



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

Monday, July 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: June 12, 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.)

- 1) City of Lompoc 2005 General Plan Annual Report – progress status of implementing General Plan policies
- 2) Planning Commission 2005/2006 Annual Report – summary of Commission actions for the 2005/2006 year
- 3) **ZONE CHANGE – ZC 06-01, CONDITIONAL USE PERMIT – CUP 06-01**
Continued from May 8, 2006, request for continuance to September 6, 2006

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).

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

4) **LOM 537-P – TENTATIVE PARCEL MAP TIME EXTENSION**

A request for an extension of time submitted by Hope Street, LLC, the property owner, for Tentative Parcel Map LOM 537-P to subdivide an 11.74-acre parcel of land into three (3) parcels. The property is located in the Business Park (BP) Zoning District at the northeast corner of O Street and Aviation Drive (Assessor Parcel Number: 93-450-39). The time extension request is Categorically Exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

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

PUBLIC HEARING ITEMS:

1. **CUP 05-06 – CONDITIONAL USE PERMIT**

A request by Frank Thompson, representing Santa Barbara Housing Assistance Corporation, for Planning Commission consideration of a proposal 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. Review of Conditions of Approval following Council review of an appeal. The facility is proposed at 513 North G Street (Assessor Parcel Number 87-192-19 & -20) in the Central Business (C-2) Zoning District. A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

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

2. **DR 06-05 – DEVELOPMENT PLAN REVIEW**

A request by Laura Gough of Studio 2g, the project representative, for Planning Commission consideration of a proposal to remodel the exterior of an existing building and to operate a twenty (20) vendor Lompoc Indoor Market. The property is located in the *Central Business (C-2)* Zoning District at 316 East Ocean Avenue (Assessor Parcel Numbers: 85-171-03, 13, 14, 15). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

Staff: Nathan Gilbert, Assistant Planner
e-mail address: n_gilbert@ci.lompoc.ca.us

3. **DR 06-06 – DEVELOPMENT PLAN REVIEW**

A request by Steven Reese, the project representative, for Planning Commission consideration of a proposal to construct a 700 square-foot commercial building on the western portion of the parcel at 516 North I Street (Assessor Parcel Number 87-191-12). The proposed mini-market includes parking and landscaping and is located in the *Central Business (C-2)* Zoning District. This action is exempt pursuant to the California Environmental Quality Act (CEQA).

Staff: Nathan Gilbert, Assistant Planner
e-mail address: n_gilbert@ci.lompoc.ca.us

4. **ZONE CHANGE – ZC 05-04 / DEVELOPMENT PLAN - DR 05-30 / VESTING TENTATIVE SUBDIVISION MAP - LOM 555**

A request by The Olson Company for Planning Commission consideration of 60 detached single family residential units located at the southeast corner of Ocean Avenue and U Street (Assessor Parcel Numbers: 91-110-34, 35). The site is currently vacant. The lots range in size from 1,860 to 2,160 square feet. The site plan shows 11 units fronting onto U Street and the remaining 49 units fronting onto the internal drive aisle or open space contained in the development. Access to the development is from Ocean Avenue and U Street. The project includes the following components:

- **ZC 05-04** – a Zone Change proposal to amend the City's Zoning Map designation for the site. The current Zoning Map designation for the site is *Medium Density Residential (R-2)*; the applicant is requesting a change to *Medium Density Residential, Planned Development (R-2, PD)* which would conform to the City's General Plan Designation for the site of *Medium Density Residential*. The Planned Development designation would allow consideration of a certain amount of flexibility from the strict adherence of the Zoning Ordinance in order to develop a quality project for the benefit of the community;
- **DR 05-30** – a Preliminary/Precise Development Plan for the construction of a 60-unit residential project including on-site parking and landscaping. The units are two stories high and contain three bedrooms with two and one half bathrooms. Two floor plans are provided; one with 1,309 square feet and the other with 1,690 square feet. Each unit has a two-car garage and additional on-site parking spaces are provided for visitors. Four architectural styles are provided; Spanish, Craftsman, Eclectic Spanish, and Italian; and
- **LOM 555** – a Vesting Tentative Subdivision Map requesting subdivision of an approx. 5.13 acre site to create sixty (60) residential parcels and common area. The common area, including the internal drive aisle and open space, would be owned and maintained by a Homeowner's Association (HOA).

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

5. **ZONE CHANGE – ZC 05-03 / DEVELOPMENT PLAN - DR 05-29 / VESTING TENTATIVE SUBDIVISION MAP - LOM 554**

A request by The Olson Company for Planning Commission consideration of 13 detached single family residential units located at the southeast corner of Ocean Avenue and R Street (Assessor Parcel Number: 91-110-47). The site is currently vacant. The lots range in size from 1,860 to 2,160 square feet. The site plan shows six units fronting onto R Street and the remaining seven units fronting onto a greenbelt on the east side of the site. Access to the development is from R Street. The project includes the following components:

- **ZC 05-03** – a Zone Change proposal to amend the City's Zoning Map designation for the site. The current Zoning Map designation for the site is *Planned Commercial Development (PCD)*; the applicant is requesting a change to *Medium Density Residential, Planned Development (R-2, PD)* which would conform to the City's General Plan Designation for the site of *Medium Density Residential*. The Planned Development designation would allow consideration of a certain amount of flexibility from the strict adherence of the Zoning Ordinance in order to develop a quality project for the benefit of the community;
- **DR 05-29** – a Preliminary/Precise Development Plan for the construction of a 13-unit residential project including on-site parking and landscaping. The units are two stories high and contain three bedrooms with two and one half bathrooms. Two floor plans are provided; one with 1,309 square feet and the other with 1,690 square feet. Each unit has a two-car garage and an additional three on-site parking spaces are provided for visitors. Four architectural styles are provided; Spanish, Craftsman, Eclectic Spanish, and Italian; and
- **LOM 554** – a Vesting Tentative Subdivision Map requesting subdivision of an approximately 1.36 acre site to create fourteen (13) residential parcels and common area. The common area, including the internal drive aisle and open space, would be owned and maintained by a Homeowner's Association (HOA).

Staff: Keith Neubert, Associate Planner
e-mail address: k_neubert@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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