



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

Monday, December 12, 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:
November 14, 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.)

PUBLIC HEARING ITEMS:

1. DR 05-20 – DEVELOPMENT PLAN REVIEW

A request by Vivek Harris of Ravatt Albrecht & Associates, representing Community Bank of Lompoc, for Planning Commission consideration of a Development Plan for construction of an approximately 4,875 square-foot bank with parking and landscaping. The site is zoned Planned Commercial Development (PCD) and is located at 621 West Central Avenue in the WalMart / Lompoc Corners Shopping Center (Assessor Parcel Number: 93-450-45). 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

2. **BURTON RANCH SPECIFIC PLAN**
EIR 02-01 – REVISED FINAL ENVIRONMENTAL IMPACT REPORT (FEIR)
GP 02-01 – GENERAL PLAN AMENDMENT
ZC 02-01 – PREZONING REQUEST
ANNEXATION NO. 70 – REQUEST TO LAFCO
SP 04-01 – BURTON RANCH SPECIFIC PLAN
DR 05-35 – DEVELOPMENT AND ANNEXATION AGREEMENT

A request by Martin-Farrell Homes, Inc. and The Towbes Group, Inc., for Planning Commission review and consideration of recommendations to the City Council regarding:

EIR 02-01 – Revised Final Environmental Impact Report (FEIR), including the Burton Ranch Specific Plan Revised Final Environmental Impact Report EIR 02-01 List of Revisions, (Revised FEIR), prepared for the project described herein affecting 149-acres of property by Science Applications International Corporation (SAIC) and circulated through the State Clearinghouse (SCH No. 2002091045) pursuant to the requirements of the California Environmental Quality Act;

GP 02-01 – General Plan Amendment

- a. To add two Land Use Designations to the City of Lompoc General Plan Land Use Element, Land Use Development Standards table, and to rename the existing Land Use Designation:
 - 1) Low Density Residential, maximum 2.5 dwelling units per acre (LDR – 2.5)
 - 2) Low Density Residential, maximum 4.6 dwelling units per acre (LDR – 4.6)
 - 3) Low Density Residential, maximum 6.2 dwelling units per acre (LDR – 6.2)
- b. To amend the City of Lompoc Land Use Element Map designations on 100 acres of the site from Low Density Residential to Low Density Residential, maximum 2.5 dwelling units per acre (LDR-2.5) (Assessor Parcel Numbers 97-250-005, -050, -051, -062);
- c. To amend the City of Lompoc Land Use Element Map designations on 49 acres of the site from Low Density Residential to Low Density Residential, maximum 4.6 dwelling units per acre (LDR-4.6) (Assessor Parcel Numbers 97-250-002, -006, -013, -039, -040, -069, -070); and
- d. To amend the City of Lompoc Land Use Element Map Sphere of Influence and Urban Limit Line to include the subject parcels;

ZC 02-01 – Zone Change

- a. To add Title 2 Chapter 2, Article 16 Specific Plan, Section 8750 et al to the City of Lompoc City Code, Specific Plan (SP); and
- b. To pre-zone the 149 acre project area to the Specific Plan (SP) zoning district;

APPLICATION TO LAFCO FOR ANNEXATION NO. 70 – An application for the incorporation of the 149-acres of the Burton Ranch Specific Plan (formerly the Wye Specific Plan) area into the City of Lompoc City Limit line. The area is currently outside the City Urban Limit Line and Sphere of Influence and a change to this status must be processed through the Local Agency Formation Commission (LAFCO). The action would include removal of the project area from the Santa Barbara Fire Protection District and annexation into the Mission Hills Community Services District;

SP 04-01 – Adoption of the Burton Ranch Specific Plan (formerly called the Wye Specific Plan) which is designed to regulate future development of the 149-acre area;

DR 05-35 – Development And Annexation Agreement – review and execute a Development and Annexation Agreement to vest the Specific Plan in the event the property or portions of the property are sold, adopt a Maintenance Annuity Fee to supplement City services, and freeze development impact fees for five years.

The project consists of eleven separate assessor's parcels that are owned by eight separate landowners. The eleven parcels comprise approximately 149 acres located within the County of Santa Barbara, north of the city of Lompoc, situated between State Highway 1 to the west and south, Harris Grade Road to the east, and the Burton Mesa Ecological Preserve to the north.

Staff: Associate Planner Peggy Woods
e-mail address: p_woods@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 \$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.

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