

*CITY OF LOMPOC
PLANNING COMMISSION
ANNUAL REPORT*

*FY JULY 1, 2017 TO
JUNE 30, 2018*



*Prepared for City Council
by Planning Commission and Planning Division Staff
July 2018*



Planning Commission Functions:

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 2017/2018:

During FY 2017/2018, the Planning Commission reviewed applications in the quantities set forth below:

Application	Level of Environmental Review
Conditional Use Permits: 1	Categorical Exemptions: 1
Conditional Use Permits – Modification: 1	Categorical Exemptions: 1
Development Plans: 8	Categorical Exemptions: 7 Mitigated Negative Declarations: 1
Subdivision Maps (LOM): 1 Lot Line Adjustments (LOM): 2 Time Extensions: 2	Categorical Exemptions: 1 Not a Project: 2 Not applicable
General Plan Amendments: 1	Mitigated Negative Declarations: 1
Zone Changes: 1	Mitigated Negative Declarations: 1
Workshops: 2	Not applicable
Text Amendments: 1	Categorical Exemptions: 1

During FY 2017/2018, the Planning Commission reviewed a total of eighteen (18) applications (includes 2 time extension requests). A summary of the Planning Commission’s agenda items begins on page 4.

FY 2017/2018 – Major Projects Reviewed by the Commission Include:

- Community Health Center development project
- Draft Public Review Zoning Ordinance

FY 2017/2018 – Special Meetings:

- March 28, 2018- City Zoning Ordinance Draft Public Review Zoning Ordinance open house
- May 30, 2018- City Zoning Ordinance Draft Public Review Zoning Ordinance workshop

Anticipated Activities for FY 2018/2019:

The Planning Commission anticipates public hearings on the following proposed projects:

- Hearings on the proposed Comprehensive Update to the Zoning Ordinance
- Review of amendments to the Central Avenue Business Park Specific Plan on West Central Avenue and code amendment associated with the Sure Fresh food processing Development Plan application
- Review of amendments to the River Terrace Development at Laurel Avenue and Twelfth Street
- Amendment to the General Plan EIR expanding / adopting the Lompoc Airport Master Plan Update
- Public Workshops to review the 2030 General Plan

Summary of Planning Commission Agenda Items

July 12, 2017 –

Cancelled due to lack of business items

August 9, 2017 –

Cancelled due to lack of business items

September 13, 2017 –

LOM 599 – Time Extension – Central Coast Business Park

Consideration of a time extension for the Central Coast Business Park Tentative Subdivision Map LOM 599 to subdivide an existing forty (40) acre parcel of land into twelve (12) parcels.

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

LOM 582 – Time Extension – Santa Rita Hills Development

Consideration of a time for Vesting Tentative Subdivision Map LOM 582 to subdivide approximately 9.4 acres to create four (4) parcels.

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

October 11, 2017 –

Cancelled due to lack of business items

November 8, 2017 –

Cancelled due to lack of business items

December 13, 2017 –

DR 17-03 – American Legion Post 211

Consideration to legally establish the use of an existing non-permitted screened patio in the parking lot located at 636 North H Street (APN 087-131-002) in the Planned Commercial District (PCD) zone. This action was categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

The Commission approved the project on a 5-0 voice vote.

DR 17-07 – Finding of Conformity

Consideration to make a finding of conformity with the City's General Plan pursuant to Government Code Section 65402(a) regarding the disposition of 17 City owned properties. This action was exempt from the California Environmental Quality Act (CEQA).

The Commission approved on a 4-0-1, with Commissioner Gonzales being absent, for 14 of the 17 properties.

The Commission approved on a 3-0-1-1, with Commissioner Rodenhi Not Participating and Commissioner Gonzales being absent, for 3 of the 17 properties.

January 10, 2018 –

DR 17-06 – Sobhani Industrial Warehouse

Consideration of a proposal to construct a 15,000 square foot building intended to be used for storage, production, and operation of commercial industrial businesses. The project site is 0.90 acres and is located at 424 Commerce Court (APN: 093-450-008) in the Business Park (BP) Zoning District. This action was categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA).

The Commission approved the project on a 4-0-1 voice vote, with Commissioner Cioni being absent.

February 14, 2018 –

Receive General Plan Annual Report

The Commission approved on a 5-0 voice vote (consent item)

DR 17-02, GP 17-02, ZC 17-02, LOM 690 - Community Health Center

Consideration of a General Plan Amendment, Zone Change, Lot Line Adjustment and Development Plan to construct a 28,000 square foot medical center 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) was prepared pursuant to the California Environmental Quality Act (CEQA).

The Commission approved the General Plan Amendment and Zone Change on a 5-0 voice vote

The Commission approved the Development Plan on a 4-1 voice vote, with Commissioner Cioni voting no.

The Commission approved the Lot Line Adjustment on a 4-1 voice vote, with Commissioner Cioni voting no.

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 was categorically exempt pursuant to Section 15315 (Minor land division) of the California Environmental Quality Act (CEQA).

The Commission approved the project on a 5-0 voice vote

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 was categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

The Commission approved the project on a 5-0 voice vote

March 14, 2018 –

CUP 16-01 – Starbucks Conditional Use Permit Amendment

Consideration of an amendment to the approved Conditions of Approval for CUP 16-01 relating to a street tree and a stormwater filter in the public right-of-way. The project site is 0.40 acres and is located at 400 East Ocean Avenue in the Commercial Office (CO) Zoning District. This action was exempt pursuant to Section 15061 of the California Environmental Quality Act (CEQA).

The Commission approved the project on a 4-0-1 voice vote, with Commissioner Rodenhi being absent.

LOM 612 – Lot Line Adjustment

Consideration of a proposal for a lot line adjustment of two parcels located at 317 and 319 North L Street (APN'S: 091-013-016 & 015). This action was not required to comply with the California Environmental Quality Act (CEQA) because it is not a "project" for CEQA purposes.

The Commission approved the project on a 4-0-1 voice vote, with Commissioner Rodenhi being absent.

April 11, 2018 –

Cancelled due to lack of business items

May 9, 2018 –

CUP 18-01 – Lompoc Record Mixed Use

A request from Warren Hamrick, applicant, for Planning Commission consideration of a proposal to renovate and add a third floor to the existing 17,163 square foot Lompoc Record building on a 10,454 square foot property. The project site is located at 115 North H Street (APN: 085-121-004) in the *Old Town Commercial* (OTC) Zoning district. This action is categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA).

The Commission approved the project on a 4-0-1 voice vote, with Commissioner Gonzales not participating.

DR 18-03 – Ulta Architectural Review

A request from Abdul Salehi, representing property owner Centro Watt, for Planning Commission consideration of a proposal to remodel the exterior façade of an existing tenant space in the Lompoc Shopping Center for Ulta Beauty. The project site is 12.86 acres and is located at 615 North H Street (APN: 089-110-003) 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).

The Commission approved the project on a 5-0 voice vote.

TA 18-01 – Zoning Code Text Amendment

Planning Commission consideration regarding a recommendation to the City Council regarding a Zoning Text Amendment adding Chapter 17.130 to the Lompoc Municipal Code relating to food services Special Use Permits. This action is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Quality Act (CEQA).

The Commission approved the project on a 5-0 voice vote.

June 13, 2018 –

DR 18-04 – Wendy’s Architectural Review

A request from John Dodson, representing property owner Triple H Investments, for Planning Commission consideration of a proposal to remodel the exterior façade of an existing Wendy’s restaurant. The project site is 22,254 square feet and is located at 1102 North H Street (APN: 087-430-037) 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).

The Commission approved the project on a 4-0-1 voice vote, with Commissioner Cioni being absent.

DR 18-05 – Famous Footwear & Five Below Architectural Review

A request from Abdul Salehi, representing property owner Brixmor Property Owner II, for Planning Commission consideration of a proposal to remodel the exterior façade of an existing tenant space in the Lompoc Shopping Center. The project site is 13,591 square feet and is located at 611 & 613 North H Street (APN: 089-110-003) 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).

The Commission approved the project on a 4-0-1 voice vote, with Commissioner Cioni being absent.

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