



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

**Wednesday, March 12, 2008 at 6:30 p.m.**  
**City Council Chambers, Lompoc City Hall**

**ROLL CALL:** Commissioner Helen Free  
Commissioner Judith Grames-Lyra  
Commissioner Frank Hain  
Commissioner Robert Lingl  
Commissioner Jack Rodenhi

**APPROVAL OF MINUTES:** December 10, 2007 Meeting

**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.)

**1. CUP 96-10 – CONDITIONAL USE PERMIT – STATUS REPORT**  
**Continued from , 2007 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).

Staff: Planning Manager Lucille T. Breese, AICP  
e-mail address: [l\\_breese.ci.lompoc.ca.us](mailto:l_breese.ci.lompoc.ca.us)

**2. CUP 99-01 – CONDITIONAL USE PERMIT RENEWAL**

A request by Steve Kadel, representing the Door Christian Fellowship, for Planning Commission consideration of a renewal of Conditional Use Permit – CUP 99-01. The renewal will allow continued church operation at 408 North H Street to February 8, 2011 (Assessor Parcel Number 87-242-09). The church is located in a *Central Business (C-2)* Zoning District. This action is exempt pursuant to the California Environmental Quality Act (CEQA).

Staff: Principal Planner Keith C. Neubert  
e-mail address: [k\\_neubert@ci.lompoc.ca.us](mailto:k_neubert@ci.lompoc.ca.us)

**PUBLIC HEARING ITEMS:**

1. **DR 05-21 – SIGN PROGRAM AMENDMENT**

A request by Steve Khroyan of Evergreen Development, the project representative, for Planning Commission consideration of an amendment to an approved Sign Program. The proposed amendment consists of the addition of a second monument sign for the Palm Square Shopping Center. The property is located in the *Planned Commercial Development (PCD)* Zoning District at 1009 North H Street (Assessor Parcel Number: 89-011-36). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

Staff: Assistant Planner Gina Lopez  
e-mail address: [g\\_lopez@ci.lompoc.ca.us](mailto:g_lopez@ci.lompoc.ca.us)

2. **GP-07-03 – GENERAL PLAN AMENDMENT / ZC 07-03 – ZONE CHANGE / CUP 07-04 – CONDITIONAL USE PERMIT / LOM 576 – VESTING TENTATIVE SUBDIVISION MAP**

A request from Michael Letzt of BJ Gunner Investments, LLC, project applicant, for Planning Commission consideration of the following:

- 1) GP 07-03 - A General Plan Amendment to amend the land use designation for the site from *General Commercial* to *Office Commercial*;
- 2) ZC 07-03 - A Zone Change to amend the City's Zoning Map designation from *Planned Commercial Development (PCD)* to *Commercial Office (CO)*;
- 3) CUP 07-04 - A Conditional Use Permit for eighty (80) senior apartment units, 12,550 square feet of commercial office space, and 4,170 square feet of commercial retail, and/or restaurant space; and
- 4) LOM 576-P - A Vesting Tentative Parcel Map requesting subdivision of an approximately 2.69 acre site to create six (6) commercial condominiums and one (1) residential condominium.

The Planning Commission will consider a recommendation to the City Council for Density Bonus on the site to allow the number of senior housing residential units at 37% greater than the standard density allowed in a High Density Residential District.

The project includes demolition of an existing bowling alley constructed circa 1960. The building is approximately 28,000 square feet in size and includes 24 bowling lanes, a restaurant, bar, banquet room and separate tenant space. The structure is not listed on the City of Lompoc Cultural Resources List or California Register of Historical Resources. A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA) and circulated to the State Clearinghouse on February 8, 2008 (SCH No. 2008021031).

The project is proposed on two (2) existing adjacent parcels totaling approximately 2.69 acres in size, located at 1420 East Ocean Avenue (Assessor Parcel Numbers: 85-150-17, 18).

Staff: Principal Planner Keith C. Neubert  
e-mail address: [k\\_neubert@ci.lompoc.ca.us](mailto:k_neubert@ci.lompoc.ca.us)

**NEW BUSINESS:**

1. Elect Chair and Vice-Chair

**ORAL COMMUNICATIONS:**

**WRITTEN COMMUNICATIONS:**

**DIRECTOR/STAFF COMMUNICATIONS:**

**COMMISSION REQUESTS:**

**ADJOURNMENT:**

Adjourn to the March 13, 2008 Joint City Council Planning Commission General Plan Update Workshop

Any person may appeal a decision of the Planning Commission to the City Council within 10 days, or as otherwise specified in the City Code, from the date of the decision. The appeal fee is \$38.00. Any person interested in an agenda item may contact the staff person noted above at the Planning Division 805/736-1261. When the Planning Commission's action is a recommendation and not the final decision, the Commission's recommendation cannot be appealed. See the staff person noted above for additional information regarding appeal rights.

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.

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Arleen T. Pelster, AICP  
Community Development Director/Secretary to the Planning Commission  
e-mail address: [apelster@ci.lompoc.ca.us](mailto:apelster@ci.lompoc.ca.us)