



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

**Wednesday, October 12, 2011 at 6:30 p.m.**  
**City Council Chambers, Lompoc City Hall**

**ROLL CALL:** Commissioner Allan Clark  
Commissioner Ron Fink  
Commissioner Nicholas Gonzales  
Commissioner Kate Griffith  
Commissioner Mary Leach

**ORAL COMMUNICATIONS:**

**APPROVAL OF MINUTES:** [September 14, 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.)

**PUBLIC HEARING ITEMS:**

1. [\*\*CONDITIONAL USE PERMIT \(CUP 11-05\)\*\*](#)  
Continued from September 14, 2011 meeting

A request by Jay Higgins, representing Verizon Wireless, for Planning Commission review and consideration of a Conditional Use Permit to allow operation of an unmanned wireless telecommunication facility. The facility includes antennas mounted to an existing building with an equipment shelter and generator at ground level. The project is located at 601 East North Avenue in the *Public Facilities (PF)* Zoning District (Assessor Parcel Number: 87-011-21). This action is exempt from the California Environmental Quality Act (CEQA).

Staff: Principal Planner Keith C Neubert  
e-mail address: [k\\_neubert@ci.lompoc.ca.us](mailto:k_neubert@ci.lompoc.ca.us)

2. **CONDITIONAL USE PERMIT (CUP 11-07)**

A request by Joseph Davis of Arcadian Winery, the applicant, for Planning Commission consideration of a Conditional Use Permit for the operation of a wine tasting room in an existing building. The project is located at 1515-B 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: Principal Planner Keith C. Neubert  
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3. **CONDITIONAL USE PERMIT (CUP 11-08)**

A request by Mark Cargasacchi of Jalama Wines, the applicant, for Planning Commission consideration of a Conditional Use Permit for the operation of a wine tasting room in an existing building. The project is located at 1509 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: Principal Planner Keith C. Neubert  
e-mail address: [k\\_neubert@ci.lompoc.ca.us](mailto:k_neubert@ci.lompoc.ca.us)

4. **CONDITIONAL USE PERMIT (CUP 11-09)**

A request by Sara Willett of The Evening Land & Vineyards, the applicant, for Planning Commission consideration of a Conditional Use Permit for the operation of a wine tasting room in an existing building. The project is located at 1503 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: Principal Planner Keith C. Neubert  
e-mail address: [k\\_neubert@ci.lompoc.ca.us](mailto:k_neubert@ci.lompoc.ca.us)

5. **PHASE 1 -- COMPREHENSIVE GENERAL PLAN UPDATE**

Continued from August 25, 2011 meeting

Planning Commission consideration of Resolutions forwarding recommendations to the City Council on:

**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 and certified by City Council on October 19, 2010.

The Commission will consider a recommendation on a Final Addendum prepared for the General Plan EIR providing additional Greenhouse Gas (GHG) and policy language analysis; The Addendum was circulated through the State Clearinghouse and was available for public review and comment through September 12, 2011;

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

Prior to adoption of the recommendations, the Commission will hold additional discussions on Expansion Area B – the River Area to hear updated information on the number of parcels under consideration for inclusion in the City Urban Limit Line (ULL); and

**ZC 10-01** – A Zone Change to amend the City of Lompoc Zoning Map to achieve consistency with the Land Use Element Map. The proposed zone changes are necessary to achieve consistency with the proposed General Plan Land Use Element Map; however, the parcels for which the zoning is proposed to be changed are parcels where the current zoning is inconsistent with the existing General Plan Land Use Element Map. The Zone Change is a component of the General Plan Update.

Planning Commission will consider Resolutions forwarding recommendations to the City Council on the above noted items.

Staff: Planning Manager Lucille T. Breese, AICP  
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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 has the right to appeal a Planning Commission action to the City Council. Contact the Planning Division staff member listed above for additional information regarding an appeal and for the required appeal form; the fee is \$257.80. When the Planning Commission action is a recommendation to approve, no appeal is necessary the item will be heard by the City Council. If the Planning Commission action is a recommendation for denial, an appeal must be filed in ten (10) days in accordance with Section 17.132.050 (C) of the Zoning Ordinance.

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.