

*CITY OF LOMPOC  
PLANNING COMMISSION  
ANNUAL REPORT*

*FY JULY 1, 2018 TO  
JUNE 30, 2019*



*Prepared for City Council  
by Planning Commission and Planning Division Staff  
July 10, 2019*

## ***The Role of the Planning Commission:***

The Planning Commission has authority over planning and zoning matters as set forth by City Municipal 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 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 (CEQA) 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 in order to achieve the consistent application of zoning and architectural review ordinances.

## ***Planning Commission Activities of FY 2018/2019:***

During FY 2018/2019, the Planning Commission reviewed the following applications as shown below:

<b>Application</b>	<b>Level of Environmental Review</b>
Conditional Use Permits: 2	Categorical Exemptions: 2
Development Plans: 2	Categorical Exemptions: 2
Subdivision Map Time Extensions: 6	Categorical Exemptions: 6
General Plan Amendments: 1	EIR Addendum: 1
Zone Changes: 1	EIR Addendum: 1
Text Amendments: 1	EIR Addendum: 1

During FY 2018/2019, the Planning Commission reviewed a total of 13 applications (including time extension requests) and a summary of the Planning Commission's agenda items begins on page 4.

### **FY 2018/2019 – Major Projects Reviewed by the Commission Include:**

- Review of a Public Hearing Draft for the Comprehensive Zoning Code Update
- Johnson Industrial Building – a 7,661 square foot industrial building for office and wine storage
- CLH Retail Solutions – 1,449 square foot commercial cannabis dispensary

### **FY 2018/2019 – Special Meetings:**

- August 22, 2018 – Comprehensive Update to Lompoc Municipal Code Title 17
- October 24, 2018 – Comprehensive Update to Lompoc Municipal Code Title 17
- February 27, 2019 – Conditional Use Permit for a 15-unit apartment complex
- March 27, 2019 – A request for a 2-year time extension for Burton Ranch Vesting Tentative Maps, LOM 567 and LOM 570

### ***Anticipated Activities for FY 2019/2020:***

The Planning Commission anticipates public hearings and/or implementation of the following proposed projects:

- Public Workshops for updates to the 2030 General Plan
- Public Workshops for Caltrans Multi-Modal Streetscape Plan (Grant)
- Update 2030 General Plan to incorporate policies of the updated Airport Land Use Compatibility Plan (SBCAG)
- Implementation of a newly adopted Zoning Code
- Minor Revisions to the Subdivision Ordinance
- Revisions to the Architectural Review Guidelines
- Update to Historical Resource Designations

## ***Summary of Planning Commission Agenda Items***

***July 11, 2018:***

### **LOM 571 -Time Extension for the Burton Ranch Vesting Tentative Subdivision Map**

A request for Planning Commission consideration of a two-year time extension submitted by John Martin, representing property owner Harris Grade Partners and the Towbes Group, Inc., to extend LOM 571 for the Burton Ranch Vesting Tentative Subdivision Map to subdivide an approximately 32.6 acre site into 65 parcels. The proposed project site is located north of the intersection of Harris Grade Road and Highway 1 (Assessor Parcel Numbers: 097-250-040 and 097-250-013) within the Burton Ranch Specific Plan.

*The Commission voted to approve the extension of LOM 571 on a vote of 5-0.*

***August 8, 2018:***

*This meeting was cancelled due to lack of business items*

***August 22, 2018: Special Meeting***

### **GP 17-01 / ZC 15-02 – Comprehensive Update to Lompoc Municipal Code Title 17 (Zoning)**

Planning Commission consideration of a comprehensive update to the Zoning Code including updates to the Land Use/Zoning Map, a General Plan Amendment/Zone Change for sixty-six existing parcels along East Ocean Avenue, rescinding the Old Town Specific Plan and comprehensive amendments, reorganization and adoption of a new Title 17 (Zoning) of the Lompoc Municipal Code.

*The Commission continued this item to the September 12, 2018 meeting.*

***September 12, 2018:***

### **LOM 599 – Time Extension – Central Coast Business Park**

A request for Planning Commission consideration of a one-year time extension submitted by Chad Penrod representing the McGaelic Group for the Central Coast Business Park Vesting Tentative Map to subdivide an approximately forty (40) acre site into twelve (12) parcels located on West Central Avenue between V Street and Barton Avenue (Assessor Parcel Numbers: 093-450-014,-015 & -016).

*The Commission voted to approve the time extension for LOM 599 on a 4-0-1 vote with Commissioner Rodenhi absent.*

**GP 17-01 / ZC 15-02 – Comprehensive Update to Lompoc Municipal Code Title 17 (Zoning) Continued**

Planning Commission consideration of a comprehensive update to the Zoning Code including updates to the Land Use/Zoning Map, a General Plan Amendment/Zone Change for sixty-six existing parcels along East Ocean Avenue, rescinding the Old Town Specific Plan and comprehensive amendments, reorganization and adoption of a new Title 17 (Zoning) of the Lompoc Municipal Code.

*The Commission continued this item to a Special Meeting on October 10, 2018.*

**October 10, 2018:**

**GP 17-01 / ZC 15-02 – Comprehensive Update to Lompoc Municipal Code Title 17 (Zoning) Continued**

Planning Commission consideration of a comprehensive update to the Zoning Code including updates to the Land Use/Zoning Map, a General Plan Amendment/Zone Change for sixty-six existing parcels along East Ocean Avenue, rescinding the Old Town Specific Plan and comprehensive amendments, reorganization and adoption of a new Title 17 (Zoning) of the Lompoc Municipal Code.

*The Commission continued this item to a Special Meeting on October 24, 2018.*

**October 24, 2018: Special Meeting**

**GP 17-01 / ZC 15-02 – Comprehensive Update to Lompoc Municipal Code Title 17 (Zoning) Continued**

Planning Commission consideration of a comprehensive update to the Zoning Code including updates to the Land Use/Zoning Map, a General Plan Amendment/Zone Change for sixty-six existing parcels along East Ocean Avenue, rescinding the Old Town Specific Plan and comprehensive amendments, reorganization and adoption of a new Title 17 (Zoning) of the Lompoc Municipal Code.

*The Commission continued this item to the November 24, 2018 meeting.*

**November 14, 2018:**

**GP 17-01 / ZC 15-02 – Comprehensive Update to Lompoc Municipal Code Title 17 (Zoning) Continued**

Planning Commission consideration of a comprehensive update to the Zoning Code including updates to the Land Use/Zoning Map, a General Plan Amendment/Zone Change for sixty-six existing parcels along East Ocean Avenue, rescinding the Old Town Specific Plan and comprehensive amendments, reorganization and adoption of a new Title 17 (Zoning) of the Lompoc Municipal Code.

*The Commission recommended approval of the Comprehensive Update to Lompoc Municipal Code Title 17 to the City Council (refer to the adopted Planning Commission minutes regarding the respective voting on this item and associated recommendations).*

**December 12, 2018:**

*This meeting was cancelled due to lack of business items*

**January 9, 2019:**

*This meeting was cancelled due to lack of business items*

**February 13, 2019:**

*This meeting was cancelled due to lack of business items*

**February 27, 2019: Special Meeting**

**CUP 18-04 – Conditional Use Permit for a 15-unit apartment complex**

A request for a Conditional Use Permit from Tony Tomasello of RRM Design Group representing the Housing Authority of the County of Santa Barbara (property owner) for Planning Commission consideration of a 15 unit affordable apartment complex. The project site is 0.39 acres in size and is located at 1401 East Cypress Avenue (APN: 085-150-089) in the Commercial Office (CO) zoning district.

*The Commission voted to continue CUP18-04 to the June 12, 2019 meeting on a vote of 4-0-1 with Commissioner Gonzales Not Participating.*

**DR 17-05 – Development Plan for an existing RV Storage Lot**

A request for a Development Plan from Rob Lewis representing the Lompoc Investment Group (property owner) for Planning Commission consideration to legally establish an existing unpermitted RV storage lot. The project site is 0.85 acres in size and is located at 416 North Eighth Street (APN: 099-500-024) in the *Industrial* (I) zoning district.

*The Commission voted to approve DR17-05 on a vote of 5-0.*

**March 13, 2019:**

**DR 18-09 – Johnson Industrial Building**

A request for a Development Plan from Steven Reese (Architect), representing property owners Ronnie and Leigh Johnson for Planning Commission consideration of a proposal to construct a 7,661 square foot industrial building for office and wine storage. The project site is 15,000 square feet in size and located at 204 and 208 East Laurel Avenue (APN's: 085-022-007 & -008) in the Industrial (I) zoning district.

*The Commission voted to approve DR18-09 on a vote of 4-0-1 with Commissioner Leach Not Participating.*

**DR 05-35 / SP 04-01 – 5 Year Time Extension request for the Burton Ranch Specific Plan Area Development Agreement**

A request by The Towbes Group on the behalf of Harris Grade Partners, L.P.; Patrick J. McCarthy and Bridget M. McCarthy; Donald M. Jensen and Lynn D. Gray; Lompoc Ranch Joint Venture; Joe A. Signorelli, Jr.; Adam Peter Signorelli; Gus Thomas Signorelli for Planning Commission review and consideration of a five (5) year time extension for the Development Agreement (DA) for the Burton Ranch Specific Plan (BRSP) Area scheduled to expire May 31, 2019.

*The Commission voted to approve the extension of the Development Agreement on a vote of 5-0.*

**March 27, 2019: Special Meeting**

**A request for a 2-year time extension for the Cottages at Burton Ranch Vesting Tentative Map (LOM 567)**

A request for Planning Commission consideration of a two-year time extension for Vesting Tentative Map LOM 567 for the Cottages at Burton Ranch Vesting Tentative Map to subdivide an approximately 14.3 acre site into 52 parcels. The proposed project site is located north of the intersection of Harris Grade Road and Highway 1 within the Burton Ranch Specific Plan (SP) Zoning District. (Assessor Parcel Numbers: 097-250-070, 097-250-085, and 097-250-086).

*The Commission approved the time extension on a vote of 5-0.*

**A request for a 2-year time extension for the Towbes residential development at Burton Ranch Vesting Tentative Map (LOM 570)**

A request for Planning Commission consideration of a two-year time extension for Vesting Tentative Map LOM 570 for the Towbes residential development at Burton Ranch to subdivide an approximately 100.9 acre site into 229 parcels. The proposed project site is located at the intersection of Harris Grade Road and Highway 1 within the Burton Ranch Specific Plan (SP) Zoning District. (Assessor Parcel Numbers: 097-250-050, 097-250-051, 097-250-083, and 097-250-0084).

*The Commission approved the time extension on a vote of 5-0.*

**April 10, 2019:**

**CUP 19-01 – CLH Retail Solutions**

A request for a Conditional Use Permit from Liz Rogan, representing applicant Richard Smith of Cropland Health (CLH) Retail Solutions, LLC for Planning Commission consideration of a proposal to operate a 1,449 square foot commercial cannabis dispensary in an existing building. The project site is 21,750 square foot in size and located at 321 North Second Street (APN: 085-052-023) in the Industrial (I) zoning district.

*The Commission approved CUP19-01 on a vote of 3-1-1 with Commissioner Braxton voting No and Commissioner Leach Not Participating.*

**GP 17-01 / ZC 15-02 – Comprehensive Update to Lompoc Municipal Code Title 17 (Zoning) – Continued from the February 19, 2019 City Council meeting**

Planning Commission consideration of a comprehensive update to the Zoning Code including updates to the Land Use/Zoning Map, rescinding the Old Town Specific Plan, comprehensive amendments, reorganization and adoption of a new Title 17 (Zoning) of the Lompoc Municipal Code.

*The Commission recommended approval of the Comprehensive Update to Lompoc Municipal Code Title 17 to the City Council (refer to the adopted Planning Commission minutes regarding the respective voting on this item and associated recommendations).*

**May 8, 2019:**

**Two Year Time Extension for the Transit Operation/Fleet Maintenance Facility Tentative Parcel Map (LOM 601)**

A request for Planning Commission consideration of a two year time extension submitted by Michael Luther representing the City of Lompoc for the Transit Operation/Fleet Maintenance Facility Tentative Parcel Map to combine seven (7) lots into three (3) lots. The property is located in the Industrial Zoning District at the northeast corner of Chestnut Avenue and D Street (Assessor Parcel Numbers: 085-033-001, -004, -005, -006, -007 and 085-040-001, -002, and a portion of the abandoned area of C Street).

*The Commission approved the time extension on a vote of 3-0 with Commissioner Gonzales Not Participating.*



**June 12, 2019:**

**Two Year Time Extension for the Santa Rita Hills Wine Facility Tentative Parcel Map (LOM 582)**

A request for Planning Commission consideration of a two year time extension submitted by Stephen Zotovich representing Peregrine Realty Partners for the Santa Rita Hills Wine Facility Tentative Parcel Map to subdivide approximately 9.4 acres into four (4) lots. The property is located at the northeast corner at the intersection of North Twelfth Street and Highway 246 (APN: 099-141-034) in the Planned Commercial Development (PCD) and Business Park (BP) zoning districts.

*The Commission approved the extension on a vote of 4-0 with Commissioner Braxton absent.*

**Conditional Use Permit for a Fifteen Unit Apartment Complex (CUP 18-04)**  
**Continued from February 27, 2019 meeting**

A request from Tony Tomasello of RRM Design Group representing the Housing Authority of the County of Santa Barbara (property owner) for Planning Commission consideration of a proposal for a fifteen unit apartment complex. The project site is 0.39 acres and is located at 1401 East Cypress Avenue (APN: 085-150-089) in the Commercial Office (CO) zoning district.

*The Commission continued this item to the August 14, 2019 meeting on a vote of 3-0-1-1 with Commissioner Gonzales Not Participating and Commissioner Braxton absent.*

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