

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: JULY 10, 2006

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LUCILLE T. BREESE, AICP, CITY PLANNER
e-mail address: l_breese@ci.lompoc.ca.us

RE: 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.)

CONSENT AGENDA ITEM NO. 1

Planning Commission Annual Report for 2005/06

BACKGROUND:

Each year the Commission presents a report of the activity for the previous year to the City Council. The information catalogs the number of projects reviewed by the Commission at each hearing and the action that was taken. Also included is a discussion of projects that may be reviewed by the Commission in the upcoming year.

RECOMMENDATION:

Staff recommends that the Commission approve the attached report for submittal to the City Council.

ATTACHMENT

[Planning Commission 2005/06 Annual Report.](#)

Staff Report has been reviewed and approved for submission to the Planning Commission			
Arleen T. Pelster, AICP Community Development Director	Date	Lucille T. Breese, AICP City Planner	Date



***CITY OF LOMPOC
PLANNING COMMISSION
ANNUAL REPORT***

***FY JULY 1, 2005 TO
JUNE 30, 2006***

*Prepared for City Council
by Planning Commission and Planning Division Staff
June 2006*



Planning Commission Functions:

The Planning Commission has authority over planning and zoning matters as set forth by City Code and State law. The Planning Commission makes recommendations to the City Council regarding general plan amendments, zone changes, planned developments, and amendments to the Zoning and Subdivision Ordinances. The Commission may approve, conditionally approve, or deny applications for tentative subdivision maps, development plans, architectural plans, conditional use permits, and variances. The latter items are reviewed by the City Council only on appeal. The Commission also performs environmental review in accordance with the California Environmental Quality Act in conjunction with review of applications.

The Planning Commission works with the City Planning Division staff to identify methods to improve the development review process and clarify City Codes. The Commission also provides interpretation and policy guidance to the Planning staff to achieve fair, consistent application of zoning and architectural review ordinances.

Planning Commission Activities of FY 2005/2006:

During FY 2005/2006, the Planning Commission reviewed applications in the quantities set forth below:

Annexation/Pre-zoning: 1	General Plan Updates: 0
Appeals of City Planner Decision: 0	Home Use Permits: 0
Appeal of Commission Decision: 2	Lot Line Adjustments: 1
Architectural Reviews: 4	Requests for Interpretation: 0
Conditional Use Permits - New: 8	Sign Reviews: 1
Conditional Use Permits - Renewal: 3	Specific Plans: 1
Conditional Use Permits - Amend: 1	Tentative Parcel Maps: 5
Development Plans - Modifications: 3	Tentative Subdivision Maps: 1
Development Plans - New: 16	Vesting Tentative Subdivision Maps: 3
Environmental Impact Reports: 3	Vesting Tentative Subdivision Maps - Modifications: 1
Environmental Review: 1	Text Amendments: 3
General Plan Amendments: 3	Zone Changes: 9

During FY 2005/2006, the Planning Commission reviewed 70 applications. A summary of the Planning Commission's agenda items begins on page 6.

[REDACTED]

Major projects reviewed during FY 2005/2006 include:

- Environmental Impact Report, General Plan Amendment, Zone Change, Vesting Tentative Subdivision Map, and Preliminary Plan Review for the River Terrace Development at Laurel Avenue and Twelfth Street;
- Development Plan review for a medical office building at Central Avenue and L Street;
- General Plan Amendment, Zone Change, Preliminary/Precise Development Plan, Tentative Subdivision Map for the Crown Laurel Residential/Industrial Development at Laurel Avenue and V Street;
- Development Plan for a mixed use project in the Old Town at H Street & Ocean Avenue;
- Environmental Impact Report, General Plan Amendment, Zone Change, Annexation, Specific Plan, Development and Annexation Agreement for the Burton Ranch Development at the intersection of State Highway 1 and Harris Grade Road;
- Environmental Impact Report and Development Plan Review for the Lompoc Hospital at Ocean Avenue and Seventh Street;
- Parcel Map, Zone Change, and Development Plan for the Chestnut Crossing Mixed Use Development in the Old Town at the intersection of H Street and Chestnut Avenue;
- Vesting Tentative Subdivision Map, Zone Change and Preliminary/Precise Development Plan for the Coastal Meadows infill residential project at 1275 North V Street; and
- Consideration of Zoning Ordinance Text Amendments to:
 - 1) establish a Cultural Resources Overlay District;
 - 2) add Mixed Use District Development Standards; and
 - 3) amend Non Conforming Structures to allow CUP for existing uses.



During FY 2005/2006, the following Planning Commission’s decisions were appealed to the City Council:

<p>On June 21, 2005, the City Council considered an appeal by J. R. Barto regarding Conditions of Approval for Development Plan (DR 04-12) at 300 North G Street (Assessor Parcel No. 85-022-02).</p>	<p>The applicant requested removal of Condition of Approval P-39 requiring removal of the barbed wire on an existing fence.</p> <p>Council upheld the appeal and directed staff to change Condition of Approval P-39 requiring removal of the barbed wire on an existing fence.</p>
<p>On August 2, 2005, the City Council considered an appeal by Kimberley Kranz, regarding the Conditions of Approval for Conditional Use Permit – CUP 05-03 allowing operation of a Child Care Center at 115 East Hickory Avenue (Assessor Parcel Number: 85-202-08).</p>	<p>The applicant Requested a Modification of Condition of Approval P-18, Requiring a Reciprocal Parking and Access Agreement within 300 feet of the Subject Parcel or to Provide the Correct Number of Parking Spaces on Site.</p> <p>Council denied the appeal.</p>
<p>On May 16, 2006, the City Council considered an appeal by Frank Thompson, representing Santa Barbara Housing Assistance Corporation, regarding the Commission determination denying a request for a Conditional Use Permit. The CUP would have allowed</p>	<p>The applicant requested approval of the CUP to allow operation of a community counseling and advocacy office including a 39 unit independent living facility for mentally disabled individuals and other low-income persons at 513 North G Street</p> <p>Council upheld the appeal and returned the CUP to the Commission for review of the Conditions of Approval.</p>

During FY 2005/2006, the Commission held special meetings:

- July 25, 2006 to review a request by Coastal Vision for the River Terrace Development Project and make recommendations to the City Council
- August 29, 2006 to review a Text Amendment (TA 05-01) to *Zoning Ordinance, Chapter 3, Article 1, Sign Regulations.*



Anticipated Activities for FY 2006/2007:

The Planning Commission anticipates:

- Review of a Subdivision Map, Zone Change, and Development Plan for a 60 unit Multi-family development at Ocean Avenue and U Street;
- Review of a Subdivision Map, Zone Change, and Development Plan for a 14 unit Multi-family development at Ocean Avenue and R Street;
- Review of Tentative Subdivision Map and Development Plans for the Burton Ranch Specific Plan project at Highway 1 and Harris Grade Road;
- Review of a Condominium Map and Development Plan for a 20 unit residential development at 1200 East Ocean Avenue;
- Review of a Condominium Map and Development Plan for a 40-Unit condominium development at 1416 East Walnut Avenue;
- Review of a Development Plan for the Lompoc Theater in the 100 block of North H Street;
- Review of the Bailey Wetlands Management Plan;
- Review and recommendation to Council of the update of the City Zoning Map for consistency with the General Plan Land Use Designations;
- Review of the Bailey Avenue Corridor Specific Plan and Environmental Impact Report;
- Review of an Annexation Request for approximately 804 acres of property, known as Purisima Hills, located approximately three (3) miles north of the existing City Limits, Sphere of Influence, and General Plan Urban Limit Line, north of Vandenberg Village, and west of Harris Grade Road; and
- Consideration of Zoning Ordinance Text Amendments to:
 - 1) Establish an Historic Resource District/Ordinance;
 - 2) Establish standards for Medical Marijuana Ordinance; and
 - 3) Review the Housing In-lieu Fee Ordinance.



Summary of Planning Commission Agenda Items:

July 11, 2005

ZC 05-02 – ZONE CHANGE – Consideration of a request by Euell and Linda Ryles, the property owners, of a proposal to amend the City's Zoning Map designation from *Commercial Office (C-O)* to *Medium Density Residential (R-2)* at 200 East College Avenue (Assessor Parcel Number: 87-193-01).

The Commission voted to recommend Council approval by a voice vote of 5-0.

LOM 548-P – TENTATIVE PARCEL MAP – Consideration of a request by John Dugas, the property owner, to subdivide an approximately 17,152 square-foot parcel of land into two (2) parcels at 521 South I Street (Assessor Parcel Number: 91-203-22).

The Commission voted to approve LOM 548-P by a voice vote of 5-0.

CUP 05-05 – CONDITIONAL USE PERMIT – Consideration of a request by Pastor Ruben L. Tamayo, representing Victory Outreach Lompoc, for a Conditional Use Permit to allow operation of a church in an existing building at 1641 West Central Avenue (Assessor Parcel Number 93-500-02).

The Commission voted to approve CUP 05-05 by a voice vote of 5-0.

DR 02-07 – MINOR MODIFICATIONS TO A PRELIMINARY/PRECISE DEVELOPMENT PLAN – Consideration of a request by Susan Ehrlich of the Lompoc Housing & Community Development Corporation for minor modifications to a Preliminary/Precise Development Plan (DR 02-07) for a 35-unit apartment complex proposed at the northeast corner of College Avenue and North G Street (Assessor Parcel Numbers: 87-132-01, 04).

The Commission voted to approve DR 02-07 by a voice vote of 5-0.

CUP 05-04 – CONDITIONAL USE PERMIT – Consideration of a request by Gary Mead, the applicant, for a Conditional Use Permit to operate an arcade inside the Mi Amore Pizza Restaurant at 1321 North H Street, Suite M (Assessor Parcel Number: 89-490-03).

The Commission voted to approve CUP 05-04 by a voice vote of 5-0.

NUMBER OF PEOPLE IN ATTENDANCE: 27

July 25, 2005

**RIVER TERRACE DEVELOPMENT PROJECT–
ENVIRONMENTAL IMPACT REPORT – EIR 04-01 / GENERAL PLAN AMENDMENT –
GP 04-01 / ZONE CHANGE – ZC 04-01 / VESTING TENTATIVE SUBDIVISION MAP
LOM 533 / PRELIMINARY PLAN REVIEW -- DR 04-03**

– Consideration of a request by Carlos Yanez, representing Coastal Vision Inc., for the proposal located on an approximately 26.22-acre property immediately north of the intersection of East Laurel Avenue and Twelfth Street (Assessor Parcel Number 91-140-21).

- EIR 04-01 – The Final Environmental Impact Report (EIR) prepared by Impact Sciences and circulated through the State Clearinghouse (SCH No. 2004061107) pursuant to the requirements of the California Environmental Quality Act (CEQA);
- GP 04-01 – A General Plan Amendment to amend the land use designation for the site from *Low-Density Residential* and *Open Space* to *Medium Density Residential* on 23.95 acres and *General Commercial* on 2.03 acres;
- ZC 04-01 – A Zone Change to amend the City's Zoning Map designation for the parcel from *Single Family Residential (7-R-1)* and *Open Space (OS)* to *Medium Density Residential, Planned Development (R-2, PD)* on 23.95 acres and *Planned Commercial Development (PCD)* on 2.03 acres.
- DR 04-03 – A Preliminary/Precise Development Plan for conceptual design of the structures, site plan, parking, and landscaping. The proposed housing product types include patio homes, townhomes, and condominium units with a community recreation center, internal circulation, amenities, landscaping and parking.
- LOM 533 – A Tentative Vesting Subdivision Map requesting subdivision into 146 parcels for residential and commercial development.

The Commission voted to recommend that the City Council certify the Final Environmental Impact Report (FEIR 04-01) and adopt the CEQA Findings of Fact and Statement of Overriding Considerations by a roll-call vote of 4-0-1 with Commissioner Ruhge absent.

The Commission voted to recommend that the City Council adopt the General Plan Amendment (GP 04-01), Zone Change (ZC 04-01), Preliminary/Precise Development Plan (DR 04-03), and Vesting Tentative Subdivision Map (LOM 533) by a roll call vote of 3-1-1, with Commissioner Grames-Lyra voting no and Commissioner Ruhge absent.

NUMBER OF PEOPLE IN ATTENDANCE: 21



August 8, 2005

DR 05-21 - DEVELOPMENT REVIEW – Consideration of a request by Maurice Refoua, the property owner, for review of a Sign Program for the shopping center at 1009 North H Street (Assessor Parcel Number: 89-011-36).

The Commission voted to continue this item for 30 days by a roll call vote of 5-0

DR 05-19 – ARCHITECTURAL REVIEW – Consideration of a request by Marlene Miller, representing Centex Homes, for architectural treatment for the single-family subdivision approved by the Seabreeze Estates Vesting Tentative Subdivision Map LOM 508 and Preliminary/Precise Development Plan DR 01-02. The project has been renamed The Gardens at Briar Creek and is located north of the extension of North Avenue, south of the Bailey Avenue Wetlands and east of Bailey Avenue (Assessor Parcel Number: 93-070-63).

The Commission voted to approve DR 05-19 by a roll call vote of 4-1, with Commissioner Harman voting no.

DR 04-03 – PRELIMINARY/PRECISE DEVELOPMENT PLAN – Consideration of a request from Carlos Yanez, representing Coastal Vision Inc., for the two (2) retail/commercial buildings for the River Terrace Development project located immediately north of the intersection of East Laurel Avenue and Twelfth Street (Assessor Parcel Number 91-141-21).

The Commission voted to approve DR 04-03 by a vote of 5-0.

TEXT AMENDMENT TA 05-03 / ENVIRONMENTAL REVIEW ER 05-09 – Consideration of a Text Amendment and Zoning Map Amendment to: 1) establish a Cultural Resources Overlay District to identify special development requirements on properties of high archeological sensitivity, as shown on the Archeological Sensitivity Zones map in the City's General Plan, Resource Management Element; 2) codify standard requirements in case of accidental discovery of cultural artifacts; and 3) add provisions for protection of identified cultural resources within the City. The proposed Map Amendment would apply to properties south of Olive Avenue and its extension to the East and West, within City Limits.

The Commission voted to continue TA 05-03 for 90 days by a roll call vote of 5-0.

NUMBER OF PEOPLE IN ATTENDANCE: 31



September 12, 2005

DR 05-21 - DEVELOPMENT REVIEW – CONTINUED FROM AUGUST 8, 2005 – Consideration of a request by Maurice Refoua, the property owner, for review of a Sign Program for the shopping center at 1009 North H Street (Assessor Parcel Number: 89-011-36).

The Commission voted to approve DR 05-21 by a roll call vote of 4-1, with Commissioner Ruhge voting no.

LOM 550 – VESTING TENTATIVE SUBDIVISION MAP – Consideration of a request by Don Barber of Barber Builders Inc., for a Vesting Tentative Subdivision Map that would subdivide an existing approximately 3.31 acre parcel into 8 residential parcels and common area located at the southeast corner of North Avenue and V Street (Assessor Parcel Number: 89-040-28).

The Commission voted to approve LOM 550 by a voice vote of 5-0.

NUMBER OF PEOPLE IN ATTENDANCE: 21

October 10, 2005

CUP 99-04 – CONDITIONAL USE PERMIT RENEWAL – Consideration of a request by Michael and Amanda Moore, representing the Agape House, for a renewal and expansion of scope for Conditional Use Permit – CUP 99-04 for a church located at 433 and 437 North H Street (Assessor Parcel Number 87-241-11).

The Commission voted to approve CUP 99-04 by a voice vote of 5-0.

LOM 551-P – TENTATIVE PARCEL MAP – Consideration of a request by Joyce Hudson, the property owner, for review of a proposal to subdivide a parcel of land into two (2) parcels at 219 East Ocean Avenue (Assessor Parcel Number 85-123-08).

The Commission voted to approve LOM 551-P by a voice vote of 4-1-0, with Commissioner Rodenhi abstaining.

DR 05-14 – DEVELOPMENT PLAN REVIEW – Consideration of a request by Franziska M. Shepard, the property owner, to construct a medical office building at the northeast corner of Central Avenue and L Street (Assessor Parcel Number: 93-450-49).

The Commission voted to approve DR 05-14 by a voice vote of 5-0.

[REDACTED]

GP 04-05 – GENERAL PLAN AMENDMENT / ZC 04-07 – ZONE CHANGE / DR 04-35 – PRELIMINARY/PRECISE DEVELOPMENT PLAN, LOM 544 – VESTING TENTATIVE SUBDIVISION MAP – Consideration of a request by Matt Woodruff, representing JM Development Inc., for the proposal located on an eleven-acre property at the northeast corner of Laurel Avenue and V Street (Assessor Parcel Number 89-200-29).

- GP 04-05 – A General Plan Amendment to amend the land use designation for the site from General Industrial to Medium Density Residential on 9.53 acres and Light Industrial on 1.36 acres;
- ZC 04-07 – A Zone Change to amend the City's Zoning Map designation from *Commercial Industrial (CM)* to *Medium Density Residential, Planned Development (R-2, PD)* on 9.53 acres and *Planned Manufacturing (PM)* on 1.36 acres;
- DR 04-35 – A Preliminary/Precise Development Plan for seventy-three (73) single family detached residences and an approximately 23,000 square-foot industrial condominium building;
- LOM 544 – A Tentative Subdivision Map requesting subdivision into seventy-three (73) residential parcels and one (1) commercial parcel; and

The Commission voted to recommend that the City Council certify the Mitigated Negative Declaration and adopt the General Plan Amendment (GP 04-05), Zone Change (ZC 04-07), Preliminary/Precise Development Plan (DR 04-35) and Tentative Subdivision Map (LOM 544) by a voice vote of 5-0.

DR 05-18 – DEVELOPMENT PLAN REVIEW – Consideration of a request by Sue Erlich representing Lompoc Housing Community Development Corporation (LHCDC), to construct a mixed-use project in the Old Town at the northeast corner of H Street and Ocean Avenue (Assessor Parcel Number: 85-122-22).

The Commission voted to certify the Mitigated Negative Declaration and adopt DR 05-18 by a voice vote of 5-0.

DR 05-27 DEVELOPMENT/ARCHITECTURAL REVIEW – Consideration of a request submitted by Cindy McCall, City of Lompoc Parks & Urban Forestry Manager, for development a City Park in the Old Town at 119 South H Street. (Assessor Parcel Number: 85-161-10 and -11).

The Commission voted to adopt DR 05-27 by a voice vote of 5-0.

NUMBER OF PEOPLE IN ATTENDANCE: 45

[REDACTED]

November 14, 2005

TEXT AMENDMENT TA 05-03 / ENVIRONMENTAL REVIEW ER 05-09 -- Continued from August 8, 2005 – Consideration of a Text Amendment and Zoning Map Amendment to: 1) establish a Cultural Resources Overlay District to identify special development requirements on properties of high archeological sensitivity, as shown on the Archeological Sensitivity Zones map in the City's General Plan, Resource Management Element; 2) codify standard requirements in case of accidental discovery of cultural artifacts; and 3) add provisions for protection of identified cultural resources within the City. The proposed Map Amendment would apply to properties south of Olive Avenue and its extension to the East and West, within City Limits.

The Commission voted to continue TA 05-03 to January 9, 2006 by a voice vote of 5-0.

LOM 547-P – TENTATIVE PARCEL MAP, DR 05-15 – PRELIMINARY DEVELOPMENT PLAN – Consideration of a request by Mark Gowing of Gowing Leasing Company, for a proposal to subdivide two (2) existing approximately 3.75-acre parcels into four (4) parcels. The proposal includes a conceptual development plan for the newly created parcels at the northeast corner of Central Avenue and Barton Avenue (Assessor Parcel Numbers: 93-450-47, 48).

The Commission voted to certify the Negative Declaration and pprovet LOM 547-P and DR 05-15 by a voice vote of 5-0.

DR 05-33 – DEVELOPMENT PLAN REVIEW – Consideration of a request by Theron Smith representing Drive In Recycling, to operate a recycling center at 1002 North H Street (Assessor Parcel Number: 87-011-13).

The Commission voted to approve DR 05-33 by a voice vote of 5-0.

DR 05-22 – DEVELOPMENT PLAN REVIEW – Consideration of a request by Tommy Diep representing China King Restaurant, for a Development Plan to incorporate a storage unit into the building design at the rear of the business at 1037 North H Street (Assessor Parcel Number: 89-011-22).

The Commission voted to approve DR 05-22 by a roll call vote of 3-2, with Commissioners Harman and Rodenhi voting no.

[REDACTED]

DR 05-17 – DEVELOPMENT PLAN REVIEW – Consideration of a request by Paul Poirier, the project representative, to renovate and expand an existing commercial building at the southwest corner of Walnut Street and I Avenue (Assessor Parcel Number: 91-083-02).

The Commission voted to approve DR 05-17 by a voice vote of 5-0.

ZC 05-05 – ZONE CHANGE, DR 05-31 – DEVELOPMENT PLAN REVIEW – Consideration of a request by John Wolberg, the project representative, for review of a proposal located at 521 West Ocean Avenue (Assessor Parcel Number: 91-073-15):

- ZC 05-05 – a Zone Change proposal to amend the City's Zoning Map designation from *Planned Commercial Development (PCD)* to *High Density Residential (R-3)* for the project site and the adjacent parcel (Assessor Parcel Numbers: 91-073-15 and 91-073-18).
- DR 05-31 – a Development Plan for the construction of an 8-unit apartment complex including on-site parking and landscaping.

The Commission voted to recommend that the City Council approve the Zone Change (ZC 05-05) by a voice vote of 4-0-1, with Commissioner Grames-Lyra abstaining.

The Commission voted to continue consideration of DR 05-31 by a voice vote of 4-0-1, with Commissioner Grames-Lyra abstaining.

DR 05-37 – ARCHITECTURAL REVIEW – Consideration of a request by Dennis Headricks, representing the Lompoc Historical Society, to perform work on Designated City Landmark No. 4 the Fabing-McKay-Spanne House at 207 North L Street (Assessor Parcel Numbers: 91-053-07).

The Commission voted to approve DR 05-37 by a voice vote of 4-0-1, with Commissioner Grames-Lyra abstaining.

NUMBER OF PEOPLE IN ATTENDANCE: 35


December 12, 2005

DR 05-20 – DEVELOPMENT PLAN REVIEW – Consideration of a request by Vivek Harris of Ravatt Albrecht & Associates, representing Community Bank of Lompoc, for the construction of a bank with parking and landscaping at 621 West Central Avenue in the Wal-Mart/Lompoc Corners Shopping Center (Assessor Parcel Number: 93-450-45).

The Commission voted to continue DR 05-20 by a roll call vote of 4-1, with Commissioner Ruhge voting no.

**BURTON RANCH SPECIFIC PLAN –
REVISED FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) - EIR 02-01 /– GENERAL
PLAN AMENDMENT - GP 02-01/ PREZONING REQUEST - ZC 02-01 / APPLICATION
TO LAFCO - ANNEXATION NO. 70 / BURTON RANCH SPECIFIC PLAN SP 04-01 /
DEVELOPMENT AND ANNEXATION AGREEMENT - DR 05-35** – Consideration of a request by Martin-Farrell Homes, Inc. and The Towbes Group, Inc. for an approximately 149 acre project located within the County of Santa Barbara, north of the city of Lompoc, situated between State Highway 1 to the west and south, Harris Grade Road to the east, and the Burton Mesa Ecological Preserve to the north.

- 1) EIR 02-01 – Revised Final Environmental Impact Report (FEIR), including the Burton Ranch Specific Plan Revised Final Environmental Impact Report EIR 02-01 List of Revisions, (Revised FEIR), prepared for the project described herein affecting 149-acres of property by Science Applications International Corporation (SAIC) and circulated through the State Clearinghouse (SCH No. 2002091045) pursuant to the requirements of the California Environmental Quality Act;
- 2) GP 02-01 – General Plan Amendment
 - a. To add two Land Use Designations to the City of Lompoc General Plan Land Use Element, Land Use Development Standards table, and to rename the existing Land Use Designation:
 - 1) Low Density Residential, maximum 2.5 dwelling units per acre (LDR – 2.5)
 - 2) Low Density Residential, maximum 4.6 dwelling units per acre (LDR – 4.6)
 - 3) Low Density Residential, maximum 6.2 dwelling units per acre (LDR – 6.2)
 - b. To amend the City of Lompoc Land Use Element Map designations on 100 acres of the site from Low Density Residential to Low Density Residential, maximum 2.5 dwelling units per acre (LDR-2.5) (Assessor Parcel Numbers 97-250-005, -050, -051, -062);

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- c. To amend the City of Lompoc Land Use Element Map designations on 49 acres of the site from Low Density Residential to Low Density Residential, maximum 4.6 dwelling units per acre (LDR-4.6) (Assessor Parcel Numbers 97-250-002, -006, -013, -039, -040, -069, -070); and
 - d. To amend the City of Lompoc Land Use Element Map Sphere of Influence and Urban Limit Line to include the subject parcels;
- 3) ZC 02-01 – PREZONING REQUEST
 - a. To add Title 2 Chapter 2, Article 16 Specific Plan, Section 8750 et al to the City of Lompoc City Code, Specific Plan (SP); and
 - b. To pre-zone the 149-acre project area to the Specific Plan (SP) zoning district;
 - 4) ANNEXATION NO. 70 – An application for the incorporation of the 149-acres of the Burton Ranch Specific Plan (formerly the Wye Specific Plan) area into the City of Lompoc City Limit line. The area is currently outside the City Urban Limit Line and Sphere of Influence and a change to this status must be processed through the Local Agency Formation Commission (LAFCO). The action would include removal of the project area from the Santa Barbara Fire Protection District and annexation into the Mission Hills Community Services District;
 - 5) SP 04-01 – Adoption of the Burton Ranch Specific Plan (formerly called the Wye Specific Plan) which is designed to regulate future development of the 149-acre area;
 - 6) DR 05-35 – Development And Annexation Agreement – review and execute a Development and Annexation Agreement to vest the Specific Plan in the event the property or portions of the property are sold, adopt a Maintenance Annuity Fee to supplement City services, and freeze development impact fees for five years.

The Commission voted to recommend that the City Council certify the Revised Final Environmental Impact Report (FEIR 02-01) including the Burton Ranch Specific Plan Revised Final Environmental Impact Report EIR 02-01 List of Revisions as shown in Exhibit A of the Resolution and the minor revision therein by a roll-call vote of 5-0.

The Commission voted to recommend that the City Council adopt CEQA findings and a Statement of Overriding Considerations for the significant impacts identified in the Revised Final Environmental Impact Report (Revised FEIR 02-01) by a roll-call vote of 4-1, with Commissioner Harman voting no.

[REDACTED]

The Commission voted to recommend that the City Council approve the General Plan Amendment (GP 02-01), Specific Plan (SP 04-01), and Zone Change (ZC 02-01) by a roll-call vote of 5-0.

The Commission voted to recommend that the City Council initiate proceedings for the requested annexation ANNEX NO. 70 and approve the Development and Annexation Agreement DR 05-35 by a roll-call vote of 4-1, with Commissioner Harman voting no.

NUMBER OF PEOPLE IN ATTENDANCE: 26

January 9, 2006

TEXT AMENDMENT TA 05-03 / ENVIRONMENTAL REVIEW ER 05-09 – Continued from November 14, 2005 – Consideration of a Text Amendment and Zoning Map Amendment to: 1) establish a Cultural Resources Overlay District to identify special development requirements on properties of high archeological sensitivity, as shown on the Archeological Sensitivity Zones map in the City's General Plan, Resource Management Element; 2) codify standard requirements in case of accidental discovery of cultural artifacts; and 3) add provisions for protection of identified cultural resources within the City. The proposed Map Amendment would apply to properties south of Olive Avenue and its extension to the East and West, within City Limits.

The Commission voted to recommend that the City Council approve TA 05-03 / ER 05-09 by a roll call vote of 4-0-1, with Commissioner Rodenhi absent.

DR 05-31 – DEVELOPMENT PLAN REVIEW CONTINUED FROM NOVEMBER 14, 2005 – Consideration of a request by John Wolberg, the project representative, for the construction of an 8-unit apartment complex including on-site parking and landscaping at 521 West Ocean Avenue (Assessor Parcel Number: 91-073-15).

The Commission voted to approve DR 05-31 by a voice vote of 3-0-1, with Commissioner Grames-Lyra abstaining and Commissioner Rodenhi absent.

DR 05-20 – DEVELOPMENT PLAN REVIEW -- Continued from December 12, 2005 – Consideration of a request by Vivek Harris of Ravatt Albrecht & Associates, representing Community Bank of Lompoc, for the construction of a bank with parking and landscaping at 621 West Central Avenue in the Wal-Mart / Lompoc Corners Shopping Center (Assessor Parcel Number: 93-450-45).

The Commission voted to approve DR 05-20 by a voice vote of 4-0-1, with Commissioner Rodenhi absent.



LOM 556-P – TENTATIVE PARCEL MAP – Consideration of a request by Paul Patel, the applicant, to subdivide an approximately 78,019 square-foot parcel of land into two (2) parcels at 1415 East Ocean Avenue (Assessor Parcel Number: 85-150-53).

The Commission voted to approve LOM 556-P by a voice vote of 4-0-1, with Commissioner Rodenhi absent.

LOM 553 – LOT LINE ADJUSTMENT – Consideration of a request by the City of Lompoc Engineering Division, for a Lot Line Adjustment to reconfigure the size and dimensions of two (2) existing parcels for the property located at, and adjacent to, 300 Somerset Place (Assessor Parcel Numbers: 85-421-36, 85-433-12, 85-433-22).

The Commission voted to approve LOM 553-P by a voice vote of 4-0-1, with Commissioner Rodenhi absent.

DR 03-17 – PRELIMINARY / PRECISE DEVELOPMENT PLAN – Consideration of a request by Susan Ehrlich, of the Lompoc Housing & Community Development Corporation (LHCDC), for minor modifications to a previously approved Preliminary/Precise Development Plan (DR 03-17) for a 5-unit condominium complex proposed at 516 North T Street (Assessor Parcel Number: 89-161-12).

The Commission voted to approve DR 03-17 by a voice vote of 4-0-1, with Commissioner Rodenhi absent.

LOM 472 – LA PURISIMA HIGHLANDS MITIGATION MEASURES – Consideration of a request by Pleinaire Design Group, representing Granite Homes the builder of La Purisima Highlands, for determination that a certain mitigation measure imposed by the Environmental Impact Report (EIR 93-02), approved by the City in 1992, be deemed infeasible. The mitigation measure requires installation of native plantings on the perimeter slopes, which has failed. The developer requested that the approved planting palette be expanded to allow non-native plants of a similar appearance.

The Commission voted to approve the modified mitigation measure by a voice vote of 4-0-1, with Commissioner Rodenhi absent.

NUMBER OF PEOPLE IN ATTENDANCE: 39

February 13, 2006

LOM 508, DR 01-02 – MINOR MODIFICATIONS TO A VESTING TENTATIVE SUBDIVISION MAP / PRELIMINARY/PRECISE DEVELOPMENT PLAN – Consideration of a request by Robert Montoya of Centex Homes, for review of minor modifications to a previously approved residential project located on an approximately 40-acre parcel north of the extension of North Avenue, south of the Bailey Avenue Wetlands and east of Bailey Avenue (Assessor Parcel Number: 93-070-63).

The Commission voted to approve LOM 508 and DR 01-02 by a voice vote of 4-1, with Commissioner Harman voting no.


EIR 05-01 – ENVIRONMENTAL IMPACT REPORT (SCH NO. 2005091096) DR 05-28 – DEVELOPMENT REVIEW PERMIT (SITE PLAN AND ARCHITECTURE) - Consideration of a request by James Raggio representing the Lompoc Healthcare District for consideration of:

- EIR 05-01 – Certification of the Final Environmental Impact Report (EIR) which was prepared for the project by Impact Sciences and circulated through the State Clearinghouse (SCH No. 2005091096) pursuant to the requirements of the California Environmental Quality Act (CEQA); and
- DR 05-28 – a Development Review Permit (site plan and architecture) for construction of a 111,000 square foot hospital. The 60 bed facility is proposed as a replacement for the existing hospital facility. Parking and landscaping are included as part of the project.

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).

The Commission voted to certify the Environmental Impact Report (EIR 05-01) and adopt CEQA Findings and a Statement of Overriding Considerations for the significant impacts identified in the Final EIR (EIR 05-01) by a roll-call vote of 5-0.

The Commission voted to approve DR 05-28 by a roll-call vote of 4-1, with Commissioner Harman voting no.



CUP 96-01 – CONDITIONAL USE PERMIT AMENDMENT – Consideration of a request by John Anton of Anton and Associate Architects, representing the Faithful Apostolic Church, to expand an existing church building located at 127 North O Street (Assessor Parcel Number 91-040-18).

The Commission voted to approve CUP 96-01 by a roll call vote of 5-0.

NUMBER OF PEOPLE IN ATTENDANCE: 27

March 13, 2006

CUP 02-04 – CONDITIONAL USE PERMIT RENEWAL – Consideration of a request by Elaine Webster, representing Are You Ready? Ministries, for a renewal of Conditional Use Permit – CUP 02-04 to allow continued church operation at 312 North 9th Street, Unit A (Assessor Parcel Number 99-520-11).

The Commission voted to approve CUP 02-04 by a voice vote of 5-0.

CUP 05-07 – CONDITIONAL USE PERMIT – Consideration of a request by Calvin Tucker, representing New Life Ministries, for a Conditional Use Permit to allow operation of a church in an existing building located at 336 North G Street (Assessor Parcel Number 85-022-03).

The Commission voted to approve CUP 05-07 by a voice vote of 5-0.

DR 04-13 – MINOR MODIFICATIONS TO A DEVELOPMENT PLAN – Consideration of a request by Francisco Sanchez or Sanchez Property, LLC, the property owner, for consideration of minor modifications to a previously approved Development Plan for improvements to the La Chiquita shopping center at 801-905 West Laurel Avenue (Assessor Parcel Numbers: 89-213-13, 14, 15, 26).

The Commission voted to approve DR 04-13 by a roll call vote of 4-1, with Commissioner Grames-Lyra voting no.

[REDACTED]

CUP 05-06 – CONDITIONAL USE PERMIT – Consideration of a request by Frank Thompson, representing the Santa Barbara Housing Assistance Corporation, for a Conditional Use Permit to allow operation of a community counseling and advocacy office including a 39 unit independent living facility for mentally disabled individuals and other low income persons at 513 North G Street (Assessor Parcel Number 87-192-19 & -20).

The Commission voted to deny CUP 05-06 by a roll call vote of 3-2, with Commissioner Grames-Lyra and Commissioner Ruhge voting no.

NUMBER OF PEOPLE IN ATTENDANCE: 22

April 10, 2006

LOM 559-P – TENTATIVE PARCEL MAP – Consideration of a request by Joe Lazaer, the property owner, to subdivide an approximately 41,000 square-foot parcel of land and the existing building into four (4) commercial parcels and common area at 209 West Central Avenue (Assessor Parcel Number 93-450-51).

The Commission voted to approve LOM 559-P by a voice vote of 5-0.

DR 05-28 – ARCHITECTURAL REVIEW – Consideration of revised architecture for the proposed Lompoc Hospital (DR 05-28) located on the north side of East Ocean Avenue between Seventh and Twelfth Streets (Assessor Parcel Number: 99-140-24 and -28).

The Commission voted to continue the agenda item for 30 days by a roll call vote of 4-1, with Commissioner Harman voting no.

DR 05-40 – EN 0212A – DEVELOPMENT REVIEW – Consideration of a Master Plan Revision and Plant Upgrade for the City of Lompoc Regional Wastewater Reclamation Plant at 1801 West Central Avenue (Assessor Parcel Number: 93-040-40).

The Commission voted to approve DR 05-40 by a voice vote of 5-0.

TA 06-02 – TEXT AMENDMENT – Consideration of a Text Amendment to the City's Zoning Ordinance to add Article 9B – MU - Mixed Use District. The Ordinance will be effective Citywide on properties with the General Plan Land Use Designation of Mixed Use.

The Commission voted to recommend that the City Council certify the Negative Declaration and approve TA 06-02 by a roll call vote of 5-0.

NUMBER OF PEOPLE IN ATTENDANCE: 11

May 8, 2006

DR 05-28 – ARCHITECTURAL REVIEW CONTINUED FROM APRIL 10, 2006 –
Consideration of revised architecture for the proposed Lompoc Hospital (DR 05-28) located on the north side of East Ocean Avenue between Seventh and Twelfth Streets (Assessor Parcel Number: 99-140-24 and -28).

The Commission voted to approve DR 05-28 by a voice vote of 5-0.

ZONE CHANGE – ZC 06-02, PRELIMINARY/PRECISE DEVELOPMENT PLAN – DR 06 03, TENTATIVE SUBDIVISION MAP – LOM 560 - Consideration of a request by Rebecca Gowing of R & R Investments, the property owner, for the property located at the 410 North K Street (Assessor Parcel Number: 89-232-10).

- 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*;
- DR 06-03 – a Preliminary/Precise Development Plan for the construction of a 5-unit residential complex including on-site parking and landscaping; and
- LOM 560 – a Tentative Subdivision Map requesting subdivision of a 10,500 square-foot parcel of land to create five (5) residential parcels.

The Commission voted to certify the Negative Declaration and approve the Tentative Subdivision Map and recommended that the City Council certify the Negative Declaration and approve the proposed Zone Change to High Density Residential, Planned Development (R-3, PD.), and approve the proposed Preliminary/Precise Development Plan (DR 06-03) by a roll-call vote of 4-1, with Commissioner Grames-Lyra voting no.

ZC 06-01, ZONE CHANGE – CUP 06-01, CONDITIONAL USE PERMIT – Consideration of a request by Peikert Group Architects, representing Lompoc Housing & Community Development Corporation (LHCDC), for a Conditional Use Permit (CUP 06-01) and Zone Change (ZC 06-01) to allow the construction and operation of the Casa del Desarrollo project at 114 South K Street (Assessor Parcel Numbers 91-102-18 & -19).

The Commission voted to continue consideration of ZC 06-01 and CUP 06-01 until July 10, 2006, at the request of the applicant, by a voice vote of 5-0.

NUMBER OF PEOPLE IN ATTENDANCE: 12



June 12, 2006

CUP 96-10 – CONDITIONAL USE PERMIT RENEWAL – Consideration of a request by Dement Weaver, representing Lompoc Church of God In Christ, for the renewal of CUP 96-10 to allow continued church operation at 333 North Second Street (Assessor Parcel Number 85-052-20).

The Commission voted to continue consideration of CUP 96-10 for 90 days by a voice vote of 5-0.

CUP 06-02 – CONDITIONAL USE PERMIT – Consideration of a request by Leigh Garcia, representing Familia De Dios Baptist Church, to allow operation of a church in an existing building located at 117 South J Street (Assessor Parcel Number 91-102-06).

The Commission voted to approve CUP 06-02 by a voice vote of 5-0.

CUP 06-03 – CONDITIONAL USE PERMIT – Consideration of a request by Alan Grant, representing Starbuck-Lind Mortuary, to allow a caretaker's residence in an existing building located at 133 North A Street (Assessor Parcel Number 85-142-19).

The Commission voted to approve CUP 06-03 by a voice vote of 5-0.

CUP 06-04 – CONDITIONAL USE PERMIT – Consideration of a request by Maribel Espana, for a proposal to operate a market in the *Old Town Commercial (OTC)* Zoning District in an existing building at 320 West Ocean Avenue (Assessor Parcel Number: 91-102-22).

The Commission voted to approve CUP 06-04 by a roll call vote of 5-0.



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

- Consideration of a request 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

The Commission voted to certify the Mitigated Negative Declaration and approve LOM 552 and DR 05-06 by a roll call vote of 5-0.

The Commission voted to recommend that the City Council certify the Mitigated Negative Declaration and approve ZC 05-06 by a roll call vote of 5-0.

[REDACTED]

COASTAL MEADOWS - 40-UNIT RESIDENTIAL INFILL DEVELOPMENT, VESTING TENTATIVE SUBDIVISION MAP - LOM 557 /ZONE CHANGE – ZC 05-07 / PRELIMINARY/PRECISE DEVELOPMENT PLAN - DR 05-39 - Consideration of 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).

The Commission voted to certify the Mitigated Negative Declaration and approve LOM 557 and DR 05-39 by a roll-call vote of 4-1, with Commissioner Harman voting no.

The Commission voted to recommend that the City Council certify the Mitigated Negative Declaration and approve ZC 05-07 by a roll-call vote of 4-1, with Commissioner Harman voting no.

TA 06-03 – TEXT AMENDMENT – 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.

The Commission voted to recommend that the City Council certify the Negative Declaration and adopt TA 06-03 by a voice vote of 5-0.

NUMBER OF PEOPLE IN ATTENDANCE: 40

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