



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

Wednesday, February 9, 2011 at 6:30 p.m.
City Council Chambers, Lompoc City Hall

ROLL CALL: Commissioner Ron Fink
Commissioner Nicholas Gonzales
Commissioner Kate Griffith
Commissioner Frank Hain
Commissioner Mary Leach

ORAL COMMUNICATIONS:

APPROVAL OF MINUTES: [November 10, 2010](#) and [January 12, 2011](#)

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. [General Plan Annual Report - 2010](#)

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

PUBLIC HEARING ITEMS:

1. [TEXT AMENDMENT \(TA 11-01\)](#)

Continued from the January 12, 2011 Planning Commission Meeting

Planning Commission consideration of a Text Amendment to the City's Zoning Ordinance to amend *Section 17.108.070 – Signs Allowed by Permit in Commercial and Industrial Zones*. The proposed Text Amendment would amend the list of allowable signs in commercial and industrial zones to include Way-finding Directional Signs. If adopted, the Ordinance would be effective Citywide in the Commercial and Industrial zones. A Negative Declaration has been prepared for this project in accordance with the California Environmental Quality Act (CEQA).

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

2. **CONDITIONAL USE PERMIT -- CUP 10-06**

Continued at the request of the applicant to a date uncertain

A request by Richard Fernbaugh, representing the City of Lompoc, for Planning Commission consideration of a proposal for a Conditional Use Permit to construct a transit center designed to accommodate eight (8) buses. The transit center includes a 1,025 square foot building consisting of a passenger waiting area, public restroom, break area and restroom for transit drivers, and a covered breezeway. The existing parking lot would be demolished and twelve (12) new parking spaces would be constructed on an existing vacant parcel on the west side of South I Street. The project is located in the *Old Town Commercial (OTC)* Zoning District at 117 West Cypress Avenue (Assessor Parcel Numbers: 85-161-18, 19, 20 and 91-103-08). A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA) and circulated to the State Clearinghouse on January 5, 2011 (SCH No. 2011011006).

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

3. **DEVELOPMENT REVIEW – DR 08-09**

A request from Amelia Neufeld, representing the Walmart Real Estate Trust, LLC, the property owner, for Planning Commission consideration of 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 application includes a request to amend the approved sign program for the shopping center. 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).

The Final Environmental Impact Report (EIR 09-02), for the project was prepared for the project, circulated through the State Clearinghouse (SCH No. 2009081045) pursuant to the requirements of the California Environmental Quality Act (CEQA); and certified by the City Council on February 1, 2011.

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
Community Development Director/Secretary to the Planning Commission
e-mail address: apelster@ci.lompoc.ca.us