



**AGENDA**  
**Regular Meeting of the Lompoc Planning Commission**  
**Wednesday, November 13, 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:**

**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.)

**1. 2020 Planning Commission Calendar**

**PUBLIC HEARING ITEMS:**

**1. Development Review Permit (DR 19-04) and Air Space Condominium Map (LOM 616) for the Castillo De Rosas 24-unit residential condominium project.**

A request for a Development Review Permit from Ted Price (applicant/owner) for Planning Commission consideration and recommendations to the City Council for a 24 unit residential condominium project located at 109 South Third Street (APN: 085-150-047) on a 0.95 acre site within the High Density Residential Planned Development (R3PD) zone. 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](mailto:g_stones@ci.lompoc.ca.us)

**2. Conditional Use Permit (CUP 19-05) for Hometown Pharmacy to establish a drive through window.**

A request for a Conditional Use Permit from Joseph Abraham (applicant/owner) for Planning Commission consideration for the establishment of a drive through window at an existing Pharmacy located at 410 and 414 North H Street (APN's: 087-242-011 and 087-242-010) on a 0.35 acre site within the Central Business (C2) zone. This action is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

Staff: Greg Stones, Principal Planner  
Email: [g\\_stones@ci.lompoc.ca.us](mailto:g_stones@ci.lompoc.ca.us)

**3. Conditional Use Permit (CUP 19-02) for Confidential Biotherapy to establish a Cannabis Dispensary and Delivery Service.**

A request for a Conditional Use Permit from Randal Thomas (applicant) representing Confidential Biotherapy Delivery, Inc. for Planning Commission consideration of a cannabis dispensary and delivery service (medical and recreational) within an existing industrial building located at 407 North N Street (APN: 089-221-008) in the Industrial (I) zone. This action is exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

Staff: Greg Stones, Principal Planner  
Email: [g\\_stones@ci.lompoc.ca.us](mailto:g_stones@ci.lompoc.ca.us)

**4. One year Time Extension for the Coastal Meadows Tentative Map (LOM 557).**

A request for a 1 year time extension from Marco Vujicic (applicant/owner) for the Coastal Meadows Vesting Tentative Map (LOM 557) to subdivide an existing 3.14 acre site into 40 residential lots in the Medium Density Residential Planned Development (R2PD) zone located at 1275 North V Street (APN: 093-070-036). A Mitigated Negative Declaration (MND) was previously prepared for this project pursuant to Section 15074 of the California Environmental Quality Act (CEQA) and an Addendum to the MND has been prepared for the proposed time extension request pursuant to CEQA.

Staff: Brian Halvorson, Planning Manager  
Email: [b\\_halvorson@ci.lompoc.ca.us](mailto:b_halvorson@ci.lompoc.ca.us)

**5. Brief discussion on the SB2 planning grant with the California Department of Housing and Community Development and a support letter from the Planning Commission.**

**NEW BUSINESS:**

**ORAL COMMUNICATIONS:**

**WRITTEN COMMUNICATIONS:**

**APPROVAL OF MINUTES:**

- October 9, 2019

**DIRECTOR/STAFF COMMUNICATIONS:**

- Recent Council Actions (Zoning Code Update)
- Summary of the October 24, 2019 meeting with the Santa Barbara County Planning Department regarding the Bailey Avenue Annexation.

**COMMISSION REQUESTS:**

**ADJOURNMENT:**

The Lompoc Planning Commission will adjourn to a Regular Meeting at 6:30 P.M. on Wednesday, December 11, 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 8<sup>th</sup> day of November 2019.

Brian Halvorson

Brian Halvorson, Planning Manager

The Agenda and related Staff reports are available on the City's website: [www.cityoflomdoc.com](http://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.