



## PLANNING COMMISSION MEMO

**DATE:** June 12, 2024

**TO:** Members of the Planning Commission

**FROM:** Cherridah Weigel, Associate Planner

**RE:** Agenda Item No. 1 (LOM 475 Amendment)  
Supplemental Information

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Attached is correspondence received after Planning Commission packets were distributed:

- Email dated June 12, 2024, received from Joan Johnson
- Letter dated June 12, 2024, received from Daryl and Carole Burgess
- Photos received on June 12, 2024, from Daryl and Carole Burgess

**From:** [Joan Johnson](#)  
**To:** [Weigel, Cherridah](#)  
**Cc:** [Halvorson, Brian](#); [darylandcarole@comcast.net](mailto:darylandcarole@comcast.net)  
**Subject:** Johnson regarding 1301 East Hickory Avenue Public Hearing  
**Date:** Wednesday, June 12, 2024 1:48:06 PM

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Hello Cherridah,

I am writing regarding the public hearing on June 12, 2024, of 1301 East Hickory by the Lompoc Planning Commission.

My name is Joan Johnson. My address is 1313 East Hickory Avenue.

I OBJECT TO ANY CHANGES TO ALL OF THE CONFIRMED AGREEMENTS AT THE MEETING OF THE LOMPOC PLANNING COMMISSION ON FEBRUARY 14, 1994. The minutes of the meeting reflect all of the agreements.

There is a recorded 20-foot-wide easement for safety as required by the Fire Department across my front private property. The easement allows ingress and egress to 1301 East Hickory Avenue. PARKING ON THE EASEMENT IS PROHIBITED AT ALL TIMES. Parking would need to be available on 1301 East Hickory Avenue or on street parking.

In conclusion I am concerned in maintaining as is our unique neighborhood. My home adjacent to 1301 East Hickory Avenue was built in 1942. It was the first home built on East Hickory Avenue, 82 years ago. I have lived in my home and maintained it for 37 years.

Thank-you for allowing me to express my feelings and views.

Sincerely,

Joan Johnson  
Phone: (805) 737-3833

RECEIVED

JUN 11 2024

City of Lompoc  
Planning Division

JUNE 12, 2024

Daryl and Carole Burgess  
1317 East Hickory Avenue  
Lompoc, CA 93436

**Hearing Concerning the Property**  
**Located at 1301 East Hickory Avenue**  
**APN 085-260-047**

Dear Lompoc Planning Commissioners:

On February 14, 1994 there was a Public Hearing with the Planning Commission and their Staff. This hearing concerned the development of a steep hillside at the end of a very short East Hickory Avenue into two small but buildable sites. This task was to be made possible by utilization of the cut and fill method. The only access to this proposed property was over private land, and there was a small easement which allowed transient access to the hillside, but no area in which to park a car.

In 1994 it was a surprise to the 4 owners of residences on East Hickory that this hillside could ever become a site on which new neighbors could be located. As the developer stated at the Hearing:

"There is a probability the in-fill nature of the development would offend some people"; and implied the neighbors with whom he had communicated were likely not too pleased with the proposed project.

East Hickory Avenue is a unique, short, residential street running along the ridge line in south eastern Lompoc. It has an unusual ambiance of peace, an open feel, and all but one of the five residential structures has been occupied by the same people for at least a decade. It is a close knit neighborhood, and they trust each other, care about each other, and enjoy each other's company. In 1994 there were only 4 homes located on this street. All 4 were custom homes on large lots. Today there are 5 custom homes, the last is 5,000 square feet, built on two lots. The neighborhood still has a secluded open feel.

In the beginning of the February 14, 1994 Public Hearing Minutes that was dedicated to the LOM 475 project, it is recorded that Assistant Planner Diana Delgadillo presented the Staff Report for this proposed land development, and stated: "The proposed construction has been conditioned to restrict the height of the dwelling units in order to minimize visual impacts." This [the limit of one story above ground level] as well as the condition for enclosure of all areas and decks below the house was known as Condition No.7 listed under "Conditions of Approval".

In the written report of the February 14, 1994 hearing regarding LOM 475, not all the Conditions of Approval suggested by Staff are mentioned, but there were several. The highest number listed that I saw was 24 conditions. To me, this attention to detail speaks to the unique area under discussion, and the fact the Planning Commission Staff took their job seriously. They were driven to deliver a quality product that would protect the rights of the existing neighborhood residents and citizens of Lompoc. They were cognizant of the need to preserve the congruency and quality of the homes on this very visible ridgeline located at the Highway 1/246 "Gateway to Lompoc". All citizens who enter and leave Lompoc through this Gateway will be viewing this new construction for decades. If you look to the south today as you enter or leave Lompoc, you will note the consistency of the beauty and quality of the homes on this ridgeline.

After hearing the arguments of all who cared to participate in the discussion, the Planning Commission members officially amended to the **Proposed** Conditions of Approval as follows [this is not an exhaustive list, but it is a direct quote from the meeting notes]:

**"ARCHITECTURAL REVIEW SHALL BE DONE BY THE PLANNING COMMISSION. The "General Architecture" shall be amended to indicate that residences shall not be higher than one story above adjacent grade, all areas and decks below the houses shall be AT LEAST PARTIALLY ENCLOSED, and house size SHALL NOT BE LESS THAN 2,250 SQUARE FEET"**

"Commissioner Keller then moved for certification of the **Negative Declaration** and **approval of the proposed Tentative Parcel Map**, based upon the Findings of Fact as amended and **SUBJECT TO THE CONDITIONS OF APPROVAL AS AMENDED**. The motion was seconded by Commissioner Browder and carried on a roll call vote of four ayes." The 5th Commissioner (Kingsley) was absent, and these 4 votes represented a 100% majority. It is reported the Resolution No. 94-04 was attached hereto and incorporated by reference as if fully contained herein.

I believe this matter was resolved in a professional and fair manner. The Planning Staff and Commission spent the necessary time in research, facts, and alternatives to bring forth a workable plan that considered the needs of the Developer, Citizens of Lompoc, and Residents of East Hickory Avenue. This ruling has been freely available to the public for 30 years, and the advertisement written by the realtor Billie Jean Chadwick for this property stated: "It is the buyer's responsibility to contact the City of Lompoc regarding any conditions attached to this property".

The only thing that has changed since these conditions were attached is the construction of a new 5,000 square foot custom home, which is the new addition to the neighborhood. I believe this addition makes the need for conditions even more apparent. I see no reason to make a change, unless that change was for more strict conditions, such as a dwelling size of 3,000 square feet.

Parking is another issue that has not been discussed. There is an easement for ingress and egress, but it is small, and on private property. There is not room for parking on the easement, and the owner of the property has made this clear with a fence and multiple large NO PARKING signs. Parking in this easement would also likely make access for fire trucks difficult and unsafe. There is I believe in the Conditions of Approval a statement from the Fire Department that they require a 20 foot wide access for safety.

It would be possible to build a quality, attractive home, on this site larger than the required 2,250 square feet. A 3,000 square foot home would be even more congruent with the existing ridgeline and neighborhood residences. I believe it could be accomplished including enclosed parking, if the construction extends over the side of the site with a walk out basement, or supported on pillars over the side. Within a block or two of this property there are already residences on this same ridgeline that are built utilizing both of these techniques.

If the owner of 1301 East Hickory will kindly comply with the conditions that were placed on 1301 East Hickory February 14, 1994 (Conditions without which this would still be a steep uninhabitable hillside), and solve her parking issues, she will be warmly welcomed into her new neighborhood with enthusiasm!

Sincerely,

Daryl and Carole Burgess  
1317 East Hickory Avenue

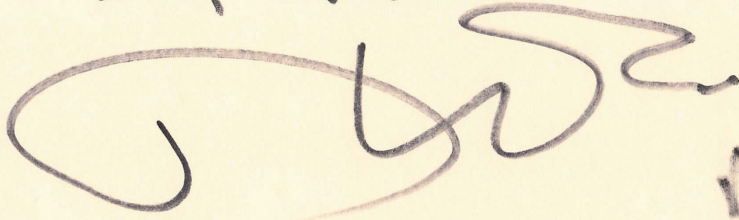



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Planning Division

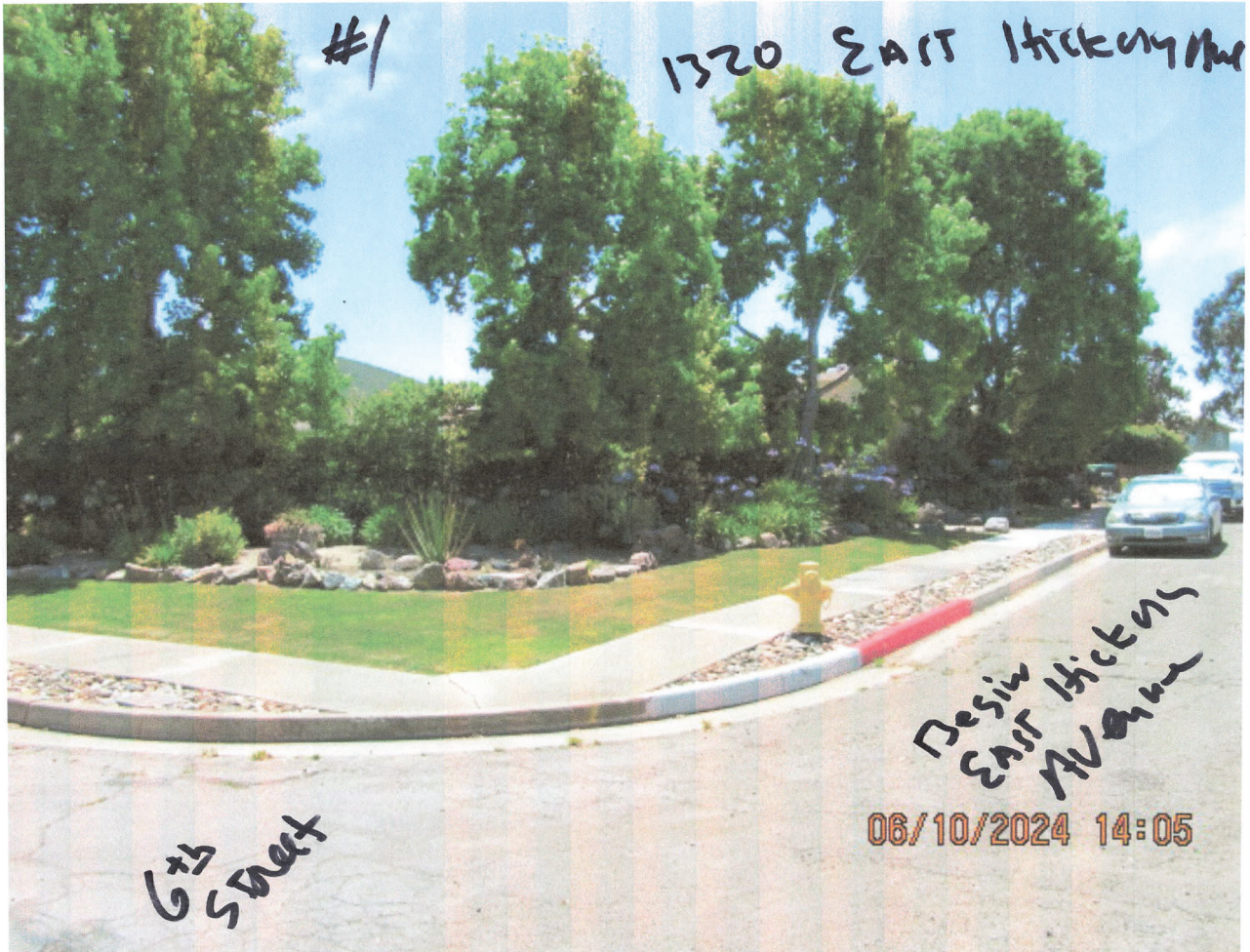
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Commissioners AND STAFF  
ASAP Now Print to tonight's  
Meeting for their own Meeting  
Review.

Please include Mr. Halverson.

Thank you!



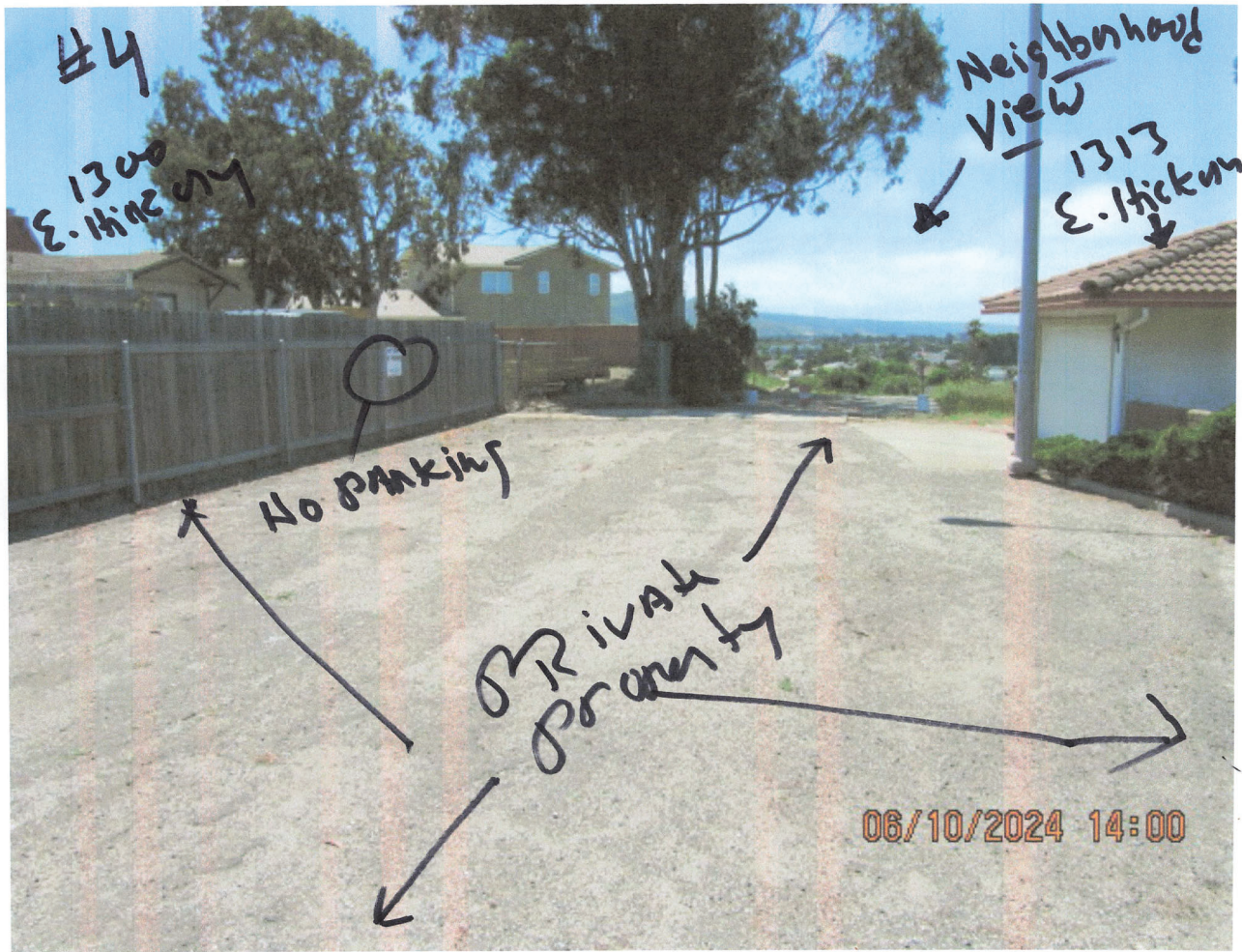
These are fully  
necessary to fully  
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Letter! 



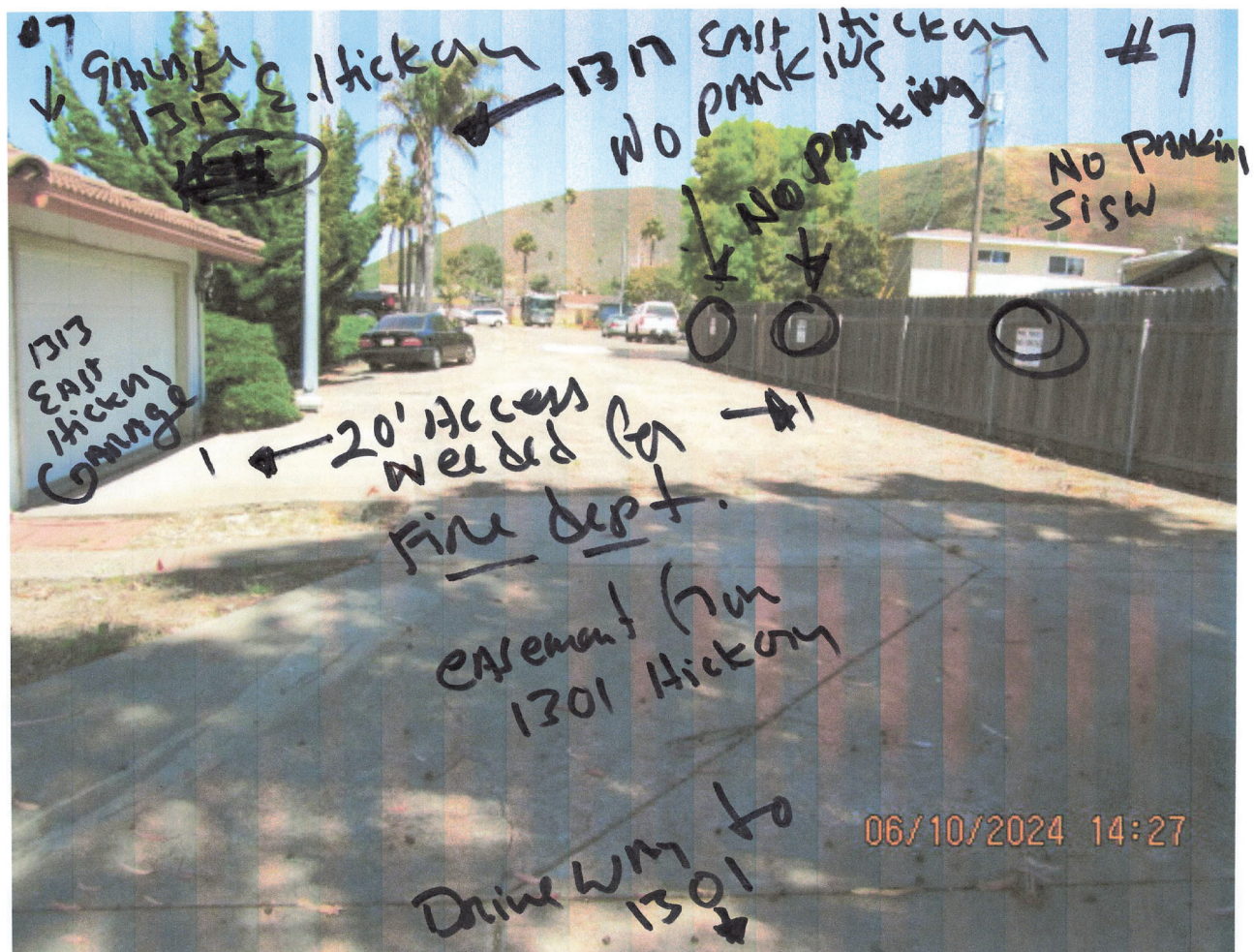










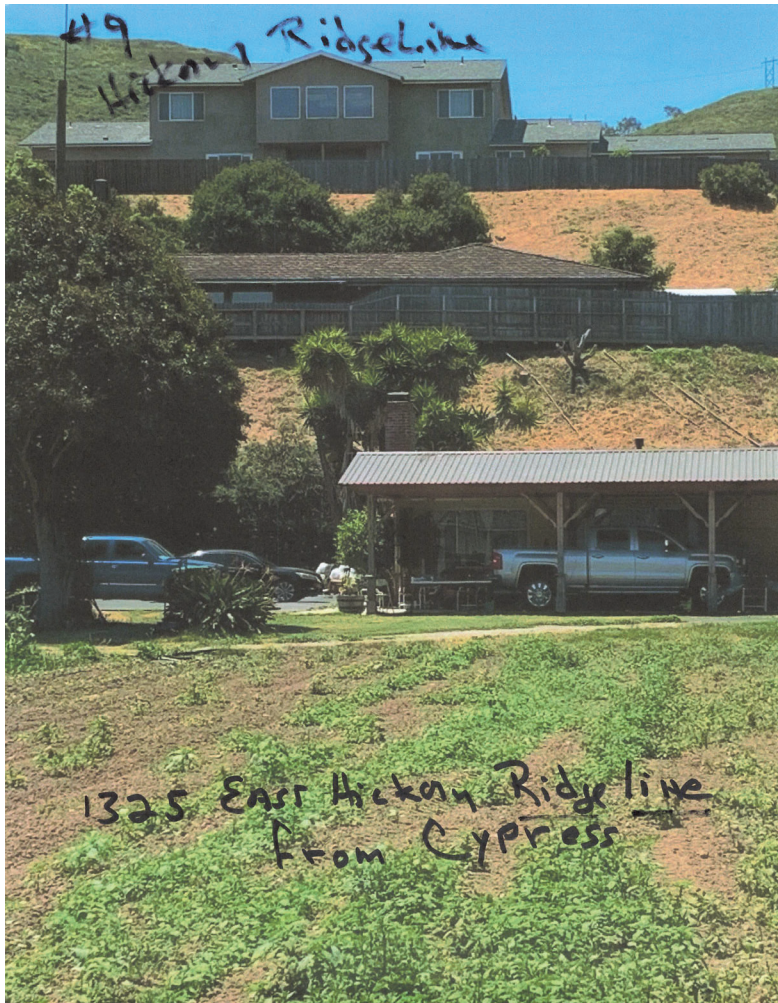




1301 East Hickory Ave  
#8



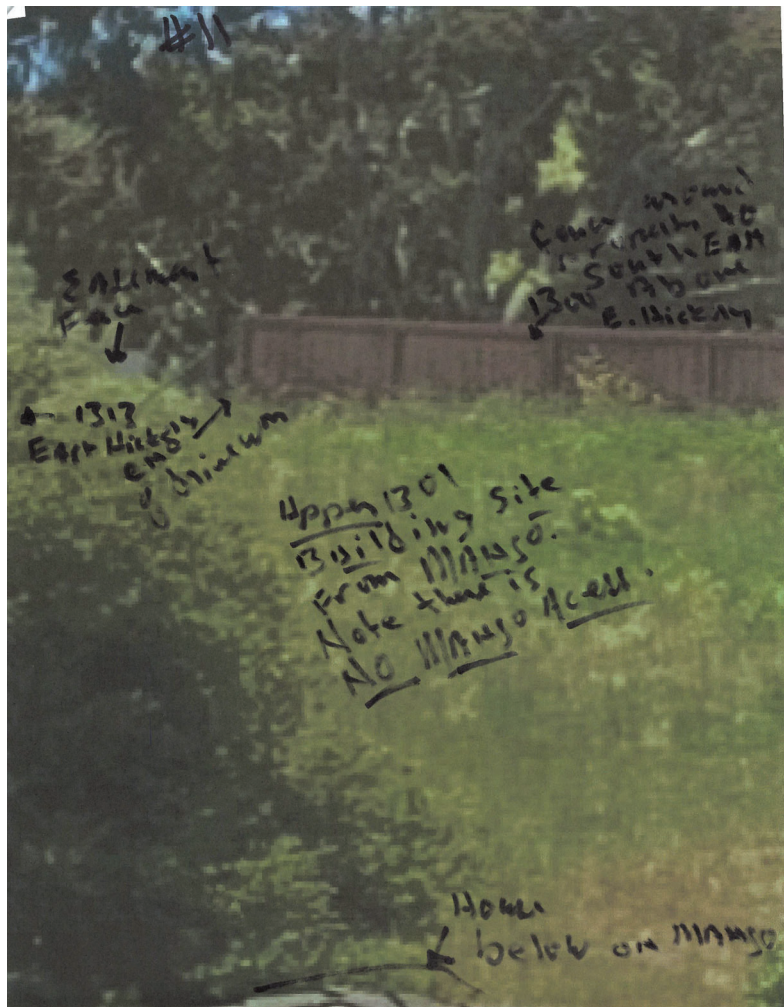
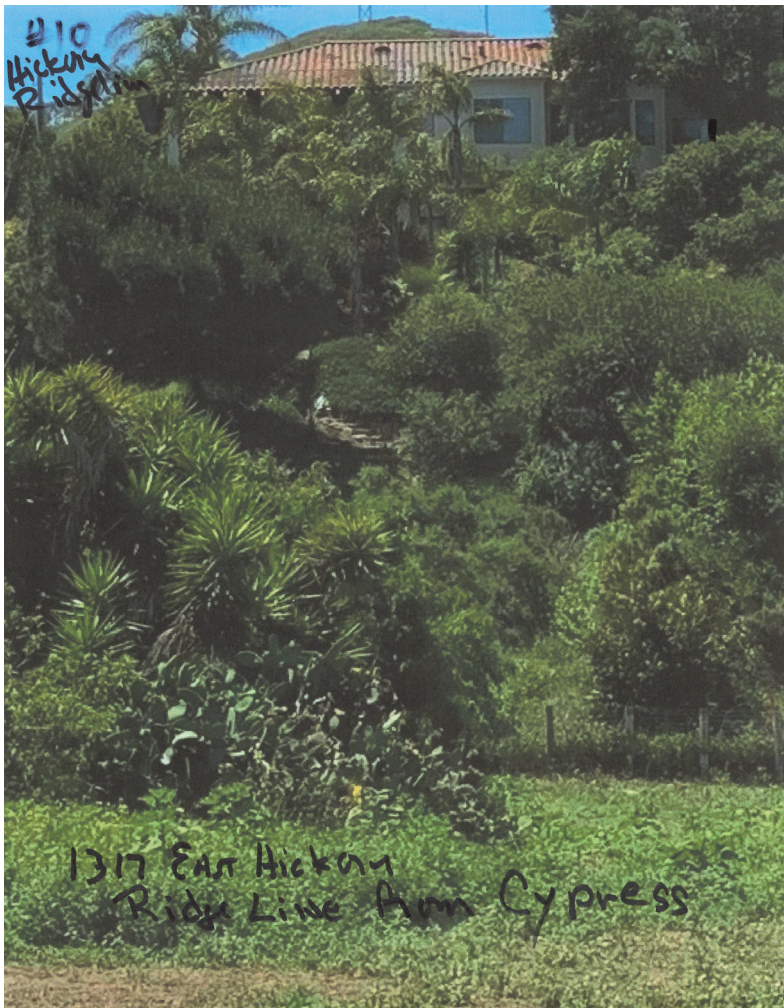
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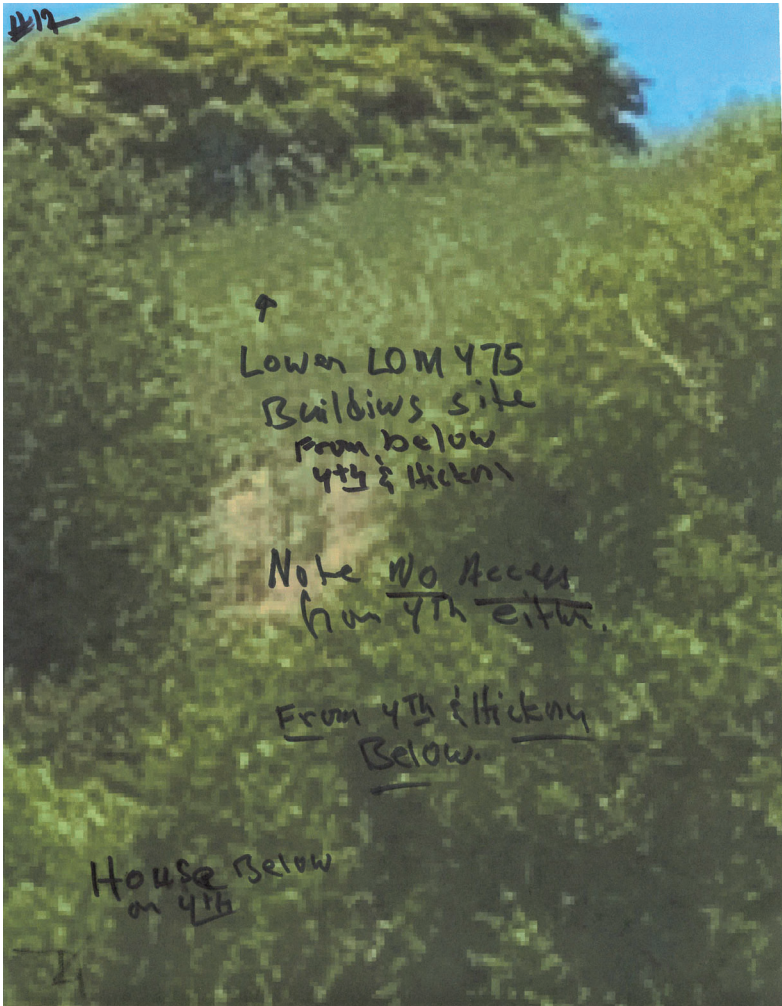
#9  
Hickory Ridgeline

1325 East Hickory Ridgeline  
From Cypress









12

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Lower LOM 475  
Buildings site  
from below  
4th & Hickory

Note No Access  
from 4th either.

From 4th & Hickory  
Below.

House Below  
on 4th