



Community Development Department – Planning Division Memorandum

DATE: October 1, 2019

FROM: Brian Halvorson, Planning Manager

TO: Jim Throop, City Manager

SUBJECT: Project 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Projects Completed / Withdrawn / Expired				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 g_stones@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: Greg Stones (805) 875-8277 g_stones@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 building permit review on 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: Greg Stones (805) 875-8277 g_stones@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: Greg Stones (805) 875-8277 g_stones@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: Greg Stones (805) 875-8277 g_stones@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: Greg Stones (805) 875-8227 g_stones@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: Greg Stones (805) 875-8227 g_stones@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: Greg Stones (805) 875-8277 g_stones@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 DA CC approved 7/19/16 and effective until 7/19/36</p>	<p>44 unit residential development</p>	<p>Under construction</p>	<p>14.</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: Greg Stones (805) 875-8227 g_stones@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>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</p>	<p>PC approved 6/15/16 Time extension approved to 6/15/20</p>	<p>31,119 sq. ft. building for wine production and storage</p>		<p>13.</p>
<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: Greg Stones (805) 875-8227 g_stones@ci.lompoc.ca.us</p>	<p>Staff approved 7/18/19</p>	<p>Proposed Verizon cell site in right-of-way</p>		<p>54.</p>

Projects Approved by Council / Commission / Staff Pending Submittal into Plan Check

Project Name / No. / Location / Contact / Project Planner	Status	Description	Notes	Map No.
<p>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</p>	<p>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</p>	<p>64 SF Parcels & 1 Apartment Lot Parcel</p>	<p>Revisions to project anticipated</p>	<p>15.</p>

<p>Burton Ranch – Jensen 55 residential units, new construction DR 07-02, LOM 567 Contact: Donald M. Jensen (805) 654-6977 dj@jdscivil.com Planner: Brian Halvorson (805) 875-8228 b_halvorson@ci.lompoc.ca.us</p>	<p>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</p>	<p>55 residential units</p>	<p>Revisions to project anticipated</p>	<p>20.</p>
<p>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</p>	<p>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</p>	<p>210 residential units</p>	<p>Revisions to project anticipated</p>	<p>21.</p>
<p>Mosaic Walk – 1038 West Ocean Avenue LOM 554, DR 05-29, ZC 05-03 Marshall Ochylski (805) 544-4546 mochylski@slolegal.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 Map time extension to 07/10/20 DA CC approved 10/18/16 and effective until 10/18/36</p>	<p>13 unit single family residential project</p>		<p>16.</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 Map time extension to 8/16/26 DA CC approved 11/15/16 and effective until 11/15/36</p>	<p>308 residential dwelling units, approx. 17,666 sq. ft. commercial</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: Brian Halvorson (805) 875-8273 b_halvorson@ci.lompoc.ca.us</p>	<p>PC approved Map 6/12/06 CC approved 7/18/06 Map and development plan extension approved by PC to 6/12/20</p>	<p>40 town homes, 467 sq. ft. rec. room/clubhouse, swimming pool and tot lot including parking and landscaping</p>		23.
<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 PC 10/9/19 for 3rd time extension</p>	<p>Subdivide an existing 40 acre parcel of land into 12 parcels</p>		25.
<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>	36.
<p>Johnson Industrial Building DR 18-09 204 & 208 East Laurel Avenue Contact: Steven Reese (805) 736-8117 sr@reeseearchitect.com Planner: Greg Stones (805) 875-8227 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 3/13/19</p>	<p>Proposed office and wine storage with parking and landscaping</p>		50.
<p>Sprint Collocation DR 19-01 416 North Eighth Street Contact: John Merritt (805) 771-0126 merrittEMC@att.net Planner: Greg Stones (805) 875-8277 g_stones@ci.lompoc.ca.us</p>	<p>DRB approved 4/19/19</p>	<p>Collocate six (6) new panel antennas on an existing 65' mono-pine at a centerline elevation of 40'</p>		47.

<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 and map time extension approved 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>		22.
<p>LOM 614 Lot Combination 233 & 239 North H Street Contact: Joe Riley (805) 705-1973 joe@joerileyconstruction.com Planner: Greg Stones (805) 875-8277 g_stones@ci.lompoc.ca.us</p>	<p>SRB approved 5/14/19</p>	<p>Proposed lot combination of 233 & 239 North H Street</p>		51.
<p>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</p>	<p>CC approved 7/7/9 PC meeting scheduled 6/12/19 Time extension approved to 7/7/21</p>	<p>Subdivide 9.4 acres to create 4 parcels</p>		24.
<p>Lot Line Adjustment LOM 615 1635 & 1801 West Central Avenue Contact: Jared Cohen (917) 805-5428 jaredcohen123@gmail.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 7/10/19</p>	<p>Lot line adjustment of two parcels located at 1635 & 1801 West Central Avenue</p>		55.

<p>AT&T Cell Site CUP 18-05 1621 North H Street Contact: Jerry Ambrose (805) 367-7407 jambrose@wireless01.com Planner: Greg Stones (805) 875-8227 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 8/14/19</p>	<p>Proposed wireless communications facility for AT&T at the Lompoc Valley Inn & Suites</p>		<p>49.</p>
---	----------------------------	---	--	------------

Projects Scheduled for Review by Council / Commission / Staff

Project Name / No. / Location / Contact / Project Planner	Status	Description	Notes	Map No.
<p>HACSB 15-unit Affordable Housing CUP 18-04 1401 East Cypress Avenue Contact: Tom Tomasello (805) 963-8283 actomasello@rrmdesign.com Planner: Greg Stones (805) 875-8277 g_stones@ci.lompoc.ca.us</p>	<p>PC hearing 8/14/19 PC Hearing 8/25/19 (Return with Findings for Denial) PC hearing 9/25/19 PC hearing 10/9/19</p>	<p>Proposed 15 affordable one-bedroom apartments with parking and landscaping</p>		<p>48.</p>
<p>2Thirty3 Mixed Use Development DR 19-03 233 North H Street Contact: Thomas Reay Omni Design Group, Inc. (805) 544-9700 treay@adgclo.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>Submitted 6/12/19 Incomplete 7/11/19 Resubmitted 8/7/19 DRB 9/12/19 PC hearing 10/9/19</p>	<p>Proposed three-story mixed use with commercial offices for the first & second floors, and 6 residential units on the third floor</p>		<p>51.</p>

Projects in Review – No Hearing Date Scheduled

Project Name / No. / Location / Contact / Project Planner	Status	Description	Notes	Map No.
<p>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</p>	<p>CC approved application to apply for Off-Highway Motor Vehicle Grant funds 11/19/13 CC certified FEIR 12/6/16</p>	<p>1/8 mile drag strip, pit area, and an off-road vehicle riding area</p>	<p>Deemed complete 7/30/15 Revised MOU is required (No action by Council on 2/5/19)</p>	<p>28.</p>

<p>Bailey Avenue Annexation Annex 76 APN's: 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</p>	<p>CC reviewed annexation request 7/18/17</p>	<p>Two non-contiguous single family residential subdivisions with open space agricultural buffer areas and potential business park uses</p>	<p>County Meetings 1/16/18, 6/25/18 & 10/1/18 LAFCO application submitted 7/26/18 County Planning Memo received 9/28/18 Response to County 8/26/19 Awaiting last sit down coordination meeting w/County</p>	<p>29.</p>
<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</p>	<p>30.</p>
<p>Metro PCS Monopole CUP 18-02 916 North I Street Contact: Alyoshka Romero (909) 855-6916 Aly.romero@rlsusa.com Planner: Greg Stones (805) 875-8277 g_stones@ci.lompoc.ca.us</p>	<p>Submitted 6/29/18 Incomplete 7/26/18 Resubmitted 11/28/18 Incomplete 1/29/19 Resubmitted 6/17/19 Incomplete 7/17/19</p>	<p>Replace existing cell tower with 65 foot high monopole</p>		<p>44.</p>
<p>Amendment of Historic Structures and Places DR 18-08 Planner: Stacy Lawson (805) 875-8275 s_lawsonl@ci.lompoc.ca.us</p>	<p>Staff presentation provided at PC meeting on 6/12/19</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>Not on map</p>

<p>Confidential Biotherapy Delivery CUP 19-02 405 North N Street Contact: Eric Hughes (925) 683-7679 eric@hughescons.com Planner: Greg Stones (805) 875-8277 g_stones@ci.lompoc.ca.us</p>	<p>Submitted 5/23/19 Incomplete 6/20/19 Resub 9/19/19</p>	<p>Proposed dispensary in the industrial zone</p>		52.
<p>J's Auto Glass & Metal Storage Container CUP 19-03 1040 West Ocean Avenue Contact: Jerome White (805) 450-1100 jer.white@sbcglobal.net Planner: Greg Stones (805) 875-8227 g_stones@ci.lompoc.ca.us</p>	<p>Submitted 6/17/19 Incomplete 7/17/19 Resubmitted 8/2/19 Complete 8/30/19</p>	<p>Proposed auto glass installation service (with addition) and permanent metal storage container</p>		56.
<p>Castillo de Rosas DR 19-04, LOM 616 109 South Third Street Contact: Ted Price (949) 752-2010 tedp@LGSarchitects.com Planner: Greg Stones (805) 875-8227 g_stones@ci.lompoc.ca.us</p>	<p>Submitted 6/10/19 Incomplete 8/8/19 Resub 9/17/19</p>	<p>Proposed 24 residential condos</p>		57.
<p>Mini-Storage DR 19-05 224 North A Street & 812 East Chestnut Avenue Contact: Ed Boersma (925) 314-0770 ed@cubixcc.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>Submitted 8/7/19 Incomplete 9/5/19</p>	<p>Self-storage facility encompassing six structures totaling 107,730 square feet (with 837 storage units)</p>		58.
<p>Drive-thru Pharmacy CUP 19-05 414 N. H Contact: Joseph Abraham (805) 748-4440 santamariadrugstore@gmail.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>Submitted 8/20/19 Complete 9/18/19 DRB 10/8/19</p>	<p>Establish drive-thru for existing pharmacy</p>		59.

Cannabis Dispensary CUP 19-06 1551 East Laurel Contact: Joseph Martin (714) 231-4435 joe@crestwest.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us	Submitted 9/11/19	Cannabis Dispensary		60.
--	-------------------	---------------------	--	-----

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 CC Public Hearing 7/2/19 CC Public Hearing 8/6/19 CC Public Hearing 9/17/19 CC Public Hearing 10/3/19

Inquiries – No Applications Received

- 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
- 401 North H Street – coffee drive-thru/walk-up (pre-application/conceptual review received on 9/4/19)

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/pln/dev/projects/cumulativelist.sbc>
<https://www.countyofsb.org/uploadedFiles/pln/dev/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 (SWEPE) – 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 	In process

Cabrillo substation in the City of Lompoc; and upgrades to the Cabrillo substation.	
https://www.countyofsb.org/plndev/projects/energy/Strauss.sbc Note: The projects for Santa Barbara County are not included on the map.	

G:\COMDEV\DAT\MasterProjectList\2019

Planning Division Current Projects Map

(see Planning Division Current Project Status Report)

- Residential
- Commercial
- Industrial
- Other

