



AGENDA
Regular Meeting of the Lompoc Planning Commission
Wednesday, May 9, 2018, at 6:30 p.m.
City Hall, 100 Civic Center Plaza, Council Chambers

"Members of the Public are Advised that all PAGERS, CELLULAR TELEPHONES, and any OTHER COMMUNICATION DEVICES are to be turned off upon entering the City Council Chambers."

Please be advised that pursuant to State Law, any member of the public may address the Planning Commission concerning any Item on the Agenda, before or during Planning Commission consideration of that Item. Please be aware that Items on the Consent Calendar are considered to be routine and are normally enacted by one vote of the Planning Commission. If you wish to speak on a Consent Calendar Item, please do so during the first Oral Communications.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, including a review of the Agenda and related documents, please contact the Planning Division at 805-875-8213 at least 72 hours prior to the meeting. This will allow time for the City to make reasonable arrangements to ensure accessibility to the meeting.

ROLL CALL: Commissioner Federico Cioni
Commissioner Ron Fink
Commissioner Nicholas Gonzales
Commissioner Mary Leach
Commissioner Jack Rodenhi

ORAL COMMUNICATIONS:

PUBLIC HEARING ITEMS:

1. [CUP 18-01 – Lompoc Record Mixed Use](#)

A request from Warren Hamrick, applicant, for Planning Commission consideration of a proposal to renovate and add a third floor to the existing 17,163 square foot Lompoc Record building on a 10,454 square foot property. The project site is located at 115 North H Street (APN: 085-121-004) in the *Old Town Commercial* (OTC) Zoning district. This action is categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA).

Staff: Greg Stones, Principal Planner
e-mail address: g_stones@ci.lompoc.ca.us

2. [DR 18-03 – Ulta Architectural Review](#)

A request from Abdul Salehi, representing property owner Centro Watt, for Planning Commission consideration of a proposal to remodel the exterior façade of an existing tenant space in the Lompoc Shopping Center for Ulta Beauty. The project site is 12.86 acres and is located at 615 North H Street (APN: 089-110-003) in the *Planned Commercial Development* (PCD) Zoning District. This action is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

Staff: Hannah Nguyen, Assistant Planner
e-mail address: h_nguyen@ci.lompoc.ca.us

3. TA 18-01 – Zoning Code Text Amendment

Planning Commission consideration regarding a recommendation to the City Council regarding a Zoning Text Amendment adding Chapter 17.130 to the Lompoc Municipal Code relating to food services Special Use Permits. This action is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Quality Act (CEQA).

Staff: Brian Halvorson, Planning Manager
e-mail address: b_halvorson@ci.lompoc.ca.us

NEW BUSINESS:

ORAL COMMUNICATIONS:

WRITTEN COMMUNICATIONS:

APPROVAL OF MINUTES:

- [March 14, 2018](#)

DIRECTOR/STAFF COMMUNICATIONS:

- Public Review Draft Zoning Code (Public Comment Period/Workshop)

COMMISSION REQUESTS:

ADJOURNMENT:

Lompoc Planning Commission will adjourn to a Regular Meeting at 6:30 P.M. on Wednesday, June 13, 2018.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting. Dated this 3rd day of May 2018.

-Brian Halvorson-
Brian Halvorson, Planning Manager

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The Agenda and related Staff reports are available on the City's website: www.cityoflompoc.com the Friday before Planning Commission meeting. Any documents produced by City staff and Supplemental materials related to an Agenda Item that was submitted to a majority of the Planning Commission after distribution of this Agenda packet are available for public inspection at the Planning Division counter at City Hall, 100 Civic Center Plaza and at the Lompoc Library, 501 E. North Avenue, Lompoc, California. A Public Records Request is required and the City may charge customary photocopying charges for copies of such documents. Any person interested in an agenda item may contact the staff person noted at the Planning Division 805-875-8213.

Any person has the right to appeal a Planning Commission action to the City Council. Contact the Planning Division staff member listed 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 within 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.