



City of Lompoc Planning Commission Agenda

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AGENDA

ADJOURNED REGULAR MEETING OF THE LOMPOC PLANNING COMMISSION

Monday, August 2, 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

ORAL COMMUNICATIONS :

PUBLIC HEARINGS :

A request by DS Ventures for Planning Commission review and consideration of the revised Seabreeze Estates project for 366 residential units, located on two parcels comprising approximately 77-acres located within the City of Lompoc, immediately southeast of the intersection of Central Avenue and Bailey Avenue. Assessor Parcel Numbers 93-070-062 (Northern parcel) and 93-070-063 (Southern parcel).

Components of the proposal are as follows:

1) **EIR 01-01** – Final Environmental Impact Report (EIR) and an Amendment to the Final EIR, prepared for the project described herein affecting both Northern and Southern parcels by Rincon Consulting and circulated through the State Clearinghouse (SCH No. 2002061109) pursuant to the requirements of the California Environmental Quality Act.

a. Certification of the Final EIR and Amendment to the Final EIR (affecting both Northern and Southern parcels);

b. Adopt the California Environmental Quality Act (CEQA) Findings of Fact and A Statement Of Overriding Considerations for the Northern parcel; and

c. Adopt the California Environmental Quality Act (CEQA) Findings Of Fact and A Statement Of Overriding Considerations for the Southern parcel.

2) **GP 01-02** - General Plan Amendment- (affecting both Northern and Southern parcels):

To the Circulation Element :

- Roadway Designations Map -

change Bailey Avenue between Central Avenue and North Avenue to a Rural Road designation;

- Add to Definitions -

a description of a Rural Road, Purpose and Description; and

- Bikeway Routes Map -

change the Class I designation on the extension of North Avenue to a Class II designation.

Entitlement Requests Affecting only the Northern Parcel (APN: 93-070-62 – approximately 37.82 acres):

- 3) **GP 01-02** - General Plan Amendment- (affecting only Northern parcel):

To the Land Use Element (Northern parcel)

change the existing land use designation from Light Industrial with a Park Overlay to Medium Density Residential on 24.71 acres and to Community Facility on 4.09 acres. The existing Open Space designation on 9.02 acres of the Bailey Avenue Wetlands is proposed to be retained.

- 4) **ZC 02-06** - Zone Change (Northern parcel) amend the City's Zoning Map designation for the parcel from *Planned Manufacturing (PM)* to *Medium Density Residential, Planned Development (R-2, PD), Public Facilities (PF), and Open Space (OS)*.

- 5) **DR 02-19** -- Preliminary Development Plan (Northern parcel) review of a Preliminary Development Plan for conceptual design of 96 duplex units, 120 apartment units, site plan, parking, and landscaping for the Northern parcel. The proposed housing product types include duplex and apartment complex with landscaping and parking.

Entitlement Requests Affecting only the Southern Parcel (APN: 93-070-63 – approximately 39.43 acres):

- 6) **GP 01-02** - General Plan Amendment- (affecting only Southern parcel):

To the Land Use Element (Southern parcel)

change the existing land use designation from Low Density Residential with School Overlay to Low Density Residential. The existing Open Space designation on 4.03 acres of the Bailey Avenue Wetlands is proposed to be retained.

- 7) **LOM 508** --Tentative Subdivision Map (Southern parcel) a Vesting Tentative Subdivision Map requesting subdivision into 152 parcels for residential development, including an agricultural buffer, and Open Space for riparian wetlands.

- 8) **ZC 01-02** -- Zone Change (Southern parcel) amend the City's Zoning Map designation for the parcel from *Single Family Residential (7-R-1)* to *Single Family Residential Planned Development (R-1, PD) and Open Space (OS)*.

- 9) **DR 01-02** – Preliminary/Precise Development Plan (Southern parcel) review of a Preliminary/Precise Development Plan for the 150 lot residential subdivision, including landscaping for the buffer and the subdivision common area. The proposed housing product types are one and two story single family residential units.



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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 \$34.30. Any person interested in an agenda item may contact the staff person noted above at the Planning Division 805/736-1261.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting including review of the agenda and related documents, please contact the Planning Division (805) 875-8273 at least 72 hours prior to the meeting. This will allow time for the City to make reasonable arrangements to ensure accessibility to the meeting.

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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