

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



DATE: August 12, 2015
TO: Members of the Planning Commission
FROM: Lucille T. Breese, AICP, Planning Manager
RE: Status Report of Home Use Permit – HUP 07-100

Home Use Permit 07-100 was issued December 20, 2007, to allow a home office for a Mobile Auto Mechanic at 710 North First Street, Apt B. On April 8, 2015 staff presented HUP 07-100 to the Commission for review based upon the number of complaints that were received regarding debris and materials in the front of the property which appeared to indicate a salvage and/or auto scrap metal business was being conducted from the property which is not allowed in the residential zone district, nor permitted under the HUP. After reviewing the information presented by staff at the April 8, 2015 hearing, the Commission directed staff to return with a status report on HUP 07-100 in 60 days to report on any progress toward compliance with COA.

The June status report presented by staff showed improvement with no additional complaints received. A site visit by enforcement staff was conducted on May 27, 2015 where no materials were observed in the front yard setback, although a towing vehicle was parked on the City street. Grinding noises were observed related to work being conducted in the rear yard, but the rear of the premises were clear of materials and debris.

The August status report reflects little has changed since the June drive-by. Code Enforcement staff conducted a drive by on July 27, 2015 and the towing vehicle remains parked on the City street. Automobiles are visible in the rear yard in various states of repair, the large commercial vehicle remains parked on the premises. It would appear that Mr. Smith is continuing the exterior operation of his business at 710 North First Street in violation of HUP 07-100. Photos will be available at the meeting for review.

Planning Commission Action

- 1 Direct staff to return to the September 9, 2015 Planning Commission meeting with a noticed public hearing to consider the revocation of HUP 07-100; or
- 2 Provide alternative direction.