



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

**Wednesday June 14, 2017 at 6:30 p.m.**  
**City Council Chambers,  
Lompoc City Hall**

**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.)

**PUBLIC HEARING ITEMS:**

1. **[LOM 557 – Time Extension – Coastal Meadows Development](#)**

A time extension request submitted by Marco Vujicic for the Coastal Meadows Vesting Tentative Subdivision Map LOM 557 to subdivide an existing 3.14 acre parcel of land to create 40 residential lots. The property is located in the *Medium Density Residential, Planned Development (R-2,PD)* Zoning District located at 1275 North V Street (Assessor Parcel Number: 093-070-036). A Mitigated Negative Declaration (MND) was previously prepared for this project pursuant to Section 15074 of the California Environmental Quality Act (CEQA) and an addendum to the MND has been prepared for the proposed time extension pursuant to CEQA.

Staff: Assistant Planner Cody Graybehl  
e-mail address: [c\\_graybehl@ci.lompoc.ca.us](mailto:c_graybehl@ci.lompoc.ca.us)

2. **[CUP 17-02 – The Compound Martial Arts](#)**

**SUPPLEMENTAL 01**

A request from Salvador Rodriguez and Alexander Ur, for Planning Commission consideration of a Conditional Use Permit for the operation of a 7,991 square foot martial arts and fitness center within an existing multi-tenant industrial building. The project site is located at 432 Commerce Court (APN'S: 093-480-004, -005) in the *Business Park (BP)* Zoning District. This action is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

Staff: Assistant Planner Sara Farrell  
e-mail address: [s\\_farrell@ci.lompoc.ca.us](mailto:s_farrell@ci.lompoc.ca.us)

**3. DR 15-13, LOM 601 – City of Lompoc Transit Operation and Fleet Maintenance Facility**

A request from the City of Lompoc Public Works Department for Planning Commission consideration of a proposal to construct a Transit Operation and Fleet Maintenance Facility consisting of four (4) buildings with parking and landscaping. The project would be built in three (3) phases; includes the demolition of four (4) existing buildings totaling 14,888 square feet; combines seven (7) existing parcels into three (3) parcels; and, is located on 4.24-acres at the northeast corner of Chestnut Avenue and D Street (APN'S: 085-033-001, -004, -005, -006, -007 and 085-040-001, -002 and a portion of -003 and -004 and a section of right-of-way to be abandoned) in the *Industrial (I)* Zoning District. A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Staff: Principal Planner Brian Halvorson  
e-mail address: [b\\_halvorson@ci.lompoc.ca.us](mailto:b_halvorson@ci.lompoc.ca.us)

**NEW BUSINESS:**

**ORAL COMMUNICATIONS:**

**WRITTEN COMMUNICATIONS:**

**APPROVAL OF MINUTES:** [May 10, 2017](#)

**DIRECTOR/STAFF COMMUNICATIONS:**

**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.