



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

**Wednesday, May 12, 2004 at 6:30 p.m.**  
**City Council Chambers, Lompoc City Hall**

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

**APPROVAL OF MINUTES:**

- 1) April 12, 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 97-01 – CONDITIONAL USE PERMIT**

A request was submitted by James W. Smith, representing the Word of Grace Christian Centre, for Planning Commission consideration of a Conditional Use Permit for the expansion of the Word of Grace Christian Centre. The church is currently located at 1012 North H Street in suites B, E, and F. The proposal includes relocating the sanctuary from suite B to 1010 North H Street; suite B will be retained for church offices. No changes are proposed for the fellowship areas in suites E and F. The site is zoned Planned Commercial Development (PCD) (Assessor Parcel Number: 87-011-13). A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA)

Staff: City Planner Lucille T. Breese, AICP  
e-mail address: [lbreese@ci.lompoc.ca.us](mailto:lbreese@ci.lompoc.ca.us)

2. LOM 532 TENTATIVE SUBDIVISION MAP, ZC 03-05 ZONE CHANGE, DR 03-16 PRELIMINARY/PRECISE DEVELOPMENT PLAN

Withdrawn at the request of the applicant

A request by Don Popma, the property owner, for Planning Commission review and consideration of:

- 1) LOM 532 – a Tentative Subdivision Map requesting subdivision of a 49,000 square-foot parcel of land into 4 parcels for condominium purposes.
- 2) ZC 03-05 – a Zone Change proposal to amend the City's Zoning Map designation for the site. The current Zoning Map designations for the site are High Density Residential (R-3) and High Density Residential, Planned Development (R-3, PD); 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. The Planned Development designation is requested to allow an adjustment of the setbacks and minimum building separation requirements for the project.
- 3) DR 03-16 – a Preliminary/Precise Development Plan for the construction of a 24-unit complex; six (6) units on each lot, including on-site parking and landscaping.

It is proposed that the project be constructed in phases; each phase consisting of six (6) units on one lot, including on-site parking and landscaping. The project is located at 302 East Maple Avenue (Assessor Parcel Numbers: 87-251-01, 13). A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Staff: Assistant Planner Keith C. Neubert  
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3. DR 04-05 - PLANNING COMMISSION INTERPRETATION

A request by David Pick of Pick Properties, for a Planning Commission determination that a 71,550 square foot storage facility with accessory services and a caretaker unit is an allowable use in the Business Park District in accordance with Section 8453.5 of the Zoning Ordinance. The applicant proposes to construct such a facility in the Business Park District on a 5.12-acre portion of Assessor Parcel Number 93-450-39; however, the proposed use is not a permitted use in this District. The proposed location is at the northeast corner of North O Street and Aviation Drive, north of the existing WalMart facility and south of the City of Lompoc Airport. ). This action is statutorily exempt pursuant to Section 15270, Projects which are disapproved, of the California Environmental Quality Act (CEQA).

Staff: City Planner Lucille T. Breese, AICP  
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NEW BUSINESS:

1. Elect a Planning Commission Chair

ORAL COMMUNICATIONS:

WRITTEN COMMUNICATIONS:

DIRECTOR/STAFF COMMUNICATIONS:

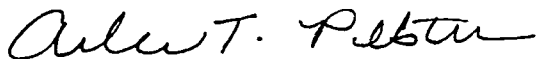
- 2 planning techs began work
- CC hear Pedego appeal 5/18
- forward TUP

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.



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Arleen T. Pelster, AICP  
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