



AGENDA
Regular Meeting of the Lompoc Planning Commission
Wednesday, October 9, 2019, 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 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 Nicholas Gonzales (Chair)
Commissioner Federico Cioni (Vice-Chair)
Commissioner Steve Bridge
Commissioner Sasha Keller
Commissioner Ken Ostini

ORAL COMMUNICATIONS:

PUBLIC HEARING ITEMS:

**1. Conditional Use Permit for a Fifteen Unit Apartment Complex (CUP 18-04)
(Continued from September 25, 2019 meeting)**

A request from Tony Tomasello of RRM Design Group representing the Housing Authority of the County of Santa Barbara (property owner) for Planning Commission consideration of a proposal for a fifteen unit apartment complex. The project site is 0.39 acres and is located at 1401 East Cypress Avenue (APN: 085-150-089) in the Mixed Use (MU) 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: g_stones@ci.lompoc.ca.us

2. Development Review Permit (DR 19-03) for the 233 Mixed Use project

A request for a Development Review Permit from Joe Riley with Joe Riley Construction (applicant), representing Brad Boulton and Julie Darrah (property owners), for Planning Commission consideration to construct a 14,550 square foot three story mixed use building (residential and commercial) within the Old Town Commercial (OTC) zone. The project is located at 233 and 239 North H Street (APN's: 085-081-001 and 085-081-002) and includes 9,906 square feet of commercial space and 6 residential apartments. 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
Email: g_stones@ci.lompoc.ca.us

3. Time Extension for the Central Coast Business Park Tentative Map (LOM 599)

A request from Chad Penrod (applicant) with Parkstone Companies, representing the McGaelic Group (property owner), for Planning Commission consideration of a 1 year time extension for the Central Coast Business Park Tentative Map. The project site is within the Central Coast Business Park Specific Plan located at 1101, 1301 and 1401 West Central Avenue (APN's: 093-450-014, 093-450-015 and 093-450-016) in the Business Park (BP) zoning district and includes the subdivision of twelve (12) lots on a 40 acre project site. A Final Environmental Impact Report (SCH # 2014021048) was certified for the Central Coast Business Park Specific Plan and an Addendum to the EIR has been prepared for the time extension request pursuant to the California Environmental Quality Act (CEQA).

Staff: Brian Halvorson, Planning Manager
Email: b_halvorson@ci.lompoc.ca.us

NEW BUSINESS:

ORAL COMMUNICATIONS:

WRITTEN COMMUNICATIONS:

APPROVAL OF MINUTES:

- September 25, 2019

DIRECTOR/STAFF COMMUNICATIONS:

- Recent Council Actions
- Commission Requests

COMMISSION REQUESTS:

ADJOURNMENT:

The Lompoc Planning Commission will adjourn to a Regular Meeting at 6:30 P.M. on Wednesday, November 13, 2019.

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 the 4th day of October 2019.

Brian Halvorson

Brian Halvorson, Planning Manager

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The Agenda and related Staff reports are available on the City's website: www.cityoflomdoc.com the Friday before the 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.