



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

Wednesday, August 13, 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: July 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.)

1. [CUP 99-04 – CONDITIONAL USE PERMIT – Renewal Request](#)

A request by Amanda Moore, representing the Agape House Church, for Planning Commission consideration of a renewal of Conditional Use Permit (CUP 99-04). The renewal will allow continued church operation at 437 North H Street, to May 25, 2011 (Assessor's Parcel Number: 87-241-11). The church is located in the Central Business (C-2) Zoning District. This action is exempt pursuant to the California Environmental Quality Act (CEQA).

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

PUBLIC HEARING ITEMS:

1. [DR 08-04 – SIGN PROGRAM](#)

A request by Ian Bentley of JM Development, Inc., representing the property owner, for Planning Commission review and consideration of a Sign Program for the Crown Laurel Industrial Center. The proposed Sign Program consists of on-building tenant signage for the industrial center. The project is located at 1251 West Laurel Avenue (Assessor Parcel Number: 89-500-74). This action is exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

Staff: Planning Technician Morgen Benevedo
e-mail address: m_benevedo@ci.lompoc.ca.us

2. [GP-08-02 – GENERAL PLAN AMENDMENT / ZC 08-04 – ZONE CHANGE / CUP 08-05 – CONDITIONAL USE PERMIT / LOM 586-P – VESTING TENTATIVE PARCEL MAP](#)

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

- 1) [GP 08-02](#) - A General Plan Amendment to amend the land use designation for the site from *General Commercial* to *Office Commercial*;
- 2) [ZC 08-04](#) - A Zone Change to amend the City's Zoning Map designation from *Planned Commercial Development (PCD)* to *Commercial Office (CO)*;
- 3) [CUP 08-05](#) - A Conditional Use Permit for eighty (80) senior apartment units, 13,079 square feet of commercial office space, and 4,251 square feet of commercial retail, and/or restaurant space; and
- 4) [LOM 586-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 a 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 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). A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Staff: Principal Planner Keith Neubert
e-mail address: k_neubert@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 \$257.80. 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.

Supplemental materials related to an Agenda Item that were submitted to the Planning Commission after distribution of this Agenda packet are available for public inspection in the Lobby of City Hall at 100 Civic Center Plaza, Lompoc between 9:00 a.m. and 5:00 p.m. Monday through Friday.

Arleen T. Pelster, AICP
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