

**CITY OF LOMPOC  
PLANNING COMMISSION STAFF REPORT**



**MEETING DATE:** JULY 11, 2012

**TO:** MEMBERS OF THE PLANNING COMMISSION

**FROM:** LUCILLE T. BREESE, AICP, PLANNING MANAGER

**RE:** PLANNING COMMISSION ANNUAL REPORT

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(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.)

**CONSENT AGENDA ITEM NO. 1**

Planning Commission Annual Report for 2011/12

**BACKGROUND:**

Each year the Commission presents a report of the activity for the previous year to the City Council. The information catalogs the number of projects reviewed by the Commission at each hearing and the action that was taken. Also included is a discussion of projects that may be reviewed by the Commission in the upcoming year.

**RECOMMENDATION:**

Staff recommends that the Commission approve the attached report for submittal to the City Council.

**ATTACHMENT**

[Planning Commission 2011/12 Annual Report.](#)

<b>Staff Report has been reviewed and approved for submission to the Planning Commission</b>			
<b>Teresa Gallavan</b> Economic Development Director/ Assistant City Administrator	<b>Date</b>	<b>Lucille T. Breese, AICP</b> Planning Manager	<b>Date</b>



*CITY OF LOMPOC  
PLANNING COMMISSION  
ANNUAL REPORT*

*FY JULY 1, 2011 TO  
JUNE 30, 2012*

*DRAFT*

*Prepared for City Council  
by Planning Commission and Planning Division Staff  
June 2012*

## ***Planning Commission Functions:***

The Planning Commission has authority over planning and zoning matters as set forth by City 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 subdivision 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 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 to achieve fair, consistent application of zoning and architectural review ordinances.

## ***Planning Commission Activities of FY 2011/2012:***

During FY 2011/2012, the Planning Commission reviewed applications in the quantities set forth below:

<b>Application</b>	<b>Level of Environmental Review</b>
Conditional Use Permits – New: 15	15 Categorical Exemptions,
Conditional Use Permits – Modification: 1	1 Categorical Exemption
Development Plans – Modifications: 1	Exempt
Development Plans – New: 3	1 Environmental Impact Report Addendum 2 Environmental Impact Report
Environmental Impact Report: 1	N/A
General Plan Amendments: 1	Environmental Impact Report
LOM: 2	1 Exempt 1 Negative Declaration
Sign Modification: 1	Exempt
Text Amendments: 5	2 Negative Declaration 3 To be determined
Zone Changes: 2	To be determined

During FY 2011/2012, the Planning Commission reviewed a total of thirty-two (32) applications. A summary of the Planning Commission's agenda items begins on page 5.



**FY 2011/2012 – Major Projects Reviewed by the Commission Include:**

- The Planning Commission held four (4) meetings to consider a recommendation of the Environmental Impact Report and draft elements (Land Use, Circulation, Housing) for the City General Plan Update (Phase 1);
- The Planning Commission held four (4) meetings to consider the proposed revisions to the Commercial Zoning Districts;
- Text Amendment to create Zoning Administrator and Minor Use Permits;
- Review of Champion Center, a chemical dependency treatment center at the site of the old Lompoc Hospital.

**FY 2011/2012 – Appeal of Planning Commission Decision to the City Council:**

<p><u>Cypress Court</u> – Jan 17, 2012 – appeal of PC denial of change from single to three phase project at 1420 East Ocean Avenue.</p>	<p>The City Council voted to allow a two phase project, with one less building on site.</p>
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**FY 2011/2012 – Special Meeting:**

- April 25, 2012 joint workshop with the Economic Development Committee sub committee regarding the Old Town Commercial District boundary and uses.



## ***Anticipated Activities for FY 2011/2012:***

The Planning Commission anticipates:

- Public hearings and workshops on the General Plan Update (Phase 1 and 2) as directed by Council;
- Public hearings and workshops on proposed revisions to the Zoning Ordinance, Architectural Review Guidelines (ARG), Old Town Specific Plan (OTSP);
- Review of a pre-annexation request for the Summit View Homes on the 10-acre parcel at the Wye intersection north east section;
- Review of an expansion of the River Park campground;
- Review of Medical Offices and Radiation Therapy Facility on West Ocean Avenue;
- Amendment to the Burton Ranch Specific Plan (BRSP) EIR Addendum;
- Vegetable Chiller Facility between L Street and O Street South of Lompoc Airport; and
- Mini storage facility at Seabreeze / Briar Creek development.

## ***Summary of Planning Commission Agenda Items:***

***JULY 13, 2011***

### **CONDITIONAL USE PERMIT (CUP 11-04) –**

A request by John B. Webb of Cyberspace Café, LLC, for a Conditional Use Permit to operate an arcade in an existing building. The arcade consists of 20-50 computer gaming stations to be used for online gaming, internet access, research and educational purposes located at 1305 North H Street, Suite J.

*The Commission voted to approve the Conditional Use Permit (CUP 11-04) by a voice vote of 5-0.*

### **CONDITIONAL USE PERMIT (CUP 10-09) –**

Continued from January 12, 2011:

A request by Kelly Bakke, representing New Life Ministries, for a Conditional Use Permit (CUP 10-09) to operate a church in an existing building located at 336 North G Street.

*No action was taken; staff is to monitor the situation and keep the Commission advised of progress, and if there has been insufficient progress in six (6) months, the item will be returned to the Commission for review.*

***JULY 28, 2011***

### **GP 07-04 – COMPREHENSIVE GENERAL PLAN UPDATE –**

Continued from the June 23, 2011 Planning Commission meeting:

**EIR 09-01** – The Final Environmental Impact Report (FEIR), prepared by Rincon Consultants, Inc., for the City of Lompoc Comprehensive General Plan Update was circulated through the State Clearinghouse (SCH No. 2008081032) pursuant to the requirements of the California Environmental Quality Act (CEQA);

**GP 07-04** – A General Plan Amendment to adopt the Phase 1 General Plan Elements (Land Use and Circulation) and to amend the Land Use Element Map; and

**ZC 10-01** – A Zone Change to amend the City of Lompoc Zoning Map to achieve consistency with the Land Use Element Map the parcels for which the zoning is proposed to be changed are parcels where the current zoning is inconsistent with the existing General Plan Land Use Element Map.

*The Commission voted to recommend City Council approval of Zone Change (ZC 10-01) to adopt updates to the Zoning and Land Use Element maps to achieve consistency. Due to conflicts of interest maps were voted on individually or in small groups whilst Commissioners recused themselves. For a complete list of actions please refer to the Planning Commission meeting minutes of July 28, 2011.*

***AUGUST 10, 2011***

[REDACTED]

**SIGN MODIFICATION (DR 01-21) –**

A request by Bud Jones, representing the Lompoc Skilled Nursing and Rehabilitation Center, for a request to modify existing signage at 1428 West North Avenue.

The Commission voted to approve the Sign Modification (DR 01-21) by a roll call vote of 4-0.

**CONDITIONAL USE PERMIT (CUP 11-05) –**

A request by Jay Higgins, representing Verizon Wireless, for Planning Commission review and consideration of a Conditional Use Permit to allow operation of an unmanned wireless telecommunication facility located at 601 East North Avenue.

*Principal Planner Keith C Neubert advised the PC that the applicant had requested a continuance to the September 14, 2011 meeting. The Commission concurred.*

**GP 07-04 – COMPREHENSIVE GENERAL PLAN UPDATE –**

Continued from July 28, 2011 meeting:

**EIR 09-01** – The Final Environmental Impact Report (FEIR), prepared by Rincon Consultants, Inc., for the City of Lompoc Comprehensive General Plan Update was circulated through the State Clearinghouse (SCH No. 2008081032) pursuant to the requirements of the California Environmental Quality Act (CEQA) The study area evaluated in the FEIR consists of areas within current City Limits and four (4) potential annexation areas;

**GP 07-04** – A General Plan Amendment to adopt the Phase 1 General Plan Elements (Land Use and Circulation) and to amend the City of Lompoc Land Use Element Map; and

**ZC 10-01** – A Zone Change to amend the City of Lompoc Zoning Map to achieve consistency with the Land Use Element Map.

*The Commission voted to recommend City Council approval of Zone Change (ZC 10-01) to adopt updates to the Zoning and Land Use Element maps to achieve consistency. Due to conflicts of interest maps were voted on individually or in small groups whilst Commissioners recused themselves. Expansion areas were also discussed during this meeting for a complete list of actions please refer to the Planning Commission meeting minutes of August 10, 2011.*

## **AUGUST 25, 2011**

### **TEXT AMENDMENT (TA 11-02) ZONING ADMINISTRATOR –**

Continued from April 27, 2011 meeting:

Text Amendment of the City of Lompoc Zoning Ordinance to:

- add Chapter 17.122 establishing a Zoning Administrator;
- amend Chapter 17.124 establishing Minor Use Permits;
- add language to zoning districts Chapters 17.016, 17.020, 17.024, 17.028, 17.036, 17.040, 17.044, 17.052, 17.056, 17.064, 17.072 to include Minor Use Permits.

*The Commission voted to continue the Text Amendment (TA 11-02) to September 14, 2011 by a roll call vote of 4-0.*

### **GP 07-04 – COMPREHENSIVE GENERAL PLAN UPDATE –**

Continued from August 10, 2011 meeting:

**EIR 09-01** – The Final Environmental Impact Report (FEIR), prepared by Rincon Consultants, Inc., for the City of Lompoc Comprehensive General Plan Update was circulated through the State Clearinghouse (SCH No. 2008081032) pursuant to the requirements of the California Environmental Quality Act (CEQA) The study area evaluated in the FEIR consists of areas within current City Limits and four (4) potential annexation areas;

**GP 07-04** – A General Plan Amendment to adopt the Phase 1 General Plan Elements (Land Use and Circulation) and to amend the City of Lompoc Land Use Element Map; and

**ZC 10-01** – A Zone Change to amend the City of Lompoc Zoning Map to achieve consistency with the Land Use Element Map.

*Expansion areas and specific Policies of the Land Use Element and Circulation Element were discussed during this meeting for a complete list of actions please refer to the Planning Commission meeting minutes of August 25, 2011.*

## **SEPTEMBER 14, 2011**

### **CONDITIONAL USE PERMIT (CUP 11-05) –**

Continued from August 10, 2011 meeting:

A request by Jay Higgins, representing Verizon Wireless, for a Conditional Use Permit to allow operation of an unmanned wireless telecommunication facility at 601 East North Avenue.

*The applicant requested a continuance to the October 12, 2011 meeting. The Commission concurred.*

[REDACTED]

**CONDITIONAL USE PERMIT (CUP 11-06) –**

A request by Dale Willis of Lompoc Valley Community Youth Center, for a Conditional Use Permit for the operation of a thrift store in an existing building at 320 West Ocean Avenue.

*The Commission voted to approve Conditional Use Permit (CUP 11-06) on a roll call vote of 4-0-1, with Commission Gonzales not participating.*

**TEXT AMENDMENT (TA 11-02) ZONING ADMINISTRATOR –**

Continued from August 25, 2011 meeting:

Text Amendment of the City of Lompoc Zoning Ordinance to:

- add Chapter 17.122 establishing a Zoning Administrator;
- amend Chapter 17.124 establishing Minor Use Permits;
- add language to zoning districts Chapters 17.016, 17.020, 17.024, 17.028, 17.036, 17.040, 17.044, 17.054, 17.056, 17.054, 17.072 to include Minor Use Permits.

*The Commission voted to recommend adoption of Text Amendment (TA 11-02) to the City Council on a 4-0-1 roll call vote, with Commissioner Clark abstaining.*

**OCTOBER 12, 2011**

**CONDITIONAL USE PERMIT (CUP 11-05) –**

Continued from September 14, 2011 meeting:

A request by Jay Higgins, representing Verizon Wireless, for a Conditional Use Permit to allow operation of an unmanned wireless telecommunication facility at 601 East North Avenue.

*The Commission voted to approve the Conditional Use Permit (CUP 11-05) on a roll call vote of 5-0.*

**CONDITIONAL USE PERMIT (CUP 11-07) –**

A request by Joseph Davis of Arcadian Winery, for a Conditional Use Permit for the operation of a wine tasting room in an existing building at 1515-B East Chestnut Avenue.

*The Commission voted to approve the Conditional Use Permit (CUP 11-07) on a roll call vote of 3-0-2, with Commissioners Griffith and Gonzales not participating.*

[REDACTED]

**CONDITIONAL USE PERMIT (CUP 11-08) –**

A request by Mark Cargasacchi of Jalama Wines, for a Conditional Use Permit for the operation of a wine tasting room in an existing building at 1509 East Chestnut Avenue.

*The Commission voted to approve the Conditional Use Permit (CUP 11-07) on a roll call vote of 3-0-2, with Commissioners Griffith and Gonzales not participating.*

**CONDITIONAL USE PERMIT (CUP 11-09) –**

A request by Sara Willett of The Evening Land & Vineyards, for a Conditional Use Permit for the operation of a wine tasting room in an existing building at 1503 East Chestnut Avenue.

*The Commission voted to approve the Conditional Use Permit (CUP 11-07) on a roll call vote of 3-0-2, with Commissioners Griffith and Gonzales not participating.*

**PHASE 1 -- COMPREHENSIVE GENERAL PLAN UPDATE –**

Continued from August 25, 2011 meeting:

**EIR 09-01** – The Final Environmental Impact Report (FEIR), prepared by Rincon Consultants, Inc., for the City of Lompoc Comprehensive General Plan Update was circulated through the State Clearinghouse (SCH No. 2008081032) pursuant to the requirements of the California Environmental Quality Act (CEQA). The study area evaluated in the FEIR consists of areas within current City Limits and four (4) potential annexation areas and certified by City Council on October 19, 2010.

The Commission will consider a recommendation on a Final Addendum prepared for the General Plan EIR providing additional Greenhouse Gas (GHG) and policy language analysis; The Addendum was circulated through the State Clearinghouse and was available for public review and comment through September 12, 2011;

**GP 07-04** – A General Plan Amendment to adopt the Phase 1 General Plan Elements (Land Use and Circulation) and to amend the City of Lompoc Land Use Element Map

Prior to adoption of the recommendations, the Commission will hold additional discussions on Expansion Area B – the River Area to hear updated information on the number of parcels under consideration for inclusion in the City Urban Limit Line (ULL); and

**ZC 10-01** – A Zone Change to amend the City of Lompoc Zoning Map to achieve consistency with the Land Use Element Map. The proposed zone changes are necessary to achieve consistency with the proposed General Plan Land Use Element Map; however, the parcels for which the zoning is proposed to be changed are parcels where the current zoning is inconsistent with the existing General Plan Land Use Element Map. The Zone Change is a component of the General Plan Update.

Planning Commission will consider Resolutions forwarding recommendations to the City Council on the above noted items.

*The Commission recommended that the City Council certify the Addendum to the Final EIR including the appropriate CEQA Findings of Fact and Statement of Overriding Considerations, and the Mitigation Monitoring Reporting Plan (MMRP) included with the Resolution, by a roll call vote of 4-0-1, with Commissioner Clark not participating.*

*The Commission recommended the City Council adopt the proposed Zoning Map changes included with the Resolution, by a roll call vote of 3-1-1, with Commissioner Gonzales voting no and Commissioner Clark not participating*

*The Commission recommended that the City Council adopt the proposed Land Use Element & Map and Circulation Element Changes included with the Resolution, by a roll call vote of 4-0-1, with Commissioner Clark not participating.*

## **NOVEMBER 09, 2011**

### **TENTATIVE PARCEL MAP (LOM 591-P) / PROJECT PHASING (DR 09-01)**

A request by Jason Rojas of the Housing Authority of the County of Santa Barbara, the applicant, of a proposal to subdivide an approximately 2.74 acre parcel of land into two (2) parcels. The proposal includes a change to the construction phasing of a previously approved residential development (DR 09-03) from a single-phased to a two-phased project located at 925 West Ocean Avenue.

*The Commission voted to approve the Tentative Parcel Map (LOM 591-P) and Project Phasing (DR 09-01) on a roll call vote of 4-0-1, with Commission Griffith absent.*

### **CONDITIONAL USE PERMIT (CUP 11-10)**

A request by Morena Zaragoza, representing Lompoc Hispanic Foursquare Church, for the operation of a church in an existing building located at 127 North V Street.

*The Commission voted to approve the Conditional Use Permit (CUP 11-10) a roll call vote of 3-1-1, with Commissioner Leach voting no and Commissioner Griffith absent.*

**DECEMBER 14, 2011**

**PROJECT PHASING CONDITIONAL USE PERMIT (CUP 08-05)**

A request by Lisa Plowman of Peikert Group Architects representing Pacific West Communities the applicant, for construction phasing of a previously approved project (DR 09-03) from a single-phased to a three-phased project located at 1420 East Ocean Avenue.

*The Commission voted to approve the Conditional Use Permit (CUP 08-05) a roll call vote of 4-1, with Commissioner Griffith voting no.*

**JANUARY 12, 2012**

**CONDITIONAL USE PERMIT – CUP 11-12**

A request by Michael Jarrells of Montecito Bank & Trust, the property owner, for the operation of a real estate sales office in existing commercial buildings in a residential zone at 200 East College Avenue.

*The Commission voted to approve the Conditional Use Permit (CUP 11-12) on a roll call vote of 4-0-1, with Commissioner Gonzales not participating.*

**FEBRUARY 08, 2012**

**CONDITIONAL USE PERMIT – CUP 11-11**

A request by Jim Raggio of Lompoc Valley Medical Center, the applicant, to operate a chemical dependency recovery facility in an existing building located at 508 East Hickory Avenue.

*The Commission voted to approve the Conditional Use Permit (CUP 11-11) on a roll call vote of 4-1, with Commissioner Gonzales absent.*

**MARCH 14, 2012**

**CONDITIONAL USE PERMIT – CUP 11-13**

A request by Jay Higgins, representing Verizon Wireless, for operation of an unmanned wireless telecommunication facility located at 1119 West Laurel Avenue.

*The Commission voted to approve the Conditional Use Permit (CUP 11-13) on a roll call vote of 4-0-1, with Commissioner Griffith not participating.*

### **CONDITIONAL USE PERMIT – CUP 12-03**

A request by Kate Griffith of Flying Goat Cellars, for operation of a wine tasting room, including retail sales of wine related merchandise and art, in an existing building located at 1520 East Chestnut Court, Unit A.

*The Commission voted to approve the Conditional Use Permit (CUP 12-03) on a roll call vote of 4-0-1, with Commissioner Griffith not participating*

### **CONDITIONAL USE PERMIT – CUP 12-04**

A request by Darren Savella of CrossFit Ohana, for Planning Commission review and consideration of a Conditional Use Permit for operation of a gym in an existing building located at 1251 West Laurel Avenue.

*The Commission voted to approve the Conditional Use Permit (CUP 12-04) on a roll call vote of 3-1-1, with Commissioner Leach voting no and Commissioner Griffith not participating*

### **SANTA RITA HILLS WINE CENTER –**

A request by Tom Davidson of 3D Ranch Development, representing the property owner, for changes to a development plan:

- LOM 593 – Tentative Parcel Map proposes four (4) parcels
- DR 12-01 – Development Plan proposes a four (4) phased project on the site. Phase 1 will include use of the existing warehouse buildings and installation of improvements on Twelfth Street; Phases 2, 3, 4 will be developed at a later date and reviewed by the City;
- CUP 12-01 – Conditional Use Permit for Building 4 which is 16,000 square feet, proposes wine tasting and office use for a single tenant with a 9,600 square foot leasehold of approximately 2,400 square feet or 25% of the individual tenant space;
- CUP 12-02 – Conditional Use Permit for Building 1 proposes wine tasting and office use in a 16,000 square foot building of approximately 4,000 square foot or 25% of the building.

The site is located at 300 North Twelfth Street, Phase 1 is located in the Business Park (BP) Zoning District and future Phases 2, 3, 4 are located in the Planned Commercial Development (PCD) Zoning District (Assessor Parcel Number: 99-141-22).

*The Commission voted to approve the Tentative Parcel Map (LOM 593), Development Plan (DR 12-01), Conditional Use Permit (CUP 12-01), and Conditional Use Permit (CUP 12-02) on a roll call vote of 4-0-1, with Commissioner Griffith not participating.*

**MARCH 28, 2012**

**ARCHITECTURAL REVIEW GUIDELINES – TA 12-02**

At the direction of the City Council, the Planning Commission will review the City of Lompoc Architectural Review Guidelines and prepare a recommendation to the City Council for possible updates.

*It was moved by Commissioner Fink and seconded by Commissioner Leach that the Planning Commission create an ad hoc sub-committee consisting of Commissioner Leach and Commissioner Clark to work with local architect Ed Schuller to the review the City's Architectural Review Guidelines. The sub-committee will return their findings to staff within 120 days, staff will provide a technical staff report to the Planning Commission detailing the results of the review.*

*The motion passed on a 3-0-2 roll call vote, with Commissioner Gonzales and Commissioner Griffith absent.*

**APRIL 11, 2012**

**DEVELOPMENT PLAN REVIEW –DR 12-02**

A request by Robert Adames of Adames Design Group, representing True Vine Bible Fellowship, Inc., for the construction of an approximately 13,500 square foot addition to an existing approximately 6,900 square foot church located at 533 South Avalon Street.

*The Commission voted to approve the Development Plat (DR 12-02) on a roll call vote of 3-0-1, with Commissioner Clark absent.*

**DEVELOPMENT PLAN REVIEW (DR 12-03)**

A request by Larry Werner of Werner Construction, representing Sunset Auto Center, for a Development Plan to remodel an existing automobile dealership located at 1300 North H Street.

*The Commission voted to approve the Development Plan (DR 12-03) on a roll call vote of 3-0-1, with Commissioner Clark absent.*

**APRIL 25, 2012**

**WORKSHOP:**

The Planning Commission and the Economic Development *Launching Lompoc Into the 21<sup>st</sup> Century* Subcommittee will discuss the Old Town Commercial (OTC) District. Specific issues will include the boundary area for the OTC and the proposed uses allowed.

Input from the discussion will be included in the recommendations for Text Amendment TA 12-01 – Commercial Zoning districts prepared for City Council determination by the Planning Commission.

## **PUBLIC HEARING**

### **TEXT AMENDMENT COMMERCIAL ZONING DISTRICT – TA 12-01**

Planning Commission consideration of proposed Text Amendment to the City of Lompoc Municipal Code Sections noted below:

Chapter 17.036 – C-C Convenience Center District  
Chapter 17.040 – C-O Commercial Office District  
Chapter 17.044 – C-2 Central Business District  
Chapter 17.048 – P-C-D Planned Commercial Development District  
Chapter 17.052 – OTC Old Town Commercial District  
Chapter 17.056 – MU Mixed Use District

*The Commission voted to continue the Text Amendment (TA 12-01) to the May 09, 2012 Meeting by a vote of 3-0, with Commissioner Clark absent.*

## **MAY 09, 2012**

### **TEXT AMENDMENT COMMERCIAL ZONING DISTRICT – TA 12-01**

Planning Commission consideration of proposed Text Amendment to the City of Lompoc Municipal Code Sections noted below:

Chapter 17.052 – OTC Old Town Commercial District  
Chapter 17.036 – C-C Convenience Center District  
Chapter 17.040 – C-O Commercial Office District  
Chapter 17.044 – C-2 Central Business District  
Chapter 17.048 – P-C-D Planned Commercial Development District  
Chapter 17.056 – MU Mixed Use District

*The Commission voted that the discussion on the General Commercial Success and Neighborhood Commercial Success Zoning districts be continued to the May 30 meeting and the review of the Parking and Sign Regulations be continued to an unspecified date in the future following completion of the discussion on Commercial Zoning Districts.*

*The motion passed on a 4-0-1 roll call vote, with Commissioner Gonzales not participating.*

**MAY 30, 2012**

**TEXT AMENDMENT COMMERCIAL ZONING DISTRICT – TA 12-01**

**Continued from May 9 Planning Commission meeting**

Planning Commission consideration of proposed Text Amendment to the City of Lompoc Municipal Code Sections noted below:

- Chapter 17.052 – OTC Old Town Commercial District
- Chapter 17.036 – C-C Convenience Center District
- Chapter 17.040 – C-O Commercial Office District
- Chapter 17.044 – C-2 Central Business District
- Chapter 17.048 – P-C-D Planned Commercial Development District
- Chapter 17.056 – MU Mixed Use District

*The Commission recommended the City Council not move forward with adopting the proposed General Commercial Success (GCS) Zoning District.*

*The motion passed on a 4-0-1 roll call vote, with Commissioner Gonzales not participating.*

*The Commission recommended the City Council not move forward with the proposal to create a Neighborhood Commercial Success (NCS) Zoning District.*

*The motion passed on a 5-0 vote*

*The Commission to consider at a future meeting a recommendation to the City Council for a change to the zoning designation for the parcels on West Ocean Avenue between K and N Streets, currently zoned Convenience Center.*

*The motion passed on a 4-0-1 roll call vote, with Commissioner Gonzales not participating.*

**JUNE 13, 2012**

**TA 12-05 – PARKING REGULATIONS**

At the direction of the City Council, the Planning Commission will review the City of Lompoc Zoning Ordinance Chapter 17.112 – Parking Regulations and prepare a recommendation to the City Council for possible updates.

*The Commission continued item to future date.*

**JUNE 27, 2012**

**TEXT AMENDMENT COMMERCIAL ZONING DISTRICT – TA 12-01**

**Continued from May 30 Planning Commission meeting**

Planning Commission consideration of Resolutions No. 723 (12) delineating the recommendation for changes to the boundary of the *Old Town Commercial (OTC)* Zoning District and No. 724 (12) regarding a recommendations to not move forward with proposal for *General Commercial Success (GCS)* and *Neighborhood Commercial Success (NCS)* Districts.

*No recommendation to the City Council regarding Old Town Commercial boundary by a 4-0 vote with Commissioner Gonzales not participating. The Planning Commission directed staff to return the Old Town Specific Plan for review.*

*The Commission recommended the City Council not move forward with General Commercial Success (GCS) Zoning District and return existing commercial zone to Planning Commission for review of use list by a 4-0 vote with Commissioner Gonzales not participating.*

*The Commission recommended the City Council not move forward with Neighborhood Commercial Success (NCS) Zoning District and return existing commercial zone to Planning Commission for review of use list by a 4-1 vote with Commissioner Gonzales voting no.*

**ZC 12-01 – CC CONVENIENCE CENTER**

The Planning Commission will consider a recommendation to the City Council regarding a change in Zoning District Designation for parcels located on West Ocean Avenue between K Street and N Street. These parcels are currently zoned *CC Convenience Center*. The proposal is to change the zoning to *C-2 General Commercial*.

*The Commission continued item to July 11, 2012 Planning Commission meeting.*

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