



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

**Monday, April 10, 2006 at 6:30 p.m.**  
**City Council Chambers, Lompoc City Hall**

**ROLL CALL:** Commissioner Ronald Fink  
Commissioner Judith Grames-Lyra  
Commissioner Ralph Harman  
Commissioner Jack Rodenhi  
Commissioner Ann Ruhge

**APPROVAL OF MINUTES:** March 13, 2006 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.)

**PUBLIC HEARING ITEMS:**

1. **LOM 559-P – TENTATIVE PARCEL MAP**

A request by Joe Lazaer, property owner, for Planning Commission consideration of a proposal to subdivide an approximately 41,000 square-foot parcel of land and the existing building into four (4) commercial parcels and common area. The property is located in the Planned Commercial Development (PCD) Zoning District at 209 West Central Avenue (Assessor Parcel Number 93-450-51). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Staff: Associate Planner, Keith C. Neubert  
e-mail address: k\_neubert@ci.lompoc.ca.us

2. **DR 05-28 – ARCHITECTURAL REVIEW**

A request by Jim Raggio representing the Lompoc Healthcare District for Planning Commission consideration of revised architecture for the proposed Lompoc Hospital (DR 05-28). The property is 8.1 acres in size and located on the north side of East Ocean Avenue between Seventh and Twelfth Streets. A portion of the site contains the existing City of Lompoc Community Center (Assessor Parcel Number: 99-140-24 and -28). An Environmental Impact Report (EIR 05-01) was certified for the construction project, review of the architecture is not a project under the California Environmental Quality Act (CEQA).

Staff: City Planner, Lucille T. Breese, AICP  
e-mail address: l\_breese@ci.lompoc.ca.us

3. **DR 05-40 – EN 0212A – DEVELOPMENT REVIEW**

Planning Commission consideration of a Master Plan Revision and Plant Upgrade for the City of Lompoc Regional Wastewater Reclamation Plan to meet discharge requirements of the Regional Water Quality Control Board. The project will provide redundancy and does not extend beyond the existing Wastewater Reclamation Plant boundaries. The property is located at 1801 West Central Avenue (Assessor Parcel Number: 93-040-40). A Mitigated Negative Declaration has been prepared for this project in accordance with the provisions of the California Environmental Quality Act (CEQA).

Staff: Senior Environmental Coordinator, Stacy L. Lawson  
e-mail address: s\_lawson@ci.lompoc.ca.us

4. **TA 06-02 – TEXT AMENDMENT**

Planning Commission consideration of a Text Amendment to the City's Zoning Ordinance to add Article 9B – MU - Mixed Use District. If adopted, the Ordinance will be effective Citywide on properties with the General Plan Land Use Designation of Mixed Use. A Negative Declaration has been prepared for this project in accordance with the California Environmental Quality Act (CEQA).

Staff: City Planner, Lucille T. Breese, AICP  
e-mail address: l\_breese@ci.lompoc.ca.us

**NEW BUSINESS:**

**ORAL COMMUNICATIONS:**

**WRITTEN COMMUNICATIONS:**

**DIRECTOR/STAFF COMMUNICATIONS:**

**COMMISSION REQUESTS:**

**ADJOURNMENT:**

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 \$35.10. Any person interested in an agenda item may contact the staff person noted above at the Planning Division 805/736-1261.

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

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