



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

**Wednesday, June 9, 2010 at 6:30 p.m.**  
**City Council Chambers, Lompoc City Hall**

**ROLL CALL:** Commissioner Helen Free  
Commissioner Nicholas Gonzales  
Commissioner Kate Griffith  
Commissioner Frank Hain  
Commissioner Jack Rodenhi

**ORAL COMMUNICATIONS:**

**APPROVAL OF MINUTES:** Meeting of February 10, 2010  
Meeting of April 14, 2010

**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 ITEM:**

**1. [TA 10-01 – TEXT AMENDMENT – Continued From April 14, 2010](#)**

Consideration of a Text Amendment to the City's Zoning Ordinance to amend Section 17.064.060 – Allowable Land Use and Permit Requirements. The proposed Text Amendment would amend the list of allowable land uses in the *Industrial (I) / Business Park (BP)* Zoning Districts to include Wine Tasting Rooms with a Conditional Use Permit. If adopted, the Ordinance would be effective Citywide in the *Industrial (I) / Business Park (BP)* Zoning District. A Negative Declaration has been prepared for this project in accordance with the California Environmental Quality Act (CEQA).

Staff: Planning Manager Lucille T. Breese, AICP  
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2. **CUP 08-05 – CONDITIONAL USE PERMIT MODIFICATIONS / LOM 586-P – VESTING TENTATIVE PARCEL MAP MODIFICATIONS**

A request from Shellan Miller of Pacific West Communities, Inc., the applicant, for Planning Commission consideration of modifications to a previously approved project known as Ocean Plaza. The project has been reduced in size and density, and renamed Cypress Court. The revised project includes the following:

- 1) CUP 08-05 - A Conditional Use Permit for sixty (60) affordable apartment units and approximately 14,493 square feet of commercial space; and
- 2) LOM 586-P - A Vesting Tentative Parcel Map for subdivision of an approximately 2.28 acre site to create five (5) commercial condominiums and one (1) residential condominium.

The Planning Commission will consider a recommendation to the City Council for a density bonus on the site to allow the number of residential units at 21% greater than the standard density allowed in a High Density Residential District.

The project is proposed on an approximately 2.28 acre parcel, located in the *Commercial Office (CO)* Zoning District at 1420 East Ocean Avenue (Assessor Parcel Number: 85-150-17). A Mitigated Negative Declaration (MND) was prepared for this project and certified by the City Council on November 18, 2008 (SCH No. 2008021031). There have been no changes to the environmental considerations since that date.

Staff: Principal Planner Keith C. Neubert  
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3. **GP 07-04 – COMPREHENSIVE GENERAL PLAN UPDATE**

Planning Commission consideration of the following:

**EIR 09-01** – The Final Environmental Impact Report (FEIR), prepared by Rincon Consultants, Inc., for the City of Lompoc Comprehensive General Plan Update was circulated through the State Clearinghouse (SCH No. 2008081032) pursuant to the requirements of the California Environmental Quality Act (CEQA) The study area evaluated in the FEIR consists of areas within current City Limits and four (4) potential annexation areas;

**GP 07-04** – A General Plan Amendment to adopt the Phase 1 General Plan Elements (Land Use, Circulation, Housing) and to amend the City of Lompoc Land Use Element Map; and

**ZC 10-01** – A Zone Change to amend the City of Lompoc Zoning Map to achieve consistency with the Land Use Element Map.

Planning Commission will formulate a recommendation to the City Council. Due to the amount of material to be considered and the complexity of the issues at hand the Planning Commission may continue the discussion to an adjourned meeting on June 23, 2010.

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## **NEW BUSINESS**

### **ORAL COMMUNICATIONS:**

### **WRITTEN COMMUNICATIONS:**

### **DIRECTOR/STAFF COMMUNICATIONS:**

### **COMMISSION REQUESTS:**

### **ADJOURNMENT:**

Any person interested in an agenda item may contact the staff person noted above at the Planning Division 805/736-1261. 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 \$257.80. When the Planning Commission's action is a recommendation and not the final decision, appeal rights will follow State law. See the staff person noted above for additional information regarding appeal rights.

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. Supplemental materials related to an Agenda Item that were submitted to the Planning Commission after distribution of this Agenda packet are available for public inspection in the Lobby of City Hall at 100 Civic Center Plaza, Lompoc between 9:00 a.m. and 5:00 p.m. Monday through Friday.

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