



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

Monday, May 8, 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: April 10, 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. **DR 05-28 – ARCHITECTURAL REVIEW**
Continued from April 10, 2006 Planning Commission Meeting

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

2. **ZONE CHANGE – ZC 06-02, PRELIMINARY/PRECISE DEVELOPMENT PLAN – DR 06-03, TENTATIVE SUBDIVISION MAP – LOM 560**

A request by Rebecca Gowing of R & R Investments, the property owner, for Planning Commission review and consideration of:

- 1) **ZC 06-02** – a Zone Change proposal to amend the City's Zoning Map designation for the site. The current Zoning Map designation for the site is *High Density Residential (R-3)*; the applicant is requesting a change to *High Density Residential, Planned Development (R-3, PD)* which would conform to the City's General Plan Designation for the site of *High Density Residential*;
- 3) **DR 04-35** – a Preliminary/Precise Development Plan for the construction of a 5-unit residential complex including on-site parking and landscaping; and
- 4) **LOM 544** – a Tentative Subdivision Map requesting subdivision of a 10,500 square-foot parcel of land to create five (5) residential parcels.

The property is located at the 410 North K Street (Assessor Parcel Number: 89-232-10). A Mitigated 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

3. **ZONE CHANGE – ZC 06-01, CONDITIONAL USE PERMIT – CUP 06-01**

A request by Peikert Group Architects representing Lompoc Housing & Community Development Corporation (LHCDC) for:

- 1) Conditional Use Permit (CUP 06-01) to allow construction and operation of Casa del Desarrollo, a single room occupancy (SRO) facility with 19 studio units, approximately 400 square feet in size, and a 1,080 square foot community room, including an office and restrooms for use by the residents. The proposed SRO will include on-site management of the facilities and oversight of the residents. All units will be targeted to single person households at or below 35% of Santa Barbara County medium income; and
- 2) Zone Change (ZC 06-01) to change the zone district from *Planned Commercial Development (PCD)* to *High Density Residential (R-3)* to be consistent with the City General Plan Land Use Designation of *High Density Residential*.

The project is located at 114 South K Street (Assessor Parcel Numbers 91-102-18 & -19).

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.

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