



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

Monday, June 14, 2004 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:

- 1) May 10, 2004 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. CUP 89-03 – CONDITIONAL USE PERMIT RENEWAL

A request submitted by The Lodge of Lompoc (formerly Franciscan Manor) for the required 5 year review of the Conditional Use Permit (CUP 89-03) for the facility located at 1420 West North Avenue (APN: 89-040-032 and -033). The review was imposed in connection with Tentative Parcel Map LOM 485-P. This action is 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

PUBLIC HEARINGS:

1. DR 04-05 - PLANNING COMMISSION INTERPRETATION

Continued from May 12, 2004 Commission meeting

A request by David Pick of Pick Properties, for a Planning Commission determination that a 71,550 square foot storage facility with accessory services and a caretaker unit is an allowable use in the Business Park District in accordance with Section 8453.5 of the Zoning Ordinance. The applicant proposes to construct such a facility in the Business Park District on a 5.12-acre portion of Assessor Parcel Number 93-450-39; however, the proposed use is not a permitted use in this District. The proposed location is at the northeast corner of North O Street and Aviation Drive, north of the existing WalMart facility and south of the City of Lompoc Airport.). This action is statutorily exempt pursuant to Section 15270, Projects which are disapproved, of the California Environmental Quality Act (CEQA).

Staff: City Planner Lucille T. Breese, AICP
e-mail address: l_breese@ci.lompoc.ca.us

2. LOM 534 – LOT LINE ADJUSTMENT

A request by Barry Cunningham of JM Development, Inc., for Planning Commission consideration of a proposal of a lot line adjustment to reconfigure the size and dimensions of four (4) existing parcels. The number of parcels will remain the same. The property is located in a Commercial Industrial (CM) Zoning District at the northeast corner of Laurel Avenue and V Street (Assessor Parcel Numbers: 89-200-16, 18, 19, 25). 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

3. DR 04-07 – DEVELOPMENT PLAN REVIEW

A request by Michael L. Bailey of Watermill Express, for Planning Commission consideration of a proposal to construct an unmanned water vending kiosk. The kiosk is approximately 56 square feet in size. The site is zoned Planned Commercial Development (PCD) and is located at 501 West Central Avenue in the Diversified / Lompoc Corners Shopping Center parking lot (Assessor Parcel Number: 93-450-42). 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

4. DR 04-09 – DEVELOPMENT PLAN REVIEW

A request by Othello Abata of A & A Builder/Design, representing the property owner, for Planning Commission consideration of a proposal to construct an approximately 2,400 square foot building on the site of the existing Holiday Inn Express, and convert existing office space to two additional guestrooms. The proposed building is two stories high and contains a conference room, exercise room, maintenance room, storage room, and office space. The site is zoned Planned Commercial Development (PCD) and is located at 1417 North H Street (Assessor Parcel Number: 93-450-35). 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

NEW BUSINESS:

- 1) Elect a Planning 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 \$33.60. 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
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