



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

Wednesday, May 14, 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: March 12, March 13, and April 9, 2008

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.)

PUBLIC HEARING ITEMS:

1. LOM 583-P – TENTATIVE PARCEL MAP

A request by Mike Dale, representing Sansum Clinic, for Planning Commission consideration of a proposal to subdivide an approximately 2.80 acre parcel of land into two (2) parcels. The property is located in the Planned Commercial Development (PCD) Zoning District at 1225 North H Street (Assessor Parcel Number: 89-490-12). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Staff: Assistant Planner Gina Lopez
e-mail address: g_lopez@ci.lompoc.ca.us

2. DR 07-15 – DEVELOPMENT PLAN REVIEW

A request by Rosario Perry, the property owner, for Planning Commission consideration of a proposal to construct an approximately 49,265 square foot building to be utilized for industrial/winery uses. The proposed project site is approximately 3.35 acres and is located at 1501 North L Street in the Business Park (BP) Zoning District (Assessor Parcel Number: 93-450-59). A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Staff: Principal Planner Keith C. Neubert
e-mail address: k_neubert@ci.lompoc.ca.us

3. DR 07-02 – DEVELOPMENT PLAN REVIEW / LOM 567 – TENTATIVE SUBDIVISION MAP — BURTON RANCH SPECIFIC PLAN AREA

A request by Donald Jensen of Jensen Survey and Design, for Planning Commission consideration of the following:

LOM 567 – A Tentative Subdivision Map requesting subdivision of an approximately 14.3 acre site to create 52 parcels; and

DR 07-02 – A Development Plan/Architectural Review for the construction of 55 residential units, including a residential triplex intended as an affordable unit, with approximately 12,632 square feet of common open space.

The proposed project site is approximately 14.3 acres of the total 150 acre Burton Ranch Specific Plan area. The site is located north of the intersection of Purisima Road and Harris Grade Road in the Burton Ranch Specific Plan (SP) Zoning District (Assessor Parcel Numbers: 97-250-002, 97-250-069, 97-250-070).

A Final Revised Environmental Impact Report (EIR 02-01) for the Burton Ranch Specific Plan (SCH # 2002091045) was prepared by Science Applications International Corporation (SAIC) in September 2005. The City Council adopted Resolution No. 5299 (06) certifying FEIR 02-01, making the required California Environmental Quality Act (CEQA) findings of fact and making the necessary statement of overriding considerations on February 7, 2006. Mitigation Measures were adopted as a part of the environmental process and will be incorporated into the project approval. The proposed project is consistent with the Burton Ranch Specific Plan adopted by Council Resolution No. 1519 (06), March 7, 2006. This project is exempt from further CEQA review pursuant to Government Code Section 65457.

Staff: Planning Manager Lucille T. Breese, AICP
e-mail address: l_breese@ci.lompoc.ca.us

Associate Planner Dinah Perez-Lockhart
e-mail address: d_lockhart@ci.lompoc.ca.us

4. DR 07-01 – DEVELOPMENT PLAN REVIEW / LOM 570 – TENTATIVE SUBDIVISION MAP – BURTON RANCH SPECIFIC PLAN AREA

A request by Michael Towbes and Courtney Seepel representing The Towbes Group, for Planning Commission consideration of the following:

LOM 570 – A Tentative Subdivision Map requesting subdivision of an approximately 100.96 acre site to create 210 numbered lots and 19 open space lots or 229 parcels; and

DR 07-01 – A Development Plan/Architectural Review for the construction of 210 residential units in four (4) distinct neighborhood areas, with approximately 27.89 acres of common open space and 23.59 acres of public and private streets.

The proposed project site is approximately 100.96 acres of the total 149 acre Burton Ranch Specific Plan area. The site is located north of the intersection of Purisima Road and Harris Grade Road in the Burton Ranch Specific Plan (SP) Zoning District (Assessor Parcel Number: 97-250-05, -51, -62).

A Final Revised Environmental Impact Report (EIR 02-01) for the Burton Ranch Specific Plan (SCH # 2002091045) was prepared by Science Applications International Corporation (SAIC) in September 2005. The City Council adopted Resolution No. 5299 (06) certifying FEIR 02-01, making the required California Environmental Quality Act (CEQA) findings of fact and making the necessary statement of overriding considerations on February 7, 2006. Mitigation Measures were adopted as a part of the environmental process and will be incorporated into the project approval. The proposed project is consistent with the Burton Ranch Specific Plan adopted by Council Resolution No. 1519 (06), March 7, 2006. This project is exempt from further CEQA review pursuant to Government Code Section 65457.

Staff: Planning Manager Lucille T. Breese, AICP
e-mail address: l_breese@ci.lompoc.ca.us

Associate Planner Dinah Perez-Lockhart
e-mail address: d_lockhart@ci.lompoc.ca.us

NEW BUSINESS:

ORAL COMMUNICATIONS:

WRITTEN COMMUNICATIONS:

DIRECTOR/STAFF COMMUNICATIONS:

COMMISSION REQUESTS:

ADJOURNMENT:

Any person interested in an agenda item may contact the staff person noted above at the Planning Division 805/736-1261.

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 \$250.00. 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.

Arleen T. Pelster, AICP
Community Development Director/Secretary to the Planning Commission
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