



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

Wednesday, August 25, 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: None

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. **[CONDITIONAL USE PERMIT – CUP 10-03](#)**
Continued from August 11, 2010 meeting

A request by Antonio Moretti, representing A Taste of Santa Rita Hills, for Planning Commission consideration of a proposal for a Conditional Use Permit to operate a wine tasting room in an existing building. The project is located at 1505 East Chestnut Avenue in the *Business Park (BP)* Zoning District (Assessor Parcel Number: 99-520-03). This action is exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

Staff: Assistant Planner Morgen Benevedo
e-mail address: m_benevedo@ci.lompoc.ca.us

2. **ENVIRONMENTAL IMPACT REPORT (EIR 09-02) AND DEVELOPMENT PLAN (DR 08-09)**

John Rogge, representing the property owner, has requested Planning Commission review of the following:

- **EIR 09-02** – The Final Environmental Impact Report (FEIR), prepared for the project described below, prepared by Impact Sciences and circulated through the State Clearinghouse (SCH No. 2009081045) pursuant to the requirements of the California Environmental Quality Act (CEQA);
- **DR 08-09** – A Development Plan for the addition of approximately 41,433 new net square feet of retail area to an existing 104,453 square foot Walmart store.

The property is approximately 12.03 acres located at 701 West Central Avenue at the northeast corner of the intersection of West Central Avenue and North O Street in the City of Lompoc (Assessor Parcel Number 93-450-36).

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

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

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 has the right to appeal the Planning Commission action with respect to architectural review to the City Council within ten days of the action. Any person has the right to appeal the Planning Commission action with respect to development review to the City Council within fifteen days of the action. Contact a Planning Division staff member for the required appeal form; the fee is \$257.80. See the staff person noted above for additional information regarding appeal rights.

If you challenge an action taken by the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in that notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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.

Arleen T. Pelster, AICP
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