



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

**Monday, September 11, 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:** August 14, 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. LOM 528 – VESTING TENTATIVE SUBDIVISION MAP TIME EXTENSION**

A request for an extension of time submitted by Kerry Moriarty, the property owner, for Vesting Tentative Subdivision Map LOM 528 to subdivide a 41,650 square-foot parcel of land into 16 parcels. The property is located in the *High Density Residential, Planned Development (R-3, PD)* Zoning District at 115 South Third Street (Assessor Parcel Number: 85-150-47). 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

**2. LOM 538 – TENTATIVE SUBDIVISION MAP TIME EXTENSION**

A request for an extension of time submitted by Sue Ehrlich, representing the Lompoc Housing and Community Development Corporation (LHCDC), the property owner, for Tentative Subdivision Map LOM 538 to subdivide a 14,000 square foot parcel of land to create five (5) residential condominiums. The property is located in the *High Density Residential, Planned Development (R-3, PD)* Zoning District at 516 North T Street (Assessor Parcel Number: 89-161-12). 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. ZONE CHANGE – ZC 06-01, CONDITIONAL USE PERMIT – CUP 06-01  
Continued from July 10, 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).

The proposal is for 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. 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. LOM 563-P – TENTATIVE PARCEL MAP**

A request by Morris Sobhani, the applicant, for Planning Commission consideration of a proposal to subdivide an approximately 1.62 acre parcel of land into two (2) parcels. The site is located in the *Planned Commercial Development (PCD)* Zoning District at 209 West Pine Avenue (Assessor Parcel Number: 89-070-49). 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

**3. DR 06-11 – DEVELOPMENT PLAN REVIEW**

A request by Steve Rarig of Rarig Construction, representing the property owner, for Planning Commission consideration of a proposal to construct an 18,000 square-foot warehouse building including parking and landscaping. The proposed project is located on the north side of the 1200 block of West Chestnut Avenue in the *Commercial Industrial (CM)* Zoning District (Assessor Parcel Number: 91-040-61). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

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

**4. CUP 06-07 – CONDITIONAL USE PERMIT**

A request by John Anton of Anton and Associate, representing Lompoc Foursquare Church, for Planning Commission consideration of a proposal for a Conditional Use Permit to allow an approximately 1,995 square foot addition to an existing two-story church building. The site is located in the *Commercial Office (CO)* Zoning District at 125 North C Street (Assessor Parcel Numbers: 85-133-03, 04). 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

**5. DR 06-13 – DEVELOPMENT PLAN REVIEW**

A request by Steve Rarig of Rarig Construction, representing the property owner, for Planning Commission consideration of a proposal to construct an approximately 30,000 square foot building to be utilized for wine processing. The proposed project site is located at the terminus of Aviation Drive in the *Business Park (BP)* Zoning District (Assessor Parcel Number: 93-450-53). 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

**6. CUP 06-06 – CONDITIONAL USE PERMIT**

A request by John Anton of Anton and Associate, representing Joe Barto, for Planning Commission consideration of a proposal for a Conditional Use Permit to allow adjustment of the front yard setback in conjunction with development of a site which contains existing structures and fences. The property is located at 300 North G Street in the *Commercial Manufacturing (CM)* Zoning District (Assessor Parcel Number: 85-022-02). 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

**7. DR 06-14 – DEVELOPMENT PLAN REVIEW**

A request by Jorge Magana representing El Toro Bronco Restaurant, for Planning Commission consideration of a proposal to change the colors on the existing building. The restaurant is located at 1002 North H Street in the *Planned Commercial Development (PCD)* Zoning District (Assessor Parcel Number: 87-011-013). This action is exempt from review pursuant to the California Environmental Quality Act (CEQA).

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

**8. ZONE CHANGE – ZC 06-05**

Planning Commission consideration of a comprehensive revision to the City's Zoning Map affecting parcels throughout the City of Lompoc. The City proposes to achieve consistency between the Land Use Element Map of the General Plan and Zoning Map for conformance with the General Plan.

If adopted, the proposed Zone Change will be effective on designated properties to conform to the General Plan. A Negative Declaration has been prepared for this project in accordance with the California Environmental Quality Act (CEQA).

Staff: Planning Intern Gina Lopez e-mail address: g\_lopez@ci.lompoc.ca.us  
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 \$36.70. 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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