



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

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

**ROLL CALL:** Commissioner Ronald Fink  
Commissioner Judith Grames-Lyra  
Commissioner Ralph Harman  
Commissioner Jack Rodenhi  
Commissioner Ann Ruhge

**APPROVAL OF MINUTES:**

October 10, 2005 Planning Commission 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.)

**1. TEXT AMENDMENT TA 05-03 / ENVIRONMENTAL REVIEW ER 05-09**  
**CONTINUE TO JANUARY 9, 2006**

A request by the City of Lompoc, for Planning Commission consideration and introduction of a Text Amendment and Zoning Map Amendment to: 1) establish a Cultural Resources Overlay District to identify special development requirements on properties of high archeological sensitivity, as shown on the Archeological Sensitivity Zones map in the City's General Plan, Resource Management Element; 2) codify standard requirements in case of accidental discovery of cultural artifacts; and 3) add provisions for protection of identified cultural resources within the City. The proposed Map Amendment would apply to properties south of Olive Avenue and its extension to the East and West, within City Limits. A Negative Declaration has been prepared pursuant to the provisions of the California Environmental Quality Act (CEQA).

Staff: Senior Environmental Coordinator, Stacy Lawson  
e-mail address: s\_lawson@ci.lompoc.ca.us

**PUBLIC HEARING ITEMS:**

1. **DR 05-32 – DEVELOPMENT PLAN/ARCHITECTURAL REVIEW**  
**WITHDRAWN BY APPLICANT**

A request by Laura Gough of Studio 2g, representing the applicant, for Planning Commission consideration of a proposal to remodel an existing building as Spencer's Market. The property is located in the *Central Business (C-2)* zoning district at 316 East Ocean Avenue (Assessor Parcel Numbers: 85-171-03, 13, 14, 15). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

Staff: Planning Technician, Laurie Tyler  
e-mail address: [l\\_tyler@ci.lompoc.ca.us](mailto:l_tyler@ci.lompoc.ca.us)

2. **LOM 547-P – TENTATIVE PARCEL MAP, DR 05-15 – PRELIMINARY DEVELOPMENT PLAN**

A request by Mark Gowing of Gowing Leasing Company, the property owner, for Planning Commission consideration of a proposal to subdivide two (2) existing approximately 3.75-acre parcels into four (4) parcels. The proposal includes a conceptual development plan for the newly created parcels. The site is located in the *Business Park (BP)* Zoning District at the northeast corner of Central Avenue and Barton Avenue (Assessor Parcel Numbers: 93-450-47, 48). A Negative Declaration has been prepared 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)

3. **DR 05-33 – DEVELOPMENT PLAN REVIEW**

A request by Theron Smith of Drive In Recycling, the applicant, for Planning Commission consideration of a proposal to construct an approximately 240 square-foot recycling center. The site is located in the *Planned Commercial Development (PCD)* Zoning District at 1002 North H Street (Assessor Parcel Numbers: 87-011-13). 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)

4. **DR 05-22 – DEVELOPMENT PLAN REVIEW**

A request by Tommy Diep of China King Restaurant, the applicant, for Planning Commission review and consideration of a Development Plan to incorporate a storage unit into the building design at the rear of the business at 1037 North H Street. The site is located in the *Planned Commercial Development (PCD)* zone (Assessor Parcel Number: 89-011-22). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

Staff: Nathan Gilbert, Assistant Planner  
e-mail address: [n\\_gilbert@ci.lompoc.ca.us](mailto:n_gilbert@ci.lompoc.ca.us)

5. **DR 05-17 – DEVELOPMENT PLAN REVIEW**

A request by Paul Poirier, the project representative, for Planning Commission consideration of a proposal to renovate and expand an existing commercial building at the southwest corner of Walnut Street and I Avenue. The proposal includes demolishing an existing 1,790 sq. ft. wooden shed, renovating 6,250 sq. ft. of existing building and the addition of 3,736 sq. ft. of new commercial building area. The proposed project is located at 131-139 North I Street (Assessor Parcel Number: 91-083-02) in the *Old Town Commercial (OTC)* Zoning District. This action is exempt pursuant to the California Environmental Quality Act (CEQA).

Staff: Nathan Gilbert, Assistant Planner  
e-mail address: [n\\_gilbert@ci.lompoc.ca.us](mailto:n_gilbert@ci.lompoc.ca.us)

6. **ZC 05-05 – ZONE CHANGE, DR 05-31 – DEVELOPMENT PLAN REVIEW**

A request by John Wolberg, the project representative, for Planning Commission review and consideration of:

- 1) **ZC 05-05** – a Zone Change proposal to amend the City's Zoning Map designation from *Planned Commercial Development (PCD)* to *High Density Residential (R-3)* for the project site and the adjacent parcel (Assessor Parcel Numbers: 91-073-15 and 91-073-18). The Zone Change would bring both parcels into conformance with the City's *High Density Residential (HDR)* General Plan Designation.
- 2) **DR 05-31** – a Development Plan for the construction of an 8-unit apartment complex including on-site parking and landscaping.

The project is proposed on an approximately 17,500 square foot parcel of land located at 521 West Ocean Avenue (Assessor Parcel Number: 91-073-15). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Staff: Nathan Gilbert, Assistant Planner  
e-mail address: [n\\_gilbert@ci.lompoc.ca.us](mailto:n_gilbert@ci.lompoc.ca.us)

**7. DR 05-37 – ARCHITECTURAL REVIEW**

A request by Dennis Headricks representing the Lompoc Historical Society, for Planning Commission consideration of a proposal to perform work on Designated City Landmark No. 4 the Fabing-McKay-Spanne House. The proposed work includes re-roofing the house, replacing all of the original wooden windows, and painting the house to the original colors. The site is located in the Multi Family Residential (R-3) Zoning District at 207 North L Street (Assessor Parcel Numbers: 91-053-07). This action is exempt pursuant to 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)

**NEW BUSINESS:**

1. Planning Commission Meeting Calendar for 2005

**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 \$35.10. 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  
e-mail address: [a\\_pelster@ci.lompoc.ca](mailto:a_pelster@ci.lompoc.ca)