



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

Monday, September 13, 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: July 12 and August 2, 2004 Commission Meetings

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. CONDITIONAL USE PERMIT CUP 95-03 - RENEWAL

A request by Mark Galvin, representing Calvary Chapel of Lompoc, for Planning Commission consideration of a renewal of Conditional Use Permit (CUP 95-03). The renewal will allow continued church operation at 1551 East Laurel Avenue, Unit B to September 13, 2007 (Assessor's Parcel Number: 99-500-01). The church is located in a Commercial Industrial (CM) Zoning District. The action is exempt pursuant to the California Environmental Quality Act (CEQA).

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

PUBLIC HEARING ITEMS:

1. LOM 542-P – TENTATIVE PARCEL MAP

A request by Gary R. Crompt, property owner, for Planning Commission consideration of a proposal to subdivide a 14,000 square-foot parcel of land into two 7,000 square-foot residential parcels. The property is located in a Single Family Residential (7-R-1) Zoning District at 229 South N Street (Assessor Parcel Number 91-122-22). 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

2. **DR 04-13 – DEVELOPMENT PLAN REVIEW**

A request by Francisco Sanchez of Sanchez Property, LLC, the property owner, for Planning Commission consideration of a proposal for improvements to the La Chiquita shopping center. The improvements include façade changes, refurbishment of the parking lot, additional lighting and landscaping, and a shopping center sign program. The project is located at 801-905 West Laurel Avenue (Assessor Parcel Numbers: 89-213-13, 14, 15, 26) and is zoned Central Business District (C-2). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

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

3. **DR 04-19 – DEVELOPMENT PLAN REVIEW**

A request by B. Williams, project representative, for Planning Commission consideration of a proposal to remodel and add on to an existing building to be utilized as a restaurant and salon. The proposal includes the addition of approximately 1150 square feet to the existing 800 square-foot building. The proposed project is located at 219 East Ocean Avenue (Assessor Parcel Number: 85-123-08) in the Old Town Commercial (OTC) Zoning District. This action is exempt pursuant to the California Environmental Quality Act (CEQA).

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

4. **LOM 540 – TENTATIVE SUBDIVISION MAP, ZC 04-04 – ZONE CHANGE, DR 04-18 – PRELIMINARY/PRECISE DEVELOPMENT PLAN**

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

- 1) LOM 540 – a Tentative Subdivision Map requesting subdivision of a 17,500 square-foot parcel of land to create eight (8) residential condominiums.
- 2) ZC 04-04 – a Zone Change proposal to amend the City's Zoning Map designation for the site. The current Zoning Map designation for the site is *High Density Residential Planned Development*; the applicant is requesting a change to *R-3, PD (High Density Residential, Planned Development)* 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 04-18 – a Preliminary/Precise Development Plan for the construction of an 8-unit condominium complex including on-site parking and landscaping.

The project is proposed on an approximately 17,500 square foot parcel of land located at 302 East Maple Avenue (Assessor Parcel Number: 87-251-01). A Mitigated Negative Declaration has been prepared pursuant to the provisions of the California Environmental Quality Act (CEQA).

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

5. **LOM 538 – TENTATIVE SUBDIVISION MAP, ZC 04-05 – ZONE CHANGE, DR 03-17 – PRELIMINARY/PRECISE DEVELOPMENT PLAN**

A request by Sue Ehrlich of Lompoc Housing Assistance Corporation, the applicant, for Planning Commission review and consideration of:

- 1) LOM 538 – A Tentative Subdivision Map requesting subdivision of a 14,000 square-foot parcel of land to create five (5) residential condominiums.
- 2) ZC 04-05 - A Zone Change proposal to amend the City's Zoning Map designation for the site. The current Zoning Map designation for the site is High Density Residential (R-3); 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 minimum building separation and accessory building attachment requirements for the project.
- 3) DR 03-17 – A Preliminary/Precise Development Plan for the construction of a 5-unit condominium complex including on-site parking and landscaping.

The project is proposed on an approximately 14,000 square-foot parcel of land located at 516 North T Street (Assessor Parcel Number: 89-161-12). A Mitigated Negative Declaration has been prepared pursuant to the provisions of the California Environmental Quality Act (CEQA).

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

6. **DR 02-07 – MINOR MODIFICATION TO PRELIMINARY/PRECISE DEVELOPMENT PLAN**

A request by Kyle Bruce of Blackbird Architects representing Lompoc Housing Assistance Corporation, for Planning Commission review and consideration of minor modifications to the Preliminary/Precise Development Plan (DR 02-07) for the 35 units apartment complex proposed at the northeast corner of College Avenue and North G Street (Assessor Parcel No. 87-132-01, 04). The modifications include relocation of the child care/community center, change from stacked units to townhouse style units, and change of materials for the proposed units. This action is exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

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

7. **CUP 04-07 – CONDITIONAL USE PERMIT**

A request, by Richard L. Clark, the property owner, for Planning Commission review and consideration of a Conditional Use Permit to allow establishment of a boarding house/hotel located at 202 East Cypress Avenue (Assessor's Parcel Number: 85-203-19). The existing use will be changed from a medical office building to residential use. The proposed use will consist of eleven (11) bedrooms, five (5) bathrooms, a kitchen, dining room, and laundry facilities. The proposed use will not include staff members or employees on the premises. No medical assistance or other personal needs will be provided to the occupants. A Negative Declaration has been prepared pursuant to the provisions of the California Environmental Quality Act (CEQA).

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

8. **DR 04-20 – DEVELOPMENT PLAN REVIEW**

A request by Vince Elizondo, Director of the Parks and Recreation Department, for Planning Commission consideration of a proposal to install eight (8) seventy-foot (70') poles with 1500-watt metal halide lamps for athletic lighting purposes. The property is located in an Open Space (OS) Zoning District at 601 and 701 East Chestnut Avenue (Assessor Parcel Number 85-040-05 and 85-040-06). 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

NEW BUSINESS:

ORAL COMMUNICATIONS:

WRITTEN COMMUNICATIONS:

DIRECTOR/STAFF COMMUNICATIONS:

AD. sculpture / opening

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.

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

Arleen T. Pelster, AICP
Community Development Director/Secretary to the Planning Commission
e-mail address: a_pelster@ci.lompoc.ca