for the construction of an 8-unit condominium complex including on-site parking and landscaping.

The project is located at 302 East Maple Avenue (Assessor Parcel Number: 87-251-01).

The Commission voted to approve LOM 540, ZC 04-04 and DR 04-18 on a voice vote of 4-0-1, with Commissioner Fink absent.



LOM 538 – TENTATIVE SUBDIVISION MAP, ZC 04-05 – ZONE CHANGE, DR 03-17 – PRELIMINARY/PRECISE DEVELOPMENT PLAN – Consideration of a request by Sue Ehrlich of Lompoc Housing Assistance Corporation for consideration of:

- 1) LOM 538 – Tentative Subdivision Map requesting subdivision of a 14,000 square-foot parcel of land to create five (5) residential condominiums.
- 2) ZC 04-05 - Zone Change proposal to amend the City's Zoning Map designation for the site to High Density Residential, Planned Development (R-3, PD).
- 3) DR 03-17 – Preliminary/Precise Development Plan for the construction of a 5-unit condominium complex including on-site parking and landscaping.

The project is located at 516 North T Street (Assessor Parcel Number 89-161-12).

The Commission voted to certify the Mitigated Negative Declaration on a roll call vote of 4-0-1 with, Commissioner Fink absent.

The Commission voted to adopt Resolution No. 370 (04) recommending that the City Council approve the proposed Zone Change to High Density Residential, Planned Development (R-3, PD) on a roll call vote of 4-0-1 with Commissioner Fink absent.

The Commission voted to adopt Resolution No. 371 (04) recommending that the City Council approve DR 03-17 as the Preliminary/Precise Development Plan for the project passed on a roll call vote of 3-1-1, with Commissioner Shoemaker voting no and Commissioner Fink absent.

DR 02-07 – MINOR MODIFICATION TO PRELIMINARY/PRECISE DEVELOPMENT PLAN
Consideration of a request by Kyle Bruce of Blackbird Architects representing Lompoc Housing Assistance Corporation, for minor modifications to the approved Preliminary/Precise Development Plan (DR 02-07) for the 35 unit apartment complex proposed at the northeast corner of College Avenue and North G Street (Assessor Parcel No. 87-132-01, 04). The modifications include relocation of the childcare/community center, change from stacked units to townhouse style units, and change of materials for the proposed units.

The Commission voted to approve DR 02-07 on a roll call vote of 3-1-1, with Commissioner Shoemaker voting no and Commissioner Fink absent.

[REDACTED]

CUP 04-07 – CONDITIONAL USE PERMIT – Consideration of a request by Richard L. Clark, for a Conditional Use Permit to allow establishment of a boarding house/hotel located at 202 East Cypress Avenue (Assessor's Parcel Number 86-203-19).

The Commission voted to approve CUP 04-07 on a roll call vote of 4-0-1, with Commissioner Fink absent.

DR 04-20 DEVELOPMENT PLAN REVIEW - Consideration of a proposal to install eight (8) seventy-foot (70') poles with 1500-watt metal halide lamps for athletic lighting purposes at 601 and 701 East Chestnut Avenue (Assessor Parcel Number 85-040-05 and 8-040-06).

The motion to adopt DR 04-20 passed on a voice vote of 4-0-1 with Commissioner Fink absent.

SEPTEMBER 28, 2004

Presentation of current and future Community Development Department projects and issues to City Council and Planning Commission - highlighting the projects that were reviewed by the Planning Commission during fiscal year 2003-2004. The presentation included a list of anticipated projects for the current fiscal year and an update on the development code status.

OCTOBER 11, 2004

LOM 535-P – TENTATIVE PARCEL MAP – Consideration of a request by Kenneth Hampton for consideration of a proposal to subdivide a 21,000 square-foot parcel of land into two (2) parcels. The property is located at 532 South J Street (Assessor Parcel Numbers: 91-203-09, 10, 11).

The Commission voted 4-0-1 to approve the project with Commissioner Fink absent.

DR 04-16 – DEVELOPMENT PLAN REVIEW – Consideration of a request by the applicant for consideration of a proposal to allow a hot dog stand at The Home Depot location. The proposed project is located at 1701 East Ocean Avenue (Assessor Parcel Number: 99-141-29).

The Commission voted to approve DR 04-16 on a voice vote of 3-1-1, with Commissioner Shoemaker voting no and Commissioner Fink absent.

[REDACTED]

LOM 541-P – TENTATIVE PARCEL MAP, DR 04-17 – DEVELOPMENT PLAN REVIEW

Consideration of a request by Laura Hanson of LMH Design:

- 1) LOM 541-P – Tentative Parcel Map requesting subdivision of an approximately 20,293 square-foot parcel of land to create six (6) commercial condominiums.
- 2) DR 04-17 – Development Plan Review for the construction of an approximately 12,205 square foot professional office building including on-site parking and landscaping.

The project is located at 1407 North H Street (Assessor Parcel Number: 93-450-33) and is zoned Planned Commercial Development (PCD).

The Commission voted 4-0-1 to approve LOM 541-P and DR 04-17 with Commissioner Fink absent.

DR 02-08 – AMENDMENT TO DEVELOPMENT PLAN – Consideration of a request by Alan Cawthon to amend the approved development plan (DR 02-08) to allow an outdoor public address system to be operated during specific hours. The project is located at 415 West Central Avenue (Assessor Parcel Number: 93-450-31).

The Commission voted 4-0-1 to approve the amendment to DR 02-08 with Commissioner Fink absent.

DR 04-26 – DEVELOPMENT PLAN REVIEW – Consideration of a request by Adham Y. Refaat, AIA, of Nadel Architects, representing Beach Plaza, LLC, for improvements to the former K-Mart store. The improvements include demolition of the garden center, an addition to replace the garden center, division of the building into four tenant spaces, and façade changes to the elevations. The project is located at 1009 North H Street (Assessor Parcel Numbers: 89-011-36).

The Commission voted 4-0-1 to approve DR 04-26, with Commissioner Fink absent.

LOM 543-P – TENTATIVE PARCEL MAP – Consideration of a request by Antonio and Esparanza Limon to subdivide a 17,500 square-foot parcel of land into two (2) 8,750 square-foot commercial parcels. The property is located at 117 South I Street (Assessor Parcel Number 91-103-07).

The Commission voted 4-0-1 to approve LOM 543-P, with Commissioner Fink absent.

[REDACTED]

DR 04-27 – DEVELOPMENT PLAN REVIEW- Consideration of a request by Jim Dixon to construct a 2,250 square-foot industrial building. The property is located at the southeast corner of Laurel Avenue and G Street (Assessor Parcel Number 85-022-05).

The Commission voted 4-0-1 to approve DR 04-27, with Commissioner Fink absent.

GP 04-04 – GENERAL PLAN AMENDMENT / ZC 04-06 – ZONE CHANGE / DR 04-28 – PRELIMINARY DEVELOPMENT PLAN – Consideration of a request by Marc Annotti of DS Ventures LLC for the 37.82 acre of the Seabreeze Estates Development (northern parcel):

- 1) General Plan Amendment (GP 04-04) – To change the existing General Plan Land Use Designation from *General Industrial with a Park Overlay to Open Space* on 11.58 acres, *Community Facility* on 4.09 acres, *Medium Density Residential* on 18.64 acres, and *Planned Manufacturing* on 3.51 acres and review of a Development Agreement limiting future uses on the *Planned Manufacturing* site;
- 2) Zone Change (ZC 04-06) -- To change the existing Zoning District designation from *Planned Manufacturing (PM)* to *Open Space (OS)* on 11.58 acres, *Public Facilities (P-F)* on 4.09 acres, *Medium Density Residential, Planned Development (R-2, PD)* on 18.64 acres, and *Planned Manufacturing (PM)* on 3.51 acres;
- 3) Preliminary Development Plan (DR 04-28) – To allow development of a 4.09 acre Community Park; to maintain a riparian/wetland area on 11.58 acres; to construct four 16 unit apartment buildings (64 units) and 81 single family residences on individual parcels for a total of 145 dwelling units; to provide a landscaped buffer area on the western boundary of the site with a bikeway; to construct the required streets and access ways; and, to allow future limited industrial development on 3.51 acres.

The parcel is located at the southeast intersection of Bailey Road and Central Avenue (Assessor Parcel Number: 93-070-62).

The Commission voted 3-1-1 recommending that the City Council approve GP 04-04, ZC 04-06, DR 04-28 and the draft addendum to the EIR 01-01. Commissioner Harman voted no and Commissioner Fink was absent.

NUMBER OF PEOPLE IN ATTENDANCE: 14

[REDACTED]

NOVEMBER 8, 2004

CUP 04-08 – CONDITIONAL USE PERMIT, DR 04-21 – ARCHITECTURAL REVIEW – Consideration of a request by John Anton of Anton & Associate, representing the Masonic Lodge to remodel and add on to an existing public assembly hall located at 420 East Fir Avenue (Assessor Parcel Number 85-344-02, 03).

The Commission voted 5-0 to approve CUP 04-08 and DR 04-21.

HUP 03-52 – HOME USE PERMIT REVIEW - Review of Home Occupation 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 Commission voted 5-0 to review the HUP in ninety (90) days.

DECEMBER 13, 2004

CUP 04-09 – CONDITIONAL USE PERMIT - Consideration of a Conditional Use Permit to operate a 920 square-foot arcade inside the Round Table Pizza Restaurant. The site is located at 721 West Central Avenue (Assessor Parcel 93-450-37).

The Commission voted 5-0 to approve CUP 04-09.

DR 04-31 – DEVELOPMENT PLAN REVIEW – Consideration of a request by Colin Weyrick to remodel, and add on 2,363 square feet, to an existing 3,627 square-foot hardware store located at 320 North D.

The Commission voted 5-0 to deny DR 04-31.

SIGN PROGRAM AMENDMENT – DR 04-32 – Consideration of a request by Bill Fedde for an amendment to an approved Sign Program for the shopping center located at 700 North H Street.

The Commission voted 5-0 to approve the amended sign program.

January 25, 2005

JOINT WORKSHOP OF THE LOMPOC CITY COUNCIL AND THE PLANNING COMMISSION - To discuss the proposed Sign Regulations that, if adopted, would be effective Citywide.

No action was taken at this workshop.

February 14, 2005

HUP 03-52 – HOME USE PERMIT REVIEW (Continued from November 8, 2004) – Review of Home Use Permit – HUP 03-52 for a home office for R-Fencing and Construction at 1017 Armstrong Street (Assessor Parcel Number 89-480-40).

Staff was directed to continue to monitor the situation and return the HUP for possible revocation should there be additional violations; on a voice vote of 4-0, with Commissioner Shoemaker absent.

CUP 04-07 – CONDITIONAL USE PERMIT – Consideration of a request by the Lompoc City Council following an appeal of a previous Planning Commission action for a Conditional Use Permit to allow the establishment of a boarding house/hotel located at 202 East Cypress Avenue (Assessor Parcel Number 86-203-19).

Review of the Conditional Use Permit was conditioned to a date uncertain to allow the applicant to resubmit the plan; on a voice vote of 4-0, with Commissioner Shoemaker absent.

NUMBER OF PEOPLE IN ATTENDANCE: 16

March 14, 2005

CUP 05-01 – CONDITIONAL USE PERMIT – Consideration of a request by Mark Hudgens for a Conditional Use Permit to operate an approximately 550 square-foot wine tasting room in an existing building at 107 West Ocean Avenue (Assessor Parcel Number 85-121-06).

The Commission voted to approve CUP 05-01 passed on a voice vote of 4-0-1 with Commissioner Fink absent.

[REDACTED]

CUP 05-02 – CONDITIONAL USE PERMIT – Consideration of a request by Eusebio and Javier Camarena, for a Conditional Use Permit to operate an approximately 1,740 square-foot tire shop in an existing building at 1500 East Ocean Avenue (Assessor Parcel Number 85-360-05).

The Commission voted to approve CUP 05-02 on a voice vote of 4-0-1, with Commissioner Fink absent.

DR 05-06, DR 05-07 – ARCHITECTURAL REVIEW – Consideration of a request by Nina Durrell of A+ Plus Permits for architectural changes and signage for two automobile fueling facilities owned by the Valero Energy Corporation. The locations are:

1. 940 North H Street (Assessor Parcel Number 87-040-24), and,
2. 1216 East Ocean Avenue (Assessor Parcel Number 85-191-25).

The Commission voted to approve 05-06, DR 05-07 on a roll call vote of 4-0-1, with Commissioner Fink absent.

DR 04-28 PRECISE DEVELOPMENT PLAN / LOM 545 TENTATIVE SUBDIVISION MAP – SEABREEZE ESTATES (NORTHERN PARCEL) – Consideration of a request by Marc Annotti of DS Ventures, LLC for a proposal for the 37.82 acre Seabreeze Estates Development (northern parcel):

- 1) DR 04-28 – review of the Precise Development Plan including:
 - a) Site plan including building placement, parking and landscaping for the northern parcel;
 - b) Proposed architecture for the four 16 unit apartment buildings (64 units) and 81 single-family residences on individual parcels. The total number of dwelling units is 145;
 - c) A Park and Recreation Commission recommendation regarding the proposed amenities for the 4.09 acre Community Park; and
 - d) A proposed Development Agreement on the 3-acre industrial site and a recommendation to the City Council.
- 2) LOM 545 – a Tentative Subdivision Map requesting a subdivision into 85 parcels for residential development, including an agricultural buffer, a park, a future industrial site and Open Space for riparian wetlands.

[REDACTED]

The Commission voted to approve LOM 545 on a roll call vote of 3-0-1-1, with Commissioner Harman abstaining and Commissioner Fink absent.

Staff was directed to forward to the City Council, as part of the Planning Commission meeting minutes, discussion regarding: 1) the required Development Agreement for the Planned Manufacturing parcel and 2) the proposed park amenities. This action was taken on a roll call vote of 3-1-1 with Commissioner Harman voting no and Commissioner Fink absent.

NUMBER OF PEOPLE IN ATTENDANCE: 24

March 28, 2005

A joint meeting of the Planning Commission and the Parks and Recreation Commission to discuss the proposed Riverbend Park and Trail Master Plan and associated General Plan Amendment (GP 04-06), Zone Change (ZC 04-08) and Environmental Impact Report (EIR 04-02). The Master Plan area includes Assessor Parcel Numbers: 093-051-01, 02, 03, 04, 05, 07, 08, 09, 19, and 20; 097-270-29 and 44; 087-011-34, 61, 62; 087-306-05, 06; 099-141-26; and 27.

No action was taken regarding the Master Plan or the associated General Plan Amendment, Zone Change or Environmental Impact Report at this workshop.

March 28, 2005

ENVIRONMENTAL IMPACT REPORT – EIR 04-02 / GENERAL PLAN AMENDMENT – GP 04-06 / ZONE CHANGE – ZC 04-08, DEVELOPMENT REVIEW – DR 04-34

Consideration of a request by the Parks and Recreation Commission for:

- 1) EIR 04-02 – A Final Environmental Impact Report (SCH# 2004071072) evaluating the potential environmental impact of the development proposed in the Riverbend Park and Trail Master Plan.
- 2) GP 04-06 – A General Plan Amendment to change the land use designation of parcels within the Master Plan area.
- 3) ZC 04-08 – Zone Change to amend the City's Zoning Map designations for properties within the project area.
- 4) DR 04-34 – Approval of the Riverbend Park and Trail Master Plan.

- [REDACTED]
- 5) Recommendations to the City Council regarding the Environmental Impact Report (EIR 04-02) and related Findings of Fact and Statement of Overriding Considerations, the proposed General Plan Amendment (GP 04-06) and the proposed Zone Change (04-08).

The Master Plan area is 225 acres in size and extends from Riverbend Park south along the Santa Ynez River to the intersection of College Avenue and Riverside Drive. Assessor Parcel Numbers: 093-051-01, 02, 03, 04, 05, 07, 08, 09, 19 and 20; 097-270-29 and 44; 087-011-34, 61, 62; 087-306-05, 06; 099-141-26; and 27).

The Commission voted to adopt CEQA Findings of Fact and a Statement of Overriding Considerations for the Significant and Unavoidable Impacts identified in the Riverbend Park and Trail Master Plan FEIR 04-02 on a voice vote of 5-0.

The Commission voted to Certify FEIR 04-02 for the Riverbend Park and Trail Master Plan on a voice vote of 5-0.

The Commission voted to recommend that the City Council adopt the CEQA Findings of Fact and Statement of Overriding Considerations for the Significant and Unavoidable Impacts identified in the Riverbend Park and Trail Master Plan FEIR on a voice vote of 5-0.

The Commission voted to recommend that the City Council certify the FEIR 04-02 for the Riverbend Park and Trail Master Plan on a voice vote of 5-0.

The Commission voted to approve DR 04-34 along with the recommendation that staff strongly encourage PG&E Electric Company to place power lines underground, and adopt proposed engineering revisions on a voice vote of 5-0.

The Commission voted to approve GP 04-06 and ZC 04-08 on a voice vote of 5-0.

NUMBER OF PEOPLE IN ATTENDANCE: 18

April 11, 2005

ANNEX NO. 73 – ANNEXATION REQUEST, ZC 05-01 – PRE-ZONING – Consideration of a request by Mark Hudgens of a proposal for an annexation and pre-zoning of an existing developed parcel. The property is currently located within the City’s Sphere of Influence at 333 West Highway 246 (Assessor Parcel Number: 99-141-22).

The Commission voted to recommend that the City Council initiate proceedings for the requested annexation (Annex No. 73) on a voice vote of 4-0-1, with Commissioner Fink absent.

The Commission voted to recommend that the City Council approve the requested pre-zoning (ZC 05-01) on a voice vote of 4-0-1, with Commissioner Fink absent.

NUMBER OF PEOPLE IN ATTENDANCE: 4

May 9, 2005

DR 04-12 – DEVELOPMENT PLAN REVIEW - Consideration of a request by John Anton of Anton & Associate for a proposal to remodel and add onto an existing office building, remodel two existing warehouse buildings, and construct two additional warehouse buildings totaling 11,050 square feet in size. The property is located at 300 North G Street (Assessor Parcel Number 85-022-02).


The Commission voted 3-0-2 to approve DR 04-12, with Commissioners Ruhge and Fink absent.

NUMBER OF PEOPLE IN ATTENDANCE: 7

June 13, 2005

DR 05-11 – DEVELOPMENT PLAN REVIEW - Consideration of a request by Amanda Brooks and John Galaski for a proposal to remodel and add on to the second floor and to the building footprint of an existing historic single family home. The property is located at 237 South J Street (Assessor Parcel Number: 91-153-22).

The Commission voted to approve DR 05-11 on a voice vote of 5 - 0.



DR 05-13 – REQUEST FOR INTERPRETATION – Consideration of a request by Pastor Ruben L. Tamayo, representing Victory Outreach Lompoc, for an interpretation that a church facility is a use that falls within the intent and purpose of the Planned Manufacturing (P-M) Zoning District and may be permitted with a Conditional Use Permit. This request was initiated to consider a church use at 1641 West Central Avenue (Assessor Parcel Number: 93-500-02).

The Commission voted to approve DR 05-13 on a voice vote of 5 - 0.

CUP 05-03 – CONDITIONAL USE PERMIT - Consideration of a request by Kimberly Kranz for consideration of a Conditional Use Permit to establish a childcare center and preschool in an existing vacant building at 115 East Hickory Avenue (Assessor Parcel Number 85-202-08).

The Commission voted to approve CUP 05-03 on a voice vote of 3-2, with Commissioner Grames-Lyra and Commissioner Harman voting no.

DR 05-12 – DEVELOPMENT PLAN REVIEW – Consideration of a request by Carlos Yanez of Coastal Springs, LLC to demolish two existing structures and construct a building in the Old Town Commercial district. The property is located at 113 and 117 South H Street (Assessor Parcel Numbers: 85-161-08, 09).

The Commission voted to approve DR 05-12 on a voice vote of 5-0.

GP 05-02 – GENERAL PLAN AMENDMENT - Consideration of a General Plan amendment to modify Policy 1.2 of the Circulation Element of the City's General Plan, which establishes the standard for traffic Level of Service (LOS) at LOS C or better at intersections throughout the City. The proposed General Plan amendment would allow exceptions to the standard.

The Commission voted to approve GP 05-02 on a roll call vote of 3-2, with Commissioner Fink and Commissioner Harmon voting no.

NUMBER OF PEOPLE IN ATTENDANCE: 22