

# Existing Densities 4/9/13

POTENTIAL TO BUILD

OVER BUILT UNITS

ZONING MAP	GP LAND USE MAP	ZONING CURRENT POTENTIAL UNITS	GP LAND POTENTIAL UNITS	CURRENT PARCELS									
				1	2	3	4	6	8	↓			
ZC-2	R-2	7R-1	60	30	11	11	<u>10</u>	<del>3</del>	<del>0</del>	1	1	13	
ZC-3	R-2	7R1	60	30	9	9	<u>13</u>	1	<del>0</del>	1	<del>0</del>	5	
ZC-4	R2	7R1	20	10	6	6	<u>3</u>	1	<del>0</del>	<del>0</del>	<del>0</del>	1	
ZC-5	R-3	R-2	75	50	24	6	<u>12</u>	<u>2</u>	1	<del>0</del>	<del>0</del>	1	
ZC-6	R-3/R2	R2/MU	70	40	11	2	7	<u>4</u>	4	1	1	11	
ZC-7	R-3	R2	90	60	19	8	5	<u>11</u>	1	1	<del>0</del>	4	
ZC 8	R-3	R-2	15	10	<del>0</del>	<del>0</del>	<del>0</del>	<u>5</u>	<del>0</del>	<del>0</del>	<del>0</del>	<del>0</del>	
ZC 9 <sup>(B)</sup>	R3	R-2	63	42	17	8	6	<u>5</u>	1	<del>0</del>	<del>0</del>	1	
ZC 10	R3	R-2	48	32	19	9	1	<del>0</del>	3	<del>0</del>	<del>0</del>	3	
ZC 11	Trailer Park (convert)												
ZC 12	R-3	R2	57	38	14	6	2	<u>6</u>	3	1	<del>0</del>	6	
ZC 13	R-3	R-2	<del>20</del>	<u>13</u>	<del>0</del>	2	2	<u>3</u>	( <del>1</del> @ 11 units)			<del>0</del>	
ZC-13 shallower than standard lots				130									45
ZC-14	AW up zones												
ZC 15	A church												
ZC 16	Rural AD												
ZC 17	Percolation Basin												
ZC 18	Community Center												
ZC 19	Fire Station Parking lot												
ZC 20	Former DMV previous Mis-Zoned												

Units Built over Zoning Map Designation 45 → 45  
 Total Potential Units 130 → 130  
 Difference 85  
 Affected Parcels 102  
 Built out or over built parcels 80

Email received on April 9, 2013  
RE: City Council Special Meeting

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**From:** Susan Gallacher [<mailto:atkingallacher@coldwellbanker.com>]  
**Sent:** Tuesday, April 09, 2013 2:53 PM  
**To:** Joseph W. Pannone  
**Subject:** Zoning

Dear Mayor and Council Member,

You are being asked to address the down-zoning issue Again tonight at the city council meeting.

As always, we implore you to use utmost care in your decision tonight and consider the following factors:

We understand that the zoning does not match the general plan. The general plan was created long ago and doesn't fit the reality of the city growth and uses as it exists right now.

Please consider how many people purchased property since the general plan created this conflict.

How many years ago are we considering? When the property was being purchased, the zoning map was relied on (and even displayed at the city counter), as well as zoning uses posted online.

No disclosure was made to existing owners and new purchasers that zoning was potentially MISREPRESENTED by existing maps and data.

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The potential for lawsuits is great with this type of change. Not only will the City of Lompoc be liable, the sellers of affected parcels, Realtors and lenders will all get called into the court battle.

Is this defensible? We don't believe that we should be called to find out.

Common sense dictates that the general plan should be re-evaluated to comply with existing zoning and uses of these parcels. There are many ways the City can grow and adapt to the reality of Lompoc's culture without creating the liability and mess that is proposed by the down-zoning solution.

Thank you for your consideration.

#### Realtor

The Atkin Gallacher Group Inc.

*Tammy Atkin & Susan Gallacher*

*DRE #'s: 01080315 & 01136702*

Coldwell Banker Select Rlty

[atkingallacher@Coldwellbanker.com](mailto:atkingallacher@Coldwellbanker.com)

(805)735-7755

cher Group

*Tammy Atkin and Susan Gallacher*

*dre #: 01080315 & 01136702*

Coldwell Banker Select Rlty

[atkingallacher@coldwellbanker.com](mailto:atkingallacher@coldwellbanker.com)

(805)735-7755 fax: 735-5306

If you do not wish to receive future emails, please click the link to Unsubscribe: [Unsubscribe](#).

**Linn, John**

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**From:** Judy Willis [judy@judywillis.com]  
**Sent:** Tuesday, April 09, 2013 4:57 PM  
**To:** Linn, John  
**Subject:** Down zoning tonight

Dear John,

You are being asked to address the down-zoning issue Again tonight at the city council meeting. As always, we implore you to use utmost care in your decision tonight and consider the following factors:

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Thank you for your consideration.

**Judy**

Judy Willis  
RE/MAX Mission Realty  
1001 East Ocean Ave.  
Lompoc, Ca. 93436

[judy@judywillis.com](mailto:judy@judywillis.com)

**Linn, John**

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**From:** Maria D Aguiniga [mdarealtors@live.com]  
**Sent:** Tuesday, April 09, 2013 3:50 PM  
**To:** Linn, John  
**Subject:** DOWN ZONING OF PARCELS  
**Attachments:** 4-9-13 DOWN ZONING LETTER.pdf

**Importance:** High

Dear Council Member,

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Thank you for your consideration

***Maria D Aguiniga***- Lic#01378464

Realtor/Broker  
2008 Realtor of the Year  
SANTA RITA REALTY  
805-264-4663 Phone

**Linn, John**

---

**From:** Coldwell Banke Select Realty [atkingallacher@coldwellbanker.com]  
**Sent:** Tuesday, April 09, 2013 2:29 PM  
**To:** Linn, John  
**Subject:** Zoning

Dear Mayor and Council Member

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Realtor

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The Atkin Gallacher Group Inc.  
*Tammy Atkin & Susan Gallacher*  
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(805)735-7755

**Linn, John**

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**From:** Debbie McComb [enchantmenthomesinc@verizon.net]  
**Sent:** Tuesday, April 09, 2013 3:42 PM  
**To:** Linn, John  
**Subject:** Zoning Issues

Dear Mayor Linn,

You are being asked to address the down-zoning issue Again tonight at the city council meeting. As always, we implore you to use utmost care in your decision tonight and consider the following factors:

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Thank you for your consideration.

PLEASE MODIFY THE GENERAL PLAN DURING ITS UPDATING PROCESS TO REFLECT THE USES OF THE EXISTING ZONING MAP, PLEASE DO NOT CHANGE THE ZONING.

***Debbie McComb***

***Enchantment Homes Inc.***

***President***

***Lic #738822 B & C-33***

***805-757-7700***

***[enchantmenthomesinc@verizon.net](mailto:enchantmenthomesinc@verizon.net)***

## Linn, John

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**From:** Erny Pinckert [ernypinckert@prucalcc.com]  
**Sent:** Tuesday, April 09, 2013 2:53 PM  
**To:** Linn, John; starbuck.dl@hotmail.com; ashleyecosta@gmail.com; boblingl@aol.com; grapetotheglass@hotmail.com  
**Cc:** 'Toni Ostini'  
**Subject:** FW: Downzoing issue on agenda tonight at city council meeting.  
**Attachments:** Letter to coucil re downzoning 4.9.13.pdf

Mayor John Linn: [j\\_linn@ci.lompoc.ca.us](mailto:j_linn@ci.lompoc.ca.us)  
Councilmember Dirk Starbuck: [starbuck.dl@hotmail.com](mailto:starbuck.dl@hotmail.com)  
Councilmember Ashley Costa: [ashleyecosta@gmail.com](mailto:ashleyecosta@gmail.com)  
Councilmember Bob Lingl: [boblingl@aol.com](mailto:boblingl@aol.com)  
Councilmember DeWayne Holmdahl: [grapetotheglass@hotmail.com](mailto:grapetotheglass@hotmail.com)

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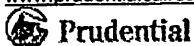
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Thank you for your consideration.

Erny Pinckert, 805-994-2009 / 805-712-8727 cell  
DRE#00778095  
Eric Pinckert, 805-782-6005 / 805-712-8033 cell  
DRE#01305468  
Broker/Owners  
Central Coast Realty Group, Inc. dba/  
Prudential California Realty  
Central Coast Region  
[www.prudentialcalrealty.com](http://www.prudentialcalrealty.com)



California Realty

locally owned...globally connected

**Linn, John**

---

**From:** Tren Clark [trenclarkremax@gmail.com]  
**Sent:** Tuesday, April 09, 2013 2:54 PM  
**To:** Linn, John  
**Subject:** Zoning meeting

Dear Council Member,

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Thank you for your consideration.

**Tren Clark**  
RE/MAX Mission Realty  
*Leading Sales Office in the Lompoc Valley*  
1101 E. Ocean Ave.  
Lompoc, CA 93436  
Cell: (805) 757-8007  
DRE # 01878358

**Linn, John**

---

**From:** Toni Ostini [toniostini@prucalcc.com]  
**Sent:** Tuesday, April 09, 2013 3:07 PM  
**To:** Linn, John; 'Councilmember Dirk Starbuck:; 'Councilmember Ashley Costa:; 'Councilmember Bob Lingl:; 'Councilmember DeWayne Holmdahl:'  
**Subject:** Downzoning issue on agenda tonight at city council meeting.  
**Attachments:** Letter to coucil re downzoning 4.9.13.pdf

*Dear Council Member,*

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*Thank you for your consideration.*

Toni Ostini  
Office Manager  
Prudential California Realty  
531 North H Street  
Lompoc, Ca 93436  
Dir. 805-737-8941  
DRE Lic. #01084771



April 9, 2013

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Mayor John Linn: [j\\_linn@ci.lompoc.ca.us](mailto:j_linn@ci.lompoc.ca.us)  
Councilmember Dirk Starbuck: [starbuck.dl@hotmail.com](mailto:starbuck.dl@hotmail.com)  
Councilmember Ashley Costa: [ashleyecosta@gmail.com](mailto:ashleyecosta@gmail.com)  
Councilmember Bob Lingl: [boblingl@aol.com](mailto:boblingl@aol.com)  
Councilmember DeWayne Holmdahl: [grapetotheglass@hotmail.com](mailto:grapetotheglass@hotmail.com)

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Byrum Identity Broker, Ebert's Property Management  
Assoc Broker, Ebert's Heritage Real Estate

Mayor John Linn: jlinn@ci.lompoc.ca.us  
Councilmember Dirk Starbuck: starbuck.dl@hotmail.com  
Councilmember Ashley Costa: ashleyecosta@gmail.com  
Councilmember Bob Lingl: boblingl@aol.com  
Councilmember DeWayne Holmdahl: erapetotheglass@hotmail.com

Confusion at  
Greyhound  
B 6

**B**

**LOCAL TV**  
Religion/Business

Saturday, March 3, 1990

Santa Barbara



News-Press

Exploring  
the  
Channel



Peter C. Howarth

Officers  
honored  
for rescue

By Diana

By Donna Reyes  
News-Press Staff Writer

LOMPOC — The Lompoc Planning Commission this week gave the green light to the concept of building new homes and dwelling units in existing, sometimes older, Lompoc neighborhoods.

The commission voted 3-1 in favor of recommending to the Lompoc City Council changes to the city zoning ordinance that would mean such planned developments — including single-family homes,

**Lot splits a possibility for**

**Plan could put new homes in old**

duplexes and triplexes — are appropriate in existing neighborhoods.

"That means people may be able to create lots for individual sale of units," said Arleen Pelster, acting associate city planner.

"If you have enough land and a large lot, you may be able to divide that lot into smaller parcels for resale. You could only do that un-

der a planned development concept," Pelster said.

But before developers and property owners rush to city planners with a stack of applications for such projects, Pelster warned that they should keep in mind that the Planning Commission will study each proposed project on a case-by-case basis.

The panel must examine factors

such as "qual compatibility" before for individual

The commission to the court different type of unity that could potential first Pelster said. "It may be ec-

## Homes

Continued from Page B 1

Lompoc City Council on a proposed lot split brought to the commission previously and later to the council by property owner and developer Mike Knoell. Knoell's proposed lot split is in an older, downtown Lompoc residential neighborhood at 410 S. H St.

The 10,360-square-foot lot contains two existing single-family homes. Knoell seeks to add another single-family home to the lot and later subdivide the existing large lot into three smaller lots and sell the homes individually.

The commission recommended approval of Knoell's project on condition that he submit a plan to the city's urban forester for min-

*'First-time homebuyers may have to settle for a smaller lot, but it's still an ownership opportunity.'*

ARLEEN PELSTER,  
ASSOCIATE CITY PLANNER

imizing damage to the root systems of Italian stone pine trees on South H Street. Knoell seeks to build a new driveway on the lot that could affect the trees' root system, the urban forester told commissioners.

Commissioners E.J. Ballard, Bob Paisola and Jim Keeling voted at the commission's Tuesday meeting in favor of recommending the concept of planned development use to the council.

Commissioner Mary Leach voted against the recommendation for approval of the ordinance, say-

ing that the city should study the concept before allowing planned developments in existing neighborhoods.

But Keeling said the planned development concept does not create increased density in a neighborhood. He noted that it is good planning to allow use of the concept in existing neighborhoods.

Ballard said he thinks the planned development concept is a good way to provide for growth in the city and he views it as an alternative to building large-scale duplexes and triplexes.

## Attacker cuts women's hair

McClatchy News Service

South Lake Tahoe police are looking for a knife-wielding attacker who has pounced on at least seven women, shearing his victims' hair before fleeing into the night.

No one has been injured or molested sexually in the attacks that have occurred during the past five months, but several women have been terrified by threats he made, said Detective Sgt. Bob Mabee.

For that reason, he said, police suspect there have been other attacks were not reported because the victims fear for their lives.

## VAFB

Continued from Page B 1

p.m. The building is in an industrial part of the base, and is some

building at the time were evacuated, and security police began establishing roadblocks at various spots around the 98,400-acre base.

Traffic was stopped at the intersections of Highways 1 and 135. Lompoc-Casmalia and Point Sal roads, Santa Lucia Canyon Road and San Antonio

p.m. to traffic heading into the base, were reopened around 2:15.

Chapman said the public affairs office received numerous phone calls from parents who wanted to pick up their children at the two elementary schools and a middle-school campus on the base.

national's Rocketdyne Division in Canoga Park. The stage weighs 3,000 pounds and is 4 feet long. It carries the 10 nuclear warheads that arm the MX.

A test launch of an MX missile was scheduled early this morning, but inclement weather has forced