



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

Monday, March 8, 2004 at 6:30 p.m.
Lompoc Community Center
1501 East Ocean Avenue

ROLL CALL: Commissioner Ronald Fink
Commissioner Ralph Harman
Commissioner Jack Rodenhi
Commissioner Ann Ruhge
Commissioner Ed Shoemaker

APPROVAL OF MINUTES:

- 1) February 9, 2004 Commission 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 HEARINGS:

1. CUP 04-02 – CONDITIONAL USE PERMIT

A request by Tricia Knight of AFL Telecommunications, representing Sprint Spectrum L.P., for Planning Commission review and consideration of a Conditional Use Permit (CUP 04-02) to allow operation of an unmanned telecommunications facility at 119 East Walnut Avenue (Assessor Parcel Number 85-082-09). The site contains an existing telecommunications facility that has been abandoned. The proposed project consists of the removal and replacement of equipment cabinets and three panel antennas, to be flush-mounted to the sides of the existing pole. The project will match the existing abandoned facility in size, placement, and color. The site is zoned Central Business District (C-2). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

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

A request by Tricia Knight of AFL Telecommunications, representing Sprint Spectrum L.P., for Planning Commission review and consideration of a Conditional Use Permit (CUP 04-03) to allow operation of an unmanned telecommunications facility at 1117 North H Street (Assessor Parcel Number 89-011-21). The site contains an existing telecommunications facility that has been abandoned. The proposed project consists of the removal and replacement of equipment cabinets and six panel antennas, to be flush-mounted to the sides of the existing cupola of the Embassy Suites Hotel. The project will match the existing abandoned facility in size, placement, and color. The site is zoned Planned Commercial Development (PCD). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

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

3. **CUP 04-04 – CONDITIONAL USE PERMIT**

A request by Richard Vega of the La Purisima Concepcion Church, for Planning Commission review and consideration of a Conditional Use Permit (CUP 04-04) to establish a pre-school at 307 South I Street, adjacent to La Purisima Concepcion private grade school (Assessor Parcel Number 91-163-04). The project is proposed in an existing vacant structure approximately 1,795 square feet. The site is zoned Medium Density Residential (R-2) and a pre-school is a use requiring a Conditional Use Permit. A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Staff: Assistant Planner: Brian Burrows
e-mail address: b_burrows@ci.lompoc.ca.us

4. **CUP 04-05 – CONDITIONAL USE PERMIT**

A request by Misael Juarez of Endless Possibilities Thrift Shop, for Planning Commission review and consideration of a Conditional Use Permit (CUP 04-05) to establish a thrift shop at 301 West Ocean Avenue (Assessor Parcel Number 91-082-09). The project is proposed in an existing space of approximately 630 square feet. The site is zoned Old Town Commercial and thrift stores are a use requiring a Conditional Use Permit. A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Staff: Assistant Planner: Brian Burrows
e-mail address: b_burrows@ci.lompoc.ca.us

5. **GENERAL PLAN AMENDMENT – GP 04-02 / ZONE CHANGE – ZC 04-02 / DEVELOPMENT PLAN AMENDMENT – DR 98-08**

5. GENERAL PLAN AMENDMENT – GP 04-02 / ZONE CHANGE – ZC 04-02 /
DEVELOPMENT PLAN AMENDMENT – DR 98-08

A request by Richard Fernbaugh, representing the City of Lompoc Airport, for Planning Commission review and consideration of:

- 1) **GP 04-02** – General Plan Amendment to change the existing land use designation for the project site from Business Park to Community Facility;
- 2) **ZC 04-02** – Zone Change to amend the City's Zoning Map designation for the site from Business Park (BP) to Public Facilities (PF);
- 3) **DR 98-08** – Amendment to the Development Plan (DR 98-08), approved in the Lompoc Airport Master Plan (LAMP), to move the future aviation use area from Assessor Parcel Number: 93-450-39 (an 11.74 acre parcel) to Assessor Parcel Number: 93-450-40 (a 13.3 acre parcel). No development is proposed at this time.

The property is 13.3 acres in size and located at the northwest corner of O Street and Aviation Drive (Assessor Parcel Number: 93-450-40). A Negative Declaration was prepared for the project pursuant to the California Environmental Quality Act (CEQA).

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

NEW BUSINESS:

- 1) Elect a Planning Commission Chair

ORAL COMMUNICATIONS:

WRITTEN COMMUNICATIONS:

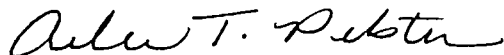
DIRECTOR/STAFF COMMUNICATIONS:

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 \$33.60. 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
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