



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

**Monday, June 12, 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:** May 8, 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. CUP 96-10 – CONDITIONAL USE PERMIT RENEWAL**

A request by Dement Weaver, representing Lompoc Church of God In Christ, for Planning Commission consideration for renewal of Conditional Use Permit – CUP 96-10. The renewal will allow continued church operation at 333 North Second Street (Assessor Parcel Number 85-052-20) to October 14, 2008. The church is located in a *Commercial Industrial (CM)* Zoning District. This action is exempt from the California Environmental Quality Act (CEQA).

Staff: Assistant Planner Nathan Gilbert  
e-mail address: n\_gilbert@ci.lompoc.ca.us

**2. CUP 06-02 – CONDITIONAL USE PERMIT**

A request by Leigh Garcia, representing Familia De Dios Baptist Church, for Planning Commission consideration of a proposal for a Conditional Use Permit to allow operation of a church in an existing building located at 117 South J Street (Assessor Parcel Number 91-102-06), in the *Planned Commercial Development (PCD)* Zoning District. A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Staff: Assistant Planner Nathan Gilbert  
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**3. CUP 06-03 - CONDITIONAL USE PERMIT**

A request by Alan Grant, representing Starbuck-Lind Mortuary, for Planning Commission consideration of a proposal for a Conditional Use Permit to allow a caretaker's residence in an existing building located at 133 North A Street (Assessor Parcel Number 85-142-19), in the *Planned Commercial Development (PCD)* Zoning District. A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Staff: Assistant Planner Nathan Gilbert  
e-mail address: [n\\_gilbert@ci.lompoc.ca.us](mailto:n_gilbert@ci.lompoc.ca.us)

**4. CUP 06-04 – CONDITIONAL USE PERMIT**

A request by Maribel Espana, for Planning Commission review and consideration of a proposal to operate a market in the *Old Town Commercial (OTC)* Zoning District. The project is located in an existing building at 320 West Ocean Avenue (Assessor Parcel Number: 91-102-22). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Staff: Assistant Planner Nathan Gilbert  
e-mail address: [n\\_gilbert@ci.lompoc.ca.us](mailto:n_gilbert@ci.lompoc.ca.us)

**5. CHESTNUT CROSSING – MIXED USE INFILL DEVELOPMENT  
VESTING TENTATIVE SUBDIVISION MAP - LOM 552  
ZONE CHANGE – ZC 05-06 / DEVELOPMENT PLAN - DR 05-36**

The applicant is requesting review of a proposal to construct a mixed use project, including residential and commercial uses with landscaping and parking at the northern entry to the City Old Town Commercial District. The applicant is requesting consideration of:

- Zone Change (ZC 05-06) on the parcels fronting G Street currently zoned *Central Business District (C-2)* to *Mixed Use (MU)*;
- Parcel Map (LOM 556) for 34 residential condominium and 19 commercial condominium units; and
- Development Plan (DR 05-37) architecture and site plan for approximately 27,550 square feet of commercial space and 62,590 square feet of residential including parking and landscaping to support the proposed uses for the project.

The existing structures will be removed and replaced with nine (9) new buildings of two (2) and three (3) stories.

The project site is comprised of seven (7) assessor parcel numbers (APN), generally located on the south side of Chestnut Avenue at North H Street, locally identified as the old Lompoc Ford dealership, and has a total area of 80,595 square feet as identified below:

| Lot No | APN        | Address        | Area Sq. Ft. | General Plan        | Zoning |
|--------|------------|----------------|--------------|---------------------|--------|
| 1      | 085-081-01 | 239 North H St | 14,007       | Old Town Commercial | OTC    |
|        | 085-081-02 | 233 North H St |              | Old Town Commercial | OTC    |
| 2 - 5  | 085-082-15 | 234 North H St | 42,056       | Old Town Commercial | OTC    |
|        | 085-082-14 | 222 North H St |              | Old Town Commercial | OTC    |
| 6      | 085-082-03 | 231 North G St | 24,532       | Mixed Use           | C-2    |
|        | 085-082-04 | 227 North G St |              | Mixed Use           | C-2    |
|        | 085-082-05 | 223 North G St |              | Mixed Use           | C-2    |

A Mitigated Negative Declaration (SCH No. 2006031105) has been prepared for the project pursuant to the requirement of the California Environmental Quality Act (CEQA).

Staff: City Planner Lucille T. Breese, AICP  
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6. **COASTAL MEADOWS - 42-UNIT RESIDENTIAL INFILL DEVELOPMENT VESTING TENTATIVE SUBDIVISION MAP - LOM 557 /ZONE CHANGE – ZC 05-07 / PRELIMINARY/PRECISE DEVELOPMENT PLAN - DR 05-39**

A request from Carlos Yanez of Coastal Vision, Inc, the property owner, for Planning Commission consideration of:

- Vesting Tentative Subdivision Map – LOM 557, creating 42 residential parcels and common areas;
- Zone Change – ZC 05-07, the proposed site is zoned *Medium Density Residential (R-2)* and the proposed use is permitted in this zone, the applicant is requesting a change to *Medium Density, Planned Development (R-2, PD)* to allow relaxation of minor development standards for the project; and
- Preliminary/Precise Development Plan – DR 05-39, to construct a 42-unit residential infill project on approximately 3.09 acres. The proposal will create approximately 36,690 square feet of residential space, and 48,422 square feet of open space. The residential units are proposed in sixteen (16) clusters of two (2) and three (3) unit town homes each.

Adjacent wetlands to the west of the project will remain as open space. The proposed project is located at 1275 North V Street (Assessor Parcel Number: 93-070-36). A Mitigated Negative Declaration (SCH No. 2006031092) has been prepared for the project pursuant to the requirement of the California Environmental Quality Act (CEQA).

Staff: City Planner Lucille T. Breese, AICP  
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**7. TA 06-03 – TEXT AMENDMENT**

Planning Commission consideration of a Text Amendment to the City's Zoning Ordinance to amend Chapter 5, Section 8862 -- Non-Conforming Structures. The proposed Text Amendment will provide flexibility by allowing the Planning Commission to individually consider requests for Conditional Use Permits to allow deviation from certain development standards for existing uses where a previously developed property is being expanded and improved within the allowed zoning. If adopted, the Ordinance will be effective Citywide. 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  
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**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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