



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

Wednesday September 14, 2016 at 6:30 p.m.
City Council Chambers, Lompoc City Hall

ROLL CALL: Commissioner Federico Cioni
Commissioner Allan Clark
Commissioner Ron Fink
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 555 – Time Extension Request](#)**

A request, submitted by Marshall Ochylski, representing the property owner, Tri W Enterprises, Inc. for Planning Commission review and consideration of:

- **LOM 555** - time extension for the Vesting Tentative Subdivision Map LOM 555 to subdivide a 5.13 acre parcel of land into 60 residential parcels.
- **Development Agreement** – to establish a Community Facilities District (CFD) to cover the cover the cost of operation and maintenance of the project frontage along the property site. The Planning Commission will make recommendations to the City Council regarding the above noted requests.

The property is approximately 5.13 acres in area located at the intersection of Ocean Avenue and U Street (Assessor Parcel Number 091-110-034 and 091-110-035).

A Mitigated Negative Declaration was prepared pursuant to the provisions of the California Environmental Quality Act (CEQA); distributed to the State Clearinghouse (SCH No. 2006051019); and was certified by the City Council on August 1, 2006. An addendum has been prepared for the Development Agreement pursuant to CEQA.

Staff: Planning Manager Lucille T. Breese, AICP
e-mail: l_breese@ci.lompoc.ca.us

2. **LOM 554 – Time Extension Request**

A request, submitted by Marshall Ochylski, representing the property owner, Tri W Enterprises, Inc. for Planning Commission review and consideration of:

- **LOM 554** - time extension for the Vesting Tentative Subdivision Map LOM 554 to subdivide a 1.36 acre parcel of land into thirteen residential parcels.
- **Development Agreement** – to establish a Community Facilities District (CFD) to cover the cover the cost of operation and maintenance of the project frontage along the property site. The Planning Commission will make recommendations to the City Council regarding the above noted requests.

The property is approximately 1.36 acres in area located at the intersection of Ocean Avenue and R Street (Assessor Parcel Number 091-110-047).

A Mitigated Negative Declaration was prepared pursuant to the provisions of the California Environmental Quality Act (CEQA); distributed to the State Clearinghouse (SCH No. 2006051017); and was certified by the City Council on August 1, 2006. An addendum has been prepared for the Development Agreement pursuant to CEQA.

Staff: Planning Manager Lucille T. Breese, AICP
e-mail: lbreese@ci.lompoc.ca.us

NEW BUSINESS:

ORAL COMMUNICATIONS:

WRITTEN COMMUNICATIONS:

APPROVAL OF MINUTES:

- July 13, 2016

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.