



Community Development Department – Planning Division Memorandum

DATE: June 6, 2019

FROM: Brian Halvorson, Planning Manager

TO: Jim Throop, City Manager

SUBJECT: Planning Division Project Status Report

Projects Completed / Withdrawn / Expired				
Project Name / No. / Location / Contact / Project Planner	Status	Description	Notes	Map No.
Ryon Park – Verizon WCF CUP 14-06 1050 West Cypress Avenue Contact: Melissa Samarin (562) 458-1944 melissa.samarin@sequoia-ds.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us	PC approved 3/11/15	72 ft. high light pole with 6 new antennas, an equipment shelter, and generator	Contacted applicant on 1/4/18 requesting update on status of the performance agreement and radio frequency radiation report Attempted contact on 2/7/18 to request outstanding items, email was undeliverable and a voicemail was left	4.
Projects Under Construction				
Project Name / No. / Location / Contact / Project Planner	Status	Description	Notes	Map No.
Santa Rita Hills Wine Center DR 12-01 / CUP 12-01 CUP 12-02 300 North Twelfth Street Contact: Steve Zotovich (949) 271-1775 szotovich@peregrinerp.com Planner: Greg Stones (805) 875-8273 b_halvorson@ci.lompoc.ca.us	PC approved 3/14/12	76,560 sq. ft. project including warehousing, wine tasting and office in 4 buildings	Phase 1 for the wine storage and production facility of the Santa Rita Wine Center is complete. Tenant improvements for current wineries have been finalized. The applications for Phases 2-4, which include a resort hotel-spa and retail buildings, will be submitted for review at a later date.	3.

<p>Daycare in existing Church CUP 16-02 231 North O Street Contact: Maria L. Ruano (805) 315-1901 mruano99@yahoo.com Planner: Cody Graybehl (805) 875-8277 c_graybehl@ci.lompoc.ca.us</p>	PC approved 1/11/17	3,253 sq. ft. child daycare addition to an existing church facility	<p>Under construction</p> <p>Call for final inspections on 11/7/18</p> <p>Revised sheets submitted for review 5/8/19 – corrections provided to applicant</p>	10.
<p>Wine Storage Warehouse DR 16-06 440 Commerce Court Contact: Michelle Rodriguez (909) 827-2520 al@ameriantraffiproducts.com Planner: Cody Graybehl (805) 875-8277 c_graybehl@ci.lompoc.ca.us</p>	PC approved 1/11/17	13,906 sq. ft. wine warehouse including storage and production for up to three tenants	Under construction	11.
<p>The Compound Martial Arts & Fitness Center CUP 17-02 432 Commerce Court Alexander Ur 805-403-8925 ALB745@yahoo.com Planner: Cody Graybehl (805) 875-8277 c_graybehl@ci.lompoc.ca.us</p>	PC approved 6/14/17	7,740 sq. ft. martial arts and fitness center in an existing multi-tenant industrial building	Under construction – the project is currently in Phase 2 to provide more restroom facilities	12.
<p>Sobhani Industrial Warehouse DR 17-06 424 Commerce Court Contact: Morris Sobhani (805) 736-5744 mngsobhani@icloud.com Planner: Cody Graybehl (805) 875-8277 c_graybehl@ci.lompoc.ca.us</p>	PC approved 1/10/18	15,000 sq. ft. building to be used for storage, production, and operation of commercial industrial businesses	Under construction	34.
<p>Del's Burgers MUP 18-02 107 North V Street Jerome White (805) 450-1100 jer.white@sbcglobal.net Planner: Hannah Nguyen (805) 875-8227 h_nguyen@ci.lompoc.ca.us</p>	DRB approved 8/1/18	Restaurant with on-site alcohol sales and consumption	Under construction – tenant improvement	45.

<p>Community Health Center GP 17-02, ZC 17-02, DR 17-02, LOM 690 1300 West Ocean Avenue Pam Ricci (805) 543-1794 paricci@rmdesign.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 2/14/18 CC review 3/20/18 (GP/ZC) CC 2nd review 11/20/18</p>	<p>28,000 sq. ft. medical health care center with parking and landscaping</p>	<p>Payment for City Services Agreement signed 10/31/18 Ground breaking ceremony 3/1/19 Under construction</p>	<p>31.</p>
<p>Wendy's Arch Review DR 18-04 1102 North H Street Contact: John Dodson (310) 452-5533 ext. 204 dodson@adnarch.com Planner: Hannah Nguyen (805) 875-8227 h_nguyen@ci.lompoc.ca.us</p>	<p>PC approved 6/13/18</p>	<p>Façade change of an existing Wendy's restaurant</p>	<p>Under construction</p>	<p>41.</p>

Projects Approved by Council / Commission / Staff in Plan Check

Project Name / No. / Location / Contact / Project Planner	Status	Description	Notes	Map No.
<p>Burger King Re-Model DR 17-08 1153 North H Street Wayne Burke (818) 203-8342 wburke@cfm.com Planner: Cody Graybehl (805) 875-8277 c_graybehl@ci.lompoc.ca.us</p>	<p>PC approved 2/14/18</p>	<p>Remodel the exterior of an existing Burger King restaurant</p>	<p>Applicant notified of approved building permit and to pay required fees prior to issuance 2/12/19</p>	<p>35.</p>
<p>Summit View Homes – 44 new residential units DR 12-04, LOM 594, Annex No 78, GP 12-01, ZC 12-01 Northeast corner of Harris Grade Rd & Purisima Rd Contact: Pat McCarthy (805) 485-4646 pat@gomccarthy.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>LAFCO approved 1/7/16 PC approved 6/29/16 CC approved 7/19/16</p>	<p>44 unit residential development for Summit View Homes</p>	<p>DA CC approved 7/19/16 and effective until 7/19/36 Arch review time extension approved to 6/19/19 Map time extension approved to 2036 CC review of CFD 10/16/18, 11/20/18 & 12/4/18</p>	<p>14.</p>

Projects Approved by Council / Commission / Staff Pending Submittal into Plan Check				
Project Name / No. / Location / Contact / Project Planner	Status	Description	Notes	Map No.
Burton Ranch – Martin Tentative Tract Map LOM 571 APN's: 097-250-013 & -040 Jon Martin (805) 962-8299 jmartin@m3multifamily.com Planner: Brian Halvorson (805) 875-8228 b_halvorson@ci.lompoc.ca.us	PC approved 7/13/16 PC approved time extension request to 7/13/20 CC approved time extension request for the Specific Plan Development Agreement until 5/31/24	64 SF Parcels & 1 Apartment Lot Parcel	Meeting with applicant 9/6/18, revisions to project anticipated	15.
Burton Ranch – Jensen 55 residential units, new construction DR 07-02, LOM 567 Contact: Donald M. Jensen (805) 654-6977 dj@jdcivil.com Planner: Brian Halvorson (805) 875-8228 b_halvorson@ci.lompoc.ca.us	PC approved 5/14/08 PC approved time extension for map until 5/14/21 CC approved time extension for the Specific Plan Development Agreement until 5/31/24	55 residential units	Pending CFD formation Meeting with applicant 9/6/18, revisions to project anticipated Meeting with Mission Hills CSD on 11/13/18	20.
Burton Ranch – Towbes 210 residential units, new construction DR 07-01, LOM 570 Contact: The Towbes Group (805) 962-2121 Planner: Brian Halvorson (805) 875-8228 b_halvorson@ci.lompoc.ca.us	PC approved 5/14/08 PC approved time extension for map until 5/14/21 CC approved time extension for the Specific Plan Development Agreement until 5/31/24	210 residential units	Pending CFD formation Meetings with applicant 8/17/18, 9/6/18 & 11/27/18, revisions to project anticipated	21.
Warehouse DR 16-01 1016 West Aviation Drive Contact: Steve Zotovich (949) 271-1775 szotovich@peregrinerp.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us	PC approved 6/15/16	31,119 sq. ft. building for wine production and storage	Arch. review time extension approved to 6/15/19 Time extension courtesy letter sent 5/22/19	13.

<p>Mosaic Walk – 1038 West Ocean Avenue LOM 554, DR 05-29, ZC 05-03 Marshall Ochylski (805) 544-4546 mochylski@slollegal.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 7/10/06 CC approved 8/1/06</p>	<p>13 unit single family residential project</p>	<p>Map time extension to 07/10/20 DA CC approved 10/18/16 and effective until 10/18/36</p>	<p>16.</p>
<p>Mosaic Walk – 60 unit residential project, new construction LOM 555, DR 05-30, ZC 05-04 Southeast corner Ocean Avenue & U Street APN: 091-110-034 Contact: Marshall Ochylski (805) 544-4546 mochylski@slollegal.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 7/10/06 CC approved 8/1/06</p>	<p>60 unit residential project</p>	<p>Minor modifications approved 3/12/07 Map time extension to 7/10/20 DA CC approved 10/18/16 and effective until 10/18/36</p>	<p>17.</p>
<p>River Terrace / Coastal Vision 308 residential dwelling units with approx. 17,650 sq. ft. of commercial space, new construction DR 04-03, EIR 04-01, LOM 533 Laurel Avenue and Twelfth Street APN: 099-141-021 Contact: Marco Vujicic (818) 991-6629 marcovujicic@yahoo.com Planner: Brian Halvorson (805) 875-8228 b_halvorson@ci.lompoc.ca.us</p>	<p>PC approved 7/25/05 CC approved 8/16/05</p>	<p>308 residential dwelling units, approx. 17,666 sq. ft. commercial</p>	<p>Map time extension to 8/16/26 DA CC approved 11/15/16 and effective until 11/15/36 *Revisions to project being considered.</p>	<p>18.</p>
<p>Coastal Meadows – 42-unit residential project, new construction DR 05-39, LOM 557 North V Street Contact: Marco Vujicic (818) 991-6629 marcovujicic@yahoo.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC approved Map 6/12/06 CC approved 7/18/06</p>	<p>40 town homes, 467 sq. ft. rec. room/clubhouse, swimming pool and tot lot including parking and landscaping</p>	<p>Map and development plan extension approved by PC to 6/12/20</p>	<p>23.</p>

<p>Central Coast Business Park DR 13-14, EIR 14-01, SP 14-01, LOM 599 1401 West Central Avenue Contact: John A. Smith (805) 466-5660 john@tataglia-engineering.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 9/9/15 CC approved 10/20/15 PC approved 2nd map time extension 10/20/19</p>	<p>Subdivide an existing 40 acre parcel of land into 12 parcels</p>	<p>Revised CCBP Specific Plan received 6/18/18</p>	<p>25.</p>
<p>Fagerdala USA – Lompoc, Inc. LOM 610 Parcel Map 1017 West Central Avenue John Ballinger (971) 645-0644 johnb@maxwellmorgan.com Planner: Cody Graybehl (805) 875-8277 c_graybehl@ci.lompoc.ca.us</p>	<p>PC approved 2/14/18</p>	<p>Subdivide an approximately 8.05 acre parcel of land into 2 parcels</p>		<p>32.</p>
<p>8th Street RV Storage DR 17-05 416 North Eighth Street Contact: Rob Lewis (805) 436-3649 coastalearthmovers@verizon.net Planner: Cody Graybehl (805) 875-8277 c_graybehl@ci.lompoc.ca.us</p>	<p>PC approved 2/27/19</p>	<p>39 space vehicle storage facility</p>	<p>Site visits with applicant 3/26/18 & 1/25/19 Counter meeting with applicant 6/14/18 DRB meeting 1/10/19</p>	<p>33.</p>
<p>Lompoc Record Mixed-use CUP 18-01 115 North H Street Ron Alex (805) 220-1776 ralex2765@aol.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 5/9/18</p>	<p>Residential and commercial development within an existing building including a third floor development</p>	<p>Time extension for CUP approved until 5/9/20</p>	<p>36.</p>
<p>William F. Nolan Used Cars MUP 18-03 524 West Ocean Ave Contact: Robert Nolan (805) 736-3500 Planner: Cody Graybehl (805) 875-8277 c_graybehl@ci.lompoc.ca.us</p>	<p>DRB approved 9/28/18</p>	<p>Proposed auto service station in the CC Zone</p>	<p>COA amended 1/22/19</p>	<p>46.</p>

<p>Johnson Industrial Building DR 18-09 204 & 208 East Laurel Avenue Contact: Steven Reese (805) 736-8117 sr@reearchitect.com Planner: Hannah Nguyen (805) 875-8227 h_nguyen@ci.lompoc.ca.us</p>	<p>PC approved 3/13/19</p>	<p>Proposed office and wine storage with parking and landscaping</p>		<p>50.</p>
<p>CLH Retail Solutions Dispensary CUP 19-01 321 North Second Street (situs: 311 North Second Street) Contact: Liz Rogan (805) 708-3509 lizrogan@gmail.com Planner: Hannah Nguyen (805) 875-8227 h_nguyen@ci.lompoc.ca.us</p>	<p>PC approved 4/10/19</p>	<p>Proposed dispensary in the Industrial zone</p>	<p>COA signed by applicant 4/22/19</p>	<p>53.</p>
<p>Sprint Collocation DR 19-01 416 North Eighth Street Contact: John Merritt (805) 771-0126 merrittEMC@att.net Planner: Cody Graybehl (805) 875-8277 c_graybehl@ci.lompoc.ca.us</p>	<p>DRB approved 4/19/19</p>	<p>Collocate six (6) new panel antennas on an existing 65' monopine at a centerline elevation of 40'</p>		<p>47.</p>
<p>City Transit Yard DR 15-13, LOM 601 320 North D Street Christos Stoyos (805) 875-8230 c_stoyos@ci.lompoc.ca.us Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 6/14/17 Architectural review approved to 6/14/19 PC approved two-year map time extension to 6/14/21</p>	<p>14,888 sq. ft. Transit Operation and Fleet Maintenance Facility consisting of 4 buildings with parking and landscaping</p>		<p>22.</p>
<p>LOM 614 Lot Combination 233 & 239 North H Street Contact: Joe Riley (805) 705-1973 joe@joerileyconstruction.com Planner: Cody Graybehl (805) 875-8277 c_graybehl@ci.lompoc.ca.us</p>	<p>SRB approved 5/14/19</p>	<p>Proposed lot combination of 233 & 239 North H Street</p>		<p>51.</p>

Projects Scheduled for Review by Council / Commission / Staff				
Project Name / No. / Location / Contact / Project Planner	Status	Description	Notes	Map No.
Santa Rita Hills Development LOM 582 – Time Extension 300 North Twelfth Contact: Steve Zotovich (949) 271-1775 szotovich@peregrinerp.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us	CC approved 7/7/9 Time extension approved to 7/7/19 PC meeting scheduled 6/12/19	Subdivide 9.4 acres to create 4 parcels	Two-year time extension request received 4/23/19	24.
HACSB 15-unit Affordable Housing Units CUP 18-04 1401 East Cypress Avenue Contact: Tom Tomasello (805) 963-8283 actomasello@rrmdesign.com Planner: Cody Graybehl (805) 875-8277 c_graybehl@ci.lompoc.ca.us	PC recommended return with further findings 2/27/19 PC scheduled 6/12/19	Proposed 15 affordable one-bedroom apartments with parking and landscaping		48.
Projects in Review – No Hearing Date Scheduled				
Project Name / No. / Location / Contact / Project Planner	Status	Description	Notes	Map No.
Motorsports Park CUP 14-04 1801 North H Street Contact: John Linn (805) 331-2258 john@johnhlinn.com Planner: Brian Halvorson (805) 875-8228 b_halvorson@ci.lompoc.ca.us	CC approved application to apply for Off-Highway Motor Vehicle Grant funds 11/19/13 CC certified FEIR 12/6/16	1/8 mile drag strip, pit area, and an off-road vehicle riding area	Deemed complete 7/30/15 Revised MOU is required (No action by Council on 2/5/19)	28.
Bailey Ave Annex 76 APN: 093-070-065, 093-111-007, 008, 009, 010, 011, 012. Contact(s): Jack Bodger (805) 735-8888 Lee Moore (310) 394-3379 Planner: Brian Halvorson (805) 875-8228 b_halvorson@ci.lompoc.ca.us	CC reviewed annexation request 7/18/17	Two non-contiguous single family residential subdivisions with open space agricultural buffer areas and potential business park uses	County Meetings 1/16/18, 6/25/18 & 10/1/18 LAFCO application submitted 7/26/18 County Planning Memo received 9/28/18	29.

<p>11 Industrial Parcels GP 15-01, ZC 15-01 091-225-001, 089-231-011, 089-213-027, 025, 089-221-014, 011, 010, 009, 008, 005, 021. Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC 1st review 3/11/15 PC recommend approval 4/8/15 CC approved 6 parcels for change on 6/16/15, return 2 parcels to PC</p>	<p>Proposed General Plan Amendment and Zone Change for 11 parcels</p>	<p>Site visit with owners 07/25/18 *Only the property owner of 415 West Laurel Ave has agreed to return to PC for the GP amendment and ZC. The property owner of 921 W. Laurel is not interested in changing the zoning to industrial.</p>	30.
<p>Metro PCS Monopole CUP 18-02 916 North I Street Contact: Alyoshka Romero (909) 855-6916 Aly.romero@rlsusa.com Planner: Cody Graybehl (805) 875-8277 c_graybehl@ci.lompoc.ca.us</p>	<p>Application submitted 6/29/18 Incomplete 7/26/18 Resubmitted 11/28/18 Incomplete 1/29/19</p>	<p>Replace existing cell tower with 65' high monopole</p>		44.
<p>AT&T Cell Site CUP 18-05 1621 North H Street Contact: Jerry Ambrose (805) 367-7407 jambrose@wireless01.com Planner: Hannah Nguyen (805) 875-8227 h_nguyen@ci.lompoc.ca.us</p>		<p>Proposed wireless communications facility for AT&T at the Lompoc Valley Inn & Suites</p>		49.
<p>Amendment of Historic Structures and Places DR 18-08 Planner: Stacy Lawson (805) 875-8275 s_lawsonl@ci.lompoc.ca.us</p>		<p>Historic structures and places identified in Table 4 of the Cultural Resources Study will be verified and amended in accordance with the National Register of the Historic Places and California Historic Resources List</p>	<p>Staff presentation to be provided at PC meeting on 6/12/19</p>	Not on map
<p>Verizon Cell Site (in the Right-of-Way) DR 19-02 321 West North Avenue Contact: Kristina Demolli (916) 600-9610 kristina.dmeolli@sacw.com Planner: Hannah Nguyen (805) 875-8227 h_nguyen@ci.lompoc.ca.us</p>	<p>Application submitted 5/8/19</p>	<p>Proposed Verizon cell site in the right-of-way</p>	<p>Review in process</p>	54.

Confidential Biotherapy Delivery CUP 19-02 405 North N Street Contact: Eric Hughes (925) 683-7679 eric@hughescons.com Planner: Cody Graybehl (805) 875-8277 c_graybelh@ci.lompoc.ca.us	Application submitted 05/23/19	Proposed dispensary in the industrial zone	Review in process	52.
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Status of the Zoning Ordinance Update

Project Name / No. / Location / Contact / Project Planner	Description	Status
Zoning Ordinance Update ZC 15-02 / GP 17-01 Planner: Brian Halvorson (805) 875-8228 b_halvorson@ci.lompoc.ca.us	Comprehensive Zoning Ordinance Update	Public review of draft (2/20/18-4/20/18) Workshops 3/28/18 & 5/30/18 Revised version of proposed zoning code received July 2018 PC Public Hearing 8/22/18 PC Public Hearing 9/12/18 PC Public Hearing 10/10/18 PC Public Hearing 10/24/18 PC Public Hearing 11/14/18 PC Public Hearing 4/10/19 CC Public Hearing 2/19/19 CC Public Hearing 6/18/19 (continued from May 21, 2019)

Inquiries – No Applications Received

- 234 North H Street – Walk-in cooler/cold storage addition at Solvang Brewing Company
- 7th & East Ocean – Gas Station, drive-thru and additional building pads
- 315 West Ocean – Restaurant/retail building
- 800/818 East Ocean Avenue – Gas station/Taco Bell
- 320 East Ocean – 5 Mixed-Use Live/Work Units

Lompoc Valley Projects Adjacent to City – Santa Barbara County Jurisdiction

Development Review Projects	
Project Description	Status
Clubhouse Estates Tract Map 52 residential lots, APN: 097-371-008	Under construction
Stoker Development Plan 14 residential lots, APN: 097-730-021	Approved

Sepulveda Building Material Mining APN: 083-060-009 & -015, 083-070-010 & -018	In process
Pence Ranch Winery (Tier II) APN: 099-220-013	Approved
Santa Rosa Road Winery (Tier II) APN: 083-170-015	In process
Spear Winery (Tier II) 19,775 square feet commercial space, APN:099-210-058	In process
Hilt Winery (Tier III) 54,263 square feet commercial space, APN: 083-070-023	Under construction
Peake Ranch Winery (Tier II) 17,300 square feet commercial space, APN: 083-170-015	In process

<https://www.countyofsb.org/plndev/projects/cumulativelist.sbc>
<https://www.countyofsb.org/uploadedFiles/plndev/Content/Projects/CrystalReportViewer1.pdf> (updated December 2018)
 Note: The projects for Santa Barbara County are not included on the map.

Energy, Minerals and Compliance Projects

Project Description	Status
<p>Strauss Wind Energy Project (SWEP) – construction and operation of a 102 megawatt (MW) wind energy project south of Lompoc on 2,970 acres, consists of 11 properties</p> <p>Major components include:</p> <ul style="list-style-type: none"> • 30 wind turbine generators (WTGs) up to 492 feet tall; • a new 7.3-mile, 115-kilovolt (kV) transmission line to interconnect with the Pacific Gas and Electric (PG&E) electric grid; • an approximate 1-acre substation; • an approximate 1.4-acre switchyard; • an approximate 0.4-acre operations and maintenance building; • widening of existing onsite roads and construction of new roads; and • reconductor (replacing wires and possibly poles) for 0.6 miles along PG&E's existing Manville 115-kV power line from the proposed switchyard to PG&E's Cabrillo substation in the City of Lompoc; and upgrades to the Cabrillo substation. 	In process

<https://www.countyofsb.org/plndev/projects/energy/Strauss.sbc>
 Note: The projects for Santa Barbara County are not included on the map.


Accessory Dwelling Units (ADU) Applications

Total Number of Applications: 16
Building permit(s) finalized: 2
Building permit(s) issued: 5
Building permit(s) in plan check: 6
Building permit(s) expired: 3

c: Mayor and City Council Members
Planning Commission
Christie Alarcon, Community Development Director
Stacey Haddon, City Clerk

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Planning Division Current Projects Map

 Projects (see Planning Division Current Project Status Report 6-3-19)

