



AMENDED AGENDA
REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION

Monday, October 11, 2004 at 6:30 p.m.
City Council Chambers, Lompoc City Hall

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

APPROVAL OF MINUTES:

August 23 and September 13, 2004 Commission Meetings
July 14, August 20 and September 28, 2004 Joint Meetings with City Council

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 HEARING ITEMS:

1. LOM 535-P – TENTATIVE PARCEL MAP

A request by Kenneth Hampton, the property owner, for Planning Commission review and consideration of a proposal to subdivide a 21,000 square-foot parcel of land into two (2) parcels. The property is located in a Single Family Residential (7-R-1) Zoning District at 532 South J Street (Assessor Parcel Numbers: 91-203-09, 10, 11). A Mitigated Negative Declaration has been prepared and circulated through the State Clearinghouse (SCH No. 2004061027) 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 04-16 – DEVELOPMENT PLAN REVIEW**

A request by the applicant, Kenny Gazin of Gemini Pacific Group dba Dogfathers, for Planning Commission review and consideration of a proposal to allow a hot dog stand at The Home Depot. The proposal is for a 120 square-foot mobile kiosk with tables and chairs to be placed under an existing trellis. The proposed project is located at 1701 East Ocean Avenue (Assessor Parcel Number: 99-141-29) in the *Planned Commercial Development (PCD)* Zoning District. This 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

3. **LOM 541-P – TENTATIVE PARCEL MAP, DR 04-17 – DEVELOPMENT PLAN REVIEW**

A request by Laura Hanson of LMH Design, representing the property owner, for Planning Commission review and consideration of:

- 1) LOM 541-P – a Tentative Parcel Map requesting subdivision of an approximately 20,293 square-foot parcel of land to create six (6) commercial condominiums.
- 2) DR 04-17 – Development Plan Review for the construction of an approximately 12,205 square foot professional office building including on-site parking and landscaping. The proposed building is three stories high and will be divided into six (6) individual commercial condominium office suites.

The project is proposed on an approximately 20,293 square foot parcel of land located at 1407 North H Street (Assessor Parcel Number: 93-450-33) and 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

4. **DR 02-08 – AMENDMENT TO DEVELOPMENT PLAN**

A request by Alan Cawthon, the property owner, for Planning Commission review and consideration of a proposal to amend the approved Development Plan (DR 02-08) to allow an outdoor public address system to be operated during specific hours. The project is located at 415 West Central Avenue (Assessor Parcel Number: 93-450-31) and is zoned *Planned Commercial Development (PCD)*. This 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

5. **DR 04-26 – DEVELOPMENT PLAN REVIEW**

A request by Adham Y. Refaat, AIA, of Nadel Architects, representing Beach Plaza, LLC, the property owner, for Planning Commission consideration of a proposal for improvements to the former K-Mart store. The improvements include demolition of the garden center, addition of approximately 6,597 square feet to the south of the building to replace the garden center, division of the building into four tenant spaces, and façade changes to the east, south, and west elevations. The project is located at 1009 North H Street (Assessor Parcel Numbers: 89-011-36) and is zoned *Planned Commercial Development District (PCD)*. This action is exempt pursuant to the California Environmental Quality Act (CEQA).

Staff: Associate Planner Peggy Woods
e-mail address: p_woods@ci.lompoc.ca.us

6. **LOM 543-P – TENTATIVE PARCEL MAP**

A request by Antonio and Esperanza Limon, property owners, for Planning Commission consideration of a proposal to subdivide a 17,500 square-foot parcel of land into two (2) 8,750 square-foot commercial parcels. The property is located in the Old Town Commercial (OTC) Zoning District at 117 South I Street (Assessor Parcel Number 91-103-07). 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

7. **DR 04-27 – DEVELOPMENT PLAN REVIEW**

A request by Jim Dixon of J.B. Dixon Engineering & Surveying, Inc., the applicant, for Planning Commission review and consideration of a proposal to construct a 2,250 square-foot industrial building. Approximately 1,930 square feet of the building will be utilized as manufacturing/warehousing and 320 square feet will be utilized as office space. The property is located in the Planned Manufacturing (PM) Zoning District at the southeast corner of Laurel Avenue and G Street (Assessor Parcel Number 85-022-05). 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

8. GP 04-04 – GENERAL PLAN AMENDMENT / ZC 04-06 – ZONE CHANGE / DR 04-28 – PRELIMINARY DEVELOPMENT PLAN

A request by Marc Annotti of DS Ventures LLC, for Planning Commission consideration of a request for the 37.82 acre of the Seabreeze Estates Development (northern parcel):

- 1) General Plan Amendment (GP 04-04) – to change the existing General Plan Land Use Designation from *General Industrial with a Park Overlay* to *Open Space* on 11.58 acres, *Community Facility* on 4.09 acres, *Medium Density Residential* on 18.64 acres, and *Planned Manufacturing* on 3.51 acres and review of a Development Agreement limiting future uses on the *Planned Manufacturing* site;
- 2) Zone Change (ZC 04-06) -- to change the existing Zoning District designation from *Planned Manufacturing (PM)* to *Open Space (OS)* on 11.58 acres, *Public Facilities (P-F)* on 4.09 acres, *Medium Density Residential, Planned Development (R-2, PD)* on 18.64 acres, and *Planned Manufacturing (PM)* on 3.51 acres;
- 3) Preliminary Development Plan (DR 04-28) – to allow development of a 4.09 acre Community Park; to maintain a riparian/wetland area on 11.58 acres; to construct four 16 unit apartment buildings (64 units) and 81 single family residences on individual parcels for a total of 145 dwelling units; to provide a landscaped buffer area on the western boundary of the site with a bikeway; to construct the required streets and accessways; and, to allow future limited industrial development on 3.51 acres.

The parcel is located at the southeast intersection of Bailey Road and Central Avenue (Assessor Parcel Number: 93-070-62). An Environmental Impact Report (EIR) was circulated to the State Clearinghouse (SCH: No. 2002061109) pursuant to the California Environmental Quality Act (CEQA) and certified by the City Council on August 17, 2004. An Addendum to the EIR has been prepared and will be considered by the Commission.

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

ORAL COMMUNICATIONS:

WRITTEN COMMUNICATIONS:

DIRECTOR/STAFF COMMUNICATIONS:

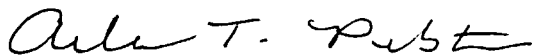
Seabreeze to CC 11/16
HD sculpture

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, AICP
Community Development Director/Secretary to the Planning Commission
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