CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT

MEETING DATE: JULY 13, 2011

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LUCILLE T. BREESE, AICP, PLANNING MANAGER

RE: PLANNING COMMISSION ANNUAL REPORT

(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 2010/11

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 2010/11 Annual Report.

Staff Report has been reviewed and approved for submission to the Planning Commission	
Lucille T. Breese, AICP **Planning Manager**	**Date**

CITY OF LOMPOC
PLANNING COMMISSION
ANNUAL REPORT

FY JULY 1, 2010 TO
JUNE 30, 2011

Prepared for City Council
by Planning Commission and Planning Division Staff
June 2011

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 2010/2011:

During FY 2010/2011, the Planning Commission reviewed applications in the quantities set forth below:

Amendment to Planning Commission Manual: 1
Conditional Use Permits – New: 12
Development Plans – Modifications: 1
Development Plans – New: 1
Environmental Impact Report: 2
General Plan Amendments: 1
Text Amendments: 4
Zone Changes: 1

During FY 2010/2011, the Planning Commission reviewed a total of twenty-three (23) applications. A summary of the Planning Commission's agenda items begins on page 5.

FY 2010/2011 – Major Projects Reviewed by the Commission Include:

- Review of the Environmental Impact Report and draft elements (Land Use, Circulation, Housing) for the City General Plan Update (Phase 1);

- Review of the Environmental Impact Report and Development Plan for the Walmart Expansion Project at 701 West Central Avenue - four (4) meetings;

- Review of four (4) Zoning Ordinance Text Amendments:
  1) TA 11-01 – Wayfinding Signs
  2) TA 11-02 – Zoning Administrator
  3) TA 11-03 – Appeal Procedures
  4) TA 11-04 – PCD language amendment

FY 2010/2011 – Appeals of Planning Commission Decisions to the City Council:

Walmart Expansion Project Environmental Impact Report		Walmart Expansion Project Development Plan
October 13, 2010 – The Commission denied certification of the Final Environmental Impact Report (FEIR). October 27, 2010 – The applicant filed an appeal and requested a Council hearing. January 18, 2011 – The Council upheld the appeal, certified the FEIR, and returned the Development Plan to PC for consideration of COA.		February 9, 2011 – The Commission approved the Development Plan and amended the sign program for the Walmart Expansion project. February 22, 2011 – C.A.W.E. filed an appeal and requested a Council hearing May 3, 2011 – The Council denied the appeal and upheld Planning Commission approval of the project.

FY 2010/2011 – Special Meetings:

- Planning Commission workshop to consider revisions to the Planning Commission Manual of Procedures; request to the City Council to allow the Commission to review the Phase 1 General Plan Update and make recommendations; and possible Text Amendment proposals.

Anticipated Activities for FY 2011/2011:

The Planning Commission anticipates:

- Public hearings and workshops on the General Plan Update (Phase 1 and 2) as directed by Council;

- Possible review of a pre-annexation request, at the direction of Council, for the following properties:
    - River Park area east of the existing City limits north of Hwy. 246;
    - the 10-acre parcel at the Wye intersection north east section; and
    - Miguelito Canyon parcels;

- Review of an expansion of the River Park campground;

- Review of Zoning Administrator Text Amendment;

- Review of Medical Offices and Radiation Therapy Facility;

- Review of Medical Rehabilitation Facility

Summary of Planning Commission Agenda Items:

JULY 14, 2010

CONDITIONAL USE PERMIT – (CUP 10-01) –

Consideration of a request by Kirk Spry of VTC Enterprises, for a Conditional Use Permit to operate a thrift store in an existing building at 124 North I Street.

The Commission voted to approve the Conditional Use Permit (CUP 10-01) by a voice vote of 4-0-1, with Commissioner Gonzales not participating.

CONDITIONAL USE PERMIT – (CUP 10-02) –

Consideration of a request by Jennifer Miller of Anything Goes Thrift Store, for a Conditional Use Permit to operate a thrift store in an existing building at 135 North H Street.

The Commission voted to approve the Conditional Use Permit (CUP 10-02) by a voice vote of 5-0.

GP 07-04 – COMPREHENSIVE GENERAL PLAN UPDATE – consideration of:

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, Circulation, Housing) 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 General Plan Amendment (GP 07-04) to adopt the proposed Phase I Elements (Land Use, Circulation, and Housing) by a roll call vote of 5-0. The Commission voted to continue the meeting for discussion of Zone Change (ZC 10-01) to a date undetermined by a voice vote of 5-0.

NUMBER OF PEOPLE IN ATTENDANCE: 20

AUGUST 11, 2010

CONDITIONAL USE PERMIT – (CUP 10-04) –

Consideration of a request by Antonio Moretti, representing A Taste of Santa Rita Hills, for a Conditional Use Permit to operate a wine tasting room in an existing building. The project is located at 1505 East Chestnut Avenue.

The Commission voted to continue the Conditional Use Permit (CUP10-04) to the August 25, 2010 meeting due to a lack of quorum by a voice vote of 4-0-1, with Commission Hain absent.

ZONING CONSISTENCY – (ZC 10-01) – Continued from the July 14, 2010 meeting –

Planning Commission consideration of a recommendation to the City Council regarding a series of Zone Change's to amend the City of Lompoc Zoning Map. The proposed changes are necessary to achieve consistency with the 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 August 11, 2010.

NUMBER OF PEOPLE IN ATTENDANCE: 16

AUGUST 25, 2010

CONDITIONAL USE PERMIT – (CUP 10-04) – Continued from August 11, 2010 meeting –

Consideration of a request by Antonio Moretti, representing A Taste of Santa Rita Hills, for a Conditional Use Permit to operate a wine tasting room in an existing building. The project is located at 1505 East Chestnut Avenue.

The Commission voted to approve the Conditional Use Permit (CUP 10-04) by a voice vote of 3-0-2, with Commission Griffith and Commissioner Gonzales not participating.

ENVIRONMENTAL IMPACT REPORT (EIR 09-02) / DEVELOPMENT PLAN (DR 08-09)

Consideration of a request by John Rogge, representing the property owner, for Planning Commission review of:

EIR 09-02 – The Final Environmental Impact Report (FEIR), prepared for the project described below, prepared by Impact Sciences and circulated through the State Clearinghouse (SCH No. 2009081045) pursuant to the requirements of the California Environmental Quality Act (CEQA);

DR 08-09 – A Development Plan for the addition of approximately 41,433 new net square feet of retail area to an existing 104,453 square foot Walmart store.

The property is located at 701 West Central Avenue.

The Commission voted to continue the item to a date undetermined by a voice vote of 5-0.

NUMBER OF PEOPLE IN ATTENDANCE: APPROXIMATELY 140

SEPTEMBER 8, 2010

CONDITIONAL USE PERMIT – (CUP 10-03) –

Consideration of a request by Ronald K. Fairbanks, the property owner, for a Conditional Use Permit to convert an existing 5,120 square foot commercial building into a 7-unit apartment complex with covered parking and landscaping. The project site is located at 337 North J Street.

The Commission voted to approve the Conditional Use Permit (CUP 10-03) by a voice vote of 4-0-1, with Commissioner Hain not participating.

CONDITIONAL USE PERMIT – (CUP 10-05) –

Consideration of a request by Kathy Guthrie, representing Lompoc Phone and Computer, for a Conditional Use Permit (CUP 10-05) to operate a phone and computer repair and installation business in an existing building. The project is located at 118 East Ocean Avenue.

The Commission voted to approve the Conditional Use Permit (CUP10-05) by a voice vote of 5-0.

NUMBER OF PEOPLE IN ATTENDANCE: 6

SEPTEMBER 22, 2010

CONDITIONAL USE PERMIT – (CUP 10-07) –

Consideration of a request by Peter Work, representing Ampelos Cellars, for a Conditional Use Permit to operate a wine tasting room in an existing building. The project is located at 312 North Ninth Street.

The Commission voted to approve the Conditional Use Permit (CUP 10-07) by a voice vote of 3-0-2, with Commission Griffith and Commissioner Gonzales not participating.

ENVIRONMENTAL IMPACT REPORT (EIR 09-02 / DEVELOPMENT PLAN (DR 08-09) – Continued hearing from August 25, 2010 – Consideration of a request from Amelia Neufeld, representing the property owner, for Planning Commission review and consideration of:

EIR 09-02 – The Final Environmental Impact Report (FEIR), prepared for the project described below, prepared by Impact Sciences and circulated through the State Clearinghouse (SCH No. 2009081045) pursuant to the requirements of the California Environmental Quality Act (CEQA); and

DR 08-09 – A Development Plan for the addition of approximately 41,433 new net square feet of retail area to an existing 104,453 square foot Walmart store. The application includes a request to amend the approved sign program for the shopping center.

The property is located at 701 West Central Avenue.

The Commission voted to continue the item to the October 13, 2010 Planning Commission meeting by a roll call vote of 3-2 with Commissioner Free and Commissioner Rodenhi voting no.

NUMBER OF PEOPLE IN ATTENDANCE: 65

OCTOBER 13, 2010

ENVIRONMENTAL IMPACT REPORT (EIR 09-02 / DEVELOPMENT PLAN (DR 08-09) – Continued hearing from September 22, 2010 – Consideration of a request from Amelia Neufeld, representing the property owner, for Planning Commission review and consideration of:

EIR 09-02 – The Final Environmental Impact Report (FEIR), prepared for the project described below, prepared by Impact Sciences and circulated through the State Clearinghouse (SCH No. 2009081045) pursuant to the requirements of the California Environmental Quality Act (CEQA); and

DR 08-09 – A Development Plan for the addition of approximately 41,433 new net square feet of retail area to an existing 104,453 square foot Walmart store. The application includes a request to amend the approved sign program for the shopping center.

The property is located at 701 West Central Avenue.

The Commission voted to deny certification of the Environmental Impact Report (EIR 09-02) by a roll call vote of 5-0.

NUMBER OF PEOPLE IN ATTENDANCE: 27

NOVEMBER 10, 2010

CONDITIONAL USE PERMIT (CUP 10-08) –

Consideration of a request by Toni Moncada of Pet Lovers Thrift Store, the applicant, for a Conditional Use Permit to operate a thrift store in an existing building. The project is located at 115 East Ocean Avenue.

The Commission voted to approve the Conditional Use Permit (CUP 10-08) by a voice vote of 4-0-1, with Commissioner Hain not participating.

NUMBER OF PEOPLE IN ATTENDANCE: 4

DECEMBER 8, 2010 – Meeting cancelled

JANUARY 12, 2011

CONDITIONAL USE PERMIT (CUP 10-09) –

Consideration of a request by Kelly Bakke, representing New Life Ministries, for Planning Commission consideration of a proposal for a Conditional Use Permit (CUP 10-09) to operate a church in an existing building. The project is located at 336 North G Street.

The Commission voted to approve the Conditional Use Permit (CUP 10-09) with a review in six (6) months by a roll call vote of 4-0-1, with Commissioner Hain not participating.

MODIFICATIONS TO ARCHITECTURE (DR 05-19) –

Consideration of a request from Shawn Reed of Robbins Reed, Inc., for Planning Commission review of modifications to previously approved architecture for the Gardens at Briar Creek residential development. The site is located at the northeast corner of North Avenue and Western Avenue.

The Commission voted to approve the modifications to the previously approved architecture (DR 05-19) on a roll call vote of 5-0.

TEXT AMENDMENT (TA 11-01) –

Consideration of a Text Amendment to the City's Zoning Ordinance to amend *Section 17.108.070 – Signs Allowed by Permit in Commercial and Industrial Zones*. The proposed Text Amendment would amend the list of allowable signs in commercial and industrial zones to include Way-finding Directional Signs.

This item was continued to the February 09, 2011 meeting.

NUMBER OF PEOPLE IN ATTENDANCE: 18

FEBRUARY 09, 2011

TEXT AMENDMENT (TA 11-01) –

Consideration of a Text Amendment to the City's Zoning Ordinance to amend *Section 17.108.070 – Signs Allowed by Permit in Commercial and Industrial Zones*. The proposed Text Amendment would amend the list of allowable signs in commercial and industrial zones to include Way-finding Directional Signs.

This item was continued to a date uncertain.

CONDITIONAL USE PERMIT – (CUP 10-06) –

Consideration of a request by Richard Fernbaugh, representing the City of Lompoc, for Planning Commission consideration of a proposal for a Conditional Use Permit to construct a Transit Center. The project is located at 117 West Cypress Avenue.

Continued at the request of the applicant to a date uncertain

DEVELOPMENT REVIEW – (DR 08-09) –

Consideration of a request from Amelia Neufeld, representing the Walmart Real Estate Trust, LLC, the property owner, for Planning Commission consideration of a Development Plan for the addition of approximately 41,433 new net square feet of retail area to an existing 104,453 square foot Walmart store. The application includes a request to amend the approved sign program for the shopping center. The property is located at 701 West Central Avenue.

The Commission voted to approve the Development Plan (DR 08-09) on a roll call vote of 3-1-1 with Commissioner Griffith voting no and Commissioner Hain not participating.

NUMBER OF PEOPLE IN ATTENDANCE: 38

FEBRUARY 23, 2011

Planning Commission Manual of Procedures –

The Planning Commission will review and recommend changes to *The City of Lompoc Planning Commission Manual of Procedures, amended June 1993.*

The Commission voted to discuss this item at a future date on a roll call vote 4-0, with Commissioner Griffith absent.

Recommendations to the City Council:

a) That the Commission schedule future review of the General Plan in 2011; and

The Commission approved to have staff forward a request to the Council to return the remaining two (2) Phase 1 General Plan Elements to the Planning Commission for additional review on a voice vote 4-0, with Commissioner Griffith absent.

b) That the Commission initiate the following Text Amendments to update the Zoning Ordinance.

The Commission directed staff to research language for a Text Amendment establishing a Zoning Administrator on a voice vote 4-0, with Commissioner Griffith absent.

The Commission directed staff to return with a Text Amendment consolidating the appeal process throughout the Zoning Ordinance on a voice vote 4-0, with Commissioner Griffith absent.

The Commission directed staff return with a Text Amendment to clarify Section 17.048.050 Change in Preliminary Development Plan on a voice vote 4-0, with Commissioner Griffith absent.

NUMBER OF PEOPLE IN ATTENDANCE: 0

MARCH 09, 2011 – Meeting Cancelled

APRIL 13, 2011

TEXT AMENDMENT (TA 11-01) – WAY FINDING SIGNS –

Consideration of a Text Amendment to the City's Zoning Ordinance to amend *Section 17.108.070 – Signs Allowed by Permit in Commercial and Industrial Zones*. The proposed Text Amendment would amend the list of allowable signs in commercial and industrial zones to include Way-finding Directional Signs.

The Commission voted to approve the Text Amendment (TA 11-01) on a roll call vote of 2-1-2 with Commissioner Leach voting no and Commission Gonzales and Commissioner Griffith not participating.

Planning Commission Manual of Procedures –

The Planning Commission reviewed and recommended changes to ***The City of Lompoc Planning Commission Manual of Procedures****, amended June 1993.*

The Commission approved the recommend changes on a voice vote of 5-0.

NUMBER OF PEOPLE IN ATTENDANCE: 10

APRIL 27, 2011

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

Consideration of a Text Amendment of the Zoning Ordinance to add *Chapter 17.122* establishing a Zoning Administrator; amending *Chapter 17.124* establishing Minor Use Permits; consolidating and amending residential districts contained in *Chapters 17.016* through *17.028*; consolidating and amending commercial districts contained in *Chapters 17.036* through *17.044*; and amending *Chapter 17.052 Old Town Commercial District, Chapter 17.056 Mixed Use District* and *Chapter 17.064 Industrial District* to include uses allowed with a Minor Use Permit.

This item has been tabled for discussion until after the adoption of the 2011-2013 budget.

TEXT AMENDMENT (TA 11-03) – APPEAL PROCEDURE –

Consideration of a Text Amendment to amend *Section 1.32.010* of the Municipal Code and to establish *Chapter 17.006 Appeal Procedures* in the Zoning Ordinance. The establishment of a new appeal procedures section will require amendment to multiple Zoning Ordinance sections. The proposed text amendments would consolidate multiple appeal references throughout the Zoning Ordinance for the purpose of simplifying the appeal process.

This item was continued to the May 11, 2011 meeting.

TEXT AMENDMENT (TA 11-04) – AMEND PCD LANGUAGE –

Consideration of a Text Amendment to the City's Zoning Ordinance to amend *Section 17.048 – P-C-D Planned Commercial Development Districts, Section 17.048.050 Change in Preliminary Development Plan*. The proposed Text Amendment would clarify the type of review necessary for a change to an approved Development Plan.

This item was continued to the May 11, 2011 meeting.

NUMBER OF PEOPLE IN ATTENDANCE: 3

MAY 11, 2011

CONDITIONAL USE PERMIT (CUP 11-02) –

Consideration of a request by Roy Baca of Roy Baca's Boxing Academy, for Planning Commission consideration of a proposal for a Conditional Use Permit (CUP 11-02) to operate a boxing academy in an existing building. The project is located at 909 East Chestnut Avenue.

The Commission voted to approve the Conditional Use Permit (CUP 11-02) by a roll call vote of 3-0-2, with Commissioners Fink and Gonzales not participating.

TEXT AMENDMENT (TA 11-03) – APPEAL PROCEDURE –

Continued from April 27, 2011 meeting –

Consideration of a Text Amendment to amend *Section 1.32.010* of the Municipal Code and to establish *Chapter 17.006 Appeal Procedures* in the Zoning Ordinance. The establishment of a new appeal procedures section will require amendment to multiple Zoning Ordinance sections. The proposed text amendments would consolidate multiple appeal references throughout the Zoning Ordinance for the purpose of simplifying the appeal process.

The Commission voted to approve the Text Amendment (TA 11-03) by a voice vote of 5-0.

TEXT AMENDMENT (TA 11-04) – AMEND PCD LANGUAGE –

Continued from April 27, 2011 meeting –

Consideration of a Text Amendment to the City's Zoning Ordinance to amend *Section 17.048 – P-C-D Planned Commercial Development Districts, Section 17.048.050 Change in Preliminary Development Plan*. The proposed Text Amendment would clarify the type of review necessary for a change to an approved Development Plan.

The Commission voted to approve the Text Amendment (TA 11-04) by a voice vote of 5-0.

NUMBER OF PEOPLE IN ATTENDANCE: 5

JUNE 8, 2011

CONDITIONAL USE PERMIT (CUP 11-01) –

Consideration of a request by Linsey Silva of Native Tongue Boutique and Lounge, the applicant, for Planning Commission consideration of a proposal for a Conditional Use Permit to operate a wine and beer lounge with retail and office space within two (2) existing buildings. The project is located at 114 and 116 North F Street.

The Commission voted to approve the Conditional Use Permit (CUP 11-01) by a roll call vote of 3-0, with Commissioner Griffith and Commissioner Hain not participating.

CONDITIONAL USE PERMIT (CUP 11-03) –

Consideration of a request by Paul Lo of the Central Pacific Coast Hmong Church, the applicant, for Planning Commission consideration of a proposal for a Conditional Use Permit to operate a church in an existing building. The project is located at 420 East Fir Avenue.

The Commission voted to approve the Conditional Use Permit (CUP 11-03) by a roll call vote of 4-0, with Commissioner Leach not participating.

NUMBER OF PEOPLE IN ATTENDANCE: 9

JUNE 23, 2011

GP 07-04 – COMPREHENSIVE GENERAL PLAN UPDATE

Planning Commission consideration of the following:

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 proposed 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. Copies of the maps showing specific parcels are available at City Hall at the Planning Division Counter, at the Main Library Reference Desk; or on the City of Lompoc website at: http://www1.cityoflompoc.com/planningagenda/2010/100609/100609n3a3a.pdf. The Zone Change is a component of the General Plan Update.

Planning Commission will formulate a recommendation to the City Council. Due to the amount of material to be considered and the complexity of the issues at hand the Planning Commission may continue the discussion to an adjourned regular meeting on July 28, 2011

NUMBER OF PEOPLE IN ATTENDANCE: 15