

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: MARCH 12, 2008
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: LUCILLE T. BREESE, AICP, PLANNING MANAGER
RE: CONDITIONAL USE PERMIT – CUP 96-10

CONSENT CALENDAR ITEM NO. 1

(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).

Continued from November 13, 2007 Commission meeting

A status report on compliance with Conditions of Approval for the Lompoc Church of God in Christ at 333 North Second Street (Assessor Parcel Number 85-052-20).

SCOPE OF REVIEW:

The Planning Commission is being asked:

- To review and accept the status report; and
- Continue item for 120 days.

The Planning Commission has the authority to approve, conditionally approve, modify, or deny a Conditional Use Permit (LCC Section 8882 d).

RECOMMENDATION:

Staff recommends that:

The matter be continued for 120 days to allow the applicant time to complete the necessary Tenant Improvements for building inspection. The Conditional Use Permit (CUP) will be returned to the Planning Commission for renewal after all work is completed and has been inspected.

BACKGROUND:

- October 14, 1996 – Planning Commission adopted Resolution No. 96-25 allowing the Lompoc Church of God In Christ to occupy the facility at 333 North Second Street.
- February 12, 2001 – Planning Commission adopted Resolution No. 168 (01) renewing the Conditional Use Permit to October 14, 2002.
- February 10, 2003 – Planning Commission adopted Resolution No. 257 (03) renewing the Conditional Use Permit to October 14, 2005.
- November 15, 2005 – Applicant, Dement Weaver, representing Lompoc Church of God In Christ, requested a renewal of Conditional Use Permit (CUP 96-10) to October 14, 2008.
- November/May 2006 – Applicant worked on completing application requirements.
- May 12, 2006 – In response to Development Review Board (DRB) notification, the Building Division noted that previous Conditions of Approval had not been met.
- June 12, 2006 – The applicant requested that the Planning Commission allow additional time to achieve compliance with the Building and Fire Safety requirements. Planning Commission continued the hearing for 90-days to allow the applicant sufficient time to submit plans to the Building Division.
- December 14, 2006 – A meeting with Jim Williams, Architect with Ravatt Albrecht and Rick Curtze, Building / Fire Marshal was held to discuss requirements.
- February 12, 2007 – A status report on compliance with Building and Fire Safety requirements. Planning Commission continued the hearing for 90-days to allow the applicant's architect an opportunity to complete and submit building plans.
- April 4, 2007 – A building permit was issued for the necessary Tenant Improvements.
- May 14, 2007 – A status report on compliance with Conditions of Approval. Planning Commission continued the hearing for 90-days to allow applicant sufficient time to complete the approved improvements.
- August 13, 2007 – No inspections have been made on the building. Building permit expires in October 2007. Planning Commission continued item for 90 days.

- September 28, 2007 – Applicant requested a building permit extension. Building Division approved the extension to December 14, 2007. Applicant is working toward selecting a contractor for the tenant improvement.
- October 18, 2007 – The applicant has been advised that if the building permit expires, the CUP will be returned to Planning Commission for possible revocation.
- November 13, 2007 – A status report on compliance with Conditions of Approval. Planning Commission continued the hearing for 60-days to allow applicant sufficient time to complete the necessary Tenant Improvements for building inspection
- February 5, 2008 – Building Division states that the framing and stucco have passed inspection. Building Division extended building permit to July 8, 2008. Applicant is working toward completing improvements by deadline.

Staff Report has been reviewed and approved for submission to the Planning Commission			
Arleen T. Pelster, AICP Community Development Director	Date	Lucille T. Breese, AICP Planning Manager	Date