



**Regular Meeting of the Lompoc Planning Commission
Wednesday, February 14, 2018, at 6:30 p.m.
City Hall, 100 Civic Center Plaza, Council Chambers**

ROLL CALL: Commissioner Federico Cioni
Commissioner Ron Fink
Commissioner Nicholas Gonzales
Commissioner Mary Leach
Commissioner Jack Rodenhi

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.)

- **Receive General Plan Annual Report**

PUBLIC HEARING ITEMS:

1. Community Health Center Development

A request from Pam Ricci representing Community Health Centers, for Planning Commission review and consideration of:

- a) GP 17-02 – General Plan Amendment to change the land use from Medium Density Residential (MDR) to General Commercial (GC);
- b) ZC 17-02 – Zone Change to amend the zoning from Medium Density Residential Planned Development (R2PD) to Planned Commercial Development (PCD);
- c) DR 17-02 – Development Plan for a 28,000 square foot medical community health care center with parking and landscaping.
- d) LOM 609 – Lot line adjustment to reconfigure two lots to a 2.18 acre lot (Parcel A) and a 3.00 acre lot (Parcel B);

The medical center project is located on a 5.18 acre site (3 acres for the proposed project) at 1220 and 1300 West Ocean Avenue (APN'S: 091-110-034 & 035) and would include doctor's offices, exam rooms, blood draw area, laboratory, imaging room, pharmacy and an employee lounge. A Mitigated Negative Declaration (SCH No. 2018011018) has been prepared pursuant to the California Environmental Quality Act (CEQA).

Staff: Principal Planner Greg Stones
e-mail address: g_stones@ci.lompoc.ca.us

2. **LOM 610 – Fagerdala Parcel Map**

A request from John Ballinger representing property owner Fagerdala USA, for Planning Commission consideration of a proposal to subdivide an approximately 8.05 acre parcel into two (2) parcels located at 1017 West Central Avenue (APN: 093-450-046) in the *Business Park (BP)* Zoning District. This action is categorically exempt pursuant to Section 15315 (Minor land division) of the California Environmental Quality Act (CEQA).

Staff: Assistant Planner Cody Graybehl
e-mail address: c_graybehl@ci.lompoc.ca.us

3. **DR 17-08 – Burger King Architectural Review**

A request from John Dodson representing property owner Richard Quan, for Planning Commission consideration of a proposal to remodel the exterior of an existing Burger King restaurant. The project site is 0.38 acres and is located at 1153 North H Street (APN: 089-011-019) in the *Planned Commercial Development (PCD)* Zoning district. This action is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

Staff: Assistant Planner Cody Graybehl
e-mail address: c_graybehl@ci.lompoc.ca.us

NEW BUSINESS:

ORAL COMMUNICATIONS:

WRITTEN COMMUNICATIONS:

APPROVAL OF MINUTES:

- [January 10, 2018](#)

DIRECTOR/STAFF COMMUNICATIONS:

- Status on the Zoning Ordinance Update
- Food services in the Wine Ghetto (Code Amendment)

COMMISSION REQUESTS:

ADJOURNMENT:

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

Any person has the right to appeal a Planning Commission action to the City Council. Contact the Planning Division staff member listed above for additional information regarding an appeal and for the required appeal form; the fee is \$257.80. When the Planning Commission action is a recommendation to approve, no appeal is necessary the item will be heard by the City Council. If the Planning Commission action is a recommendation for denial, an appeal must be filed in ten (10) days in accordance with Section 17.132.050 (C) of the Zoning Ordinance.

If you challenge an action taken by the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in that notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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. Supplemental materials related to an Agenda Item that were submitted to the Planning Commission after distribution of this Agenda packet are available for public inspection in the Lobby of City Hall at 100 Civic Center Plaza, Lompoc between 9:00 a.m. and 5:00 p.m. Monday through Friday.