



AGENDA
Regular Meeting of the Lompoc Planning Commission
Wednesday, April 8, 2020, at 6:30 p.m.
City Hall, 100 Civic Center Plaza, Council Chambers

Per Governor Executive Order No. N-25-20: All residents are to heed any orders and guidance of state and local public health officials, including by not limited to the imposition of social distancing measures to control the spread of COVID-19.

For those who do not wish to attend the April 8, 2020 Planning Commission meeting, we will provide the opportunity for the public to provide public comment for this meeting via email. Public comment must be delivered to c_weigel@ci.lompoc.ca.us no later than 4:45pm on Tuesday, April 7, 2020. In addition, the meeting will be broadcast on Comcast Channel 23 and the radio at KPEG 100.9 FM, with the livestream available on www.cityoflompoc.com on the Lompoc Media Center page.

“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. DR 19-05/CUP 19-04 – Crocker’s Lockers Storage Facility and Caretaker Unit

A request for a Development Review Permit and Conditional Use Permit from Ted Crocker (applicant/owner) for Planning Commission consideration of a 104,804 square foot self-storage facility with an on-site caretaker’s unit located on two parcels (1.43 acres and 1.75 acres) at 224 North A Street (APN: 085-110-001) and 812 East Chestnut Avenue (APN: 085-110-011) in the Industrial (I) 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

2. DR 19-08/LOM 620 – Epic Cooling Expansion and Lot Line Adjustment

A request for a Development Review Permit and Lot Line Adjustment from Robert & Geraldine Campbell (applicant/owner) for Planning Commission consideration of a 33,670 square foot addition and 2,000 square foot addition to an existing 27,645 square foot vegetable and berry cooling warehouse and an existing 3,650 square foot office administration building and a Lot Line Adjustment to remove an existing east/west lot line between two existing lots (APN’s: 093-450-058 and 093-450-059) to create one lot located at 1501 North L Street and 1601 North L Street in the Business Park (BP) zone. This project was reviewed with an Addendum to the previously adopted Mitigated Negative Declaration (SCH No. 2012101057) as part of DR 12-08 in accordance with the California Environmental Quality Act (CEQA).

Staff: Greg Stones, Principal Planner

E-mail: g_stones@ci.lompoc.ca.us

3. LOM 621 – Lot Line Adjustment

A request from Steve Reese (applicant) for Planning Commission consideration of a Lot Line Adjustment to remove an interior lot line between two lots that are 7,498 square feet and 7,502 square feet in size to create one lot located at 204 and 208 East Laurel Avenue (APN’s: 085-022-007 and 085-022-008) in the Industrial (I) zone. This action is not subject to the California Environmental Quality Act (CEQA) because it does not involve the exercise of discretionary powers by a public agency.

Staff: Greg Stones, Principal Planner

E-mail: g_stones@ci.lompoc.ca.us

4. **Planning Commission Review and Recommendation to City Council regarding a Zoning Text Amendment Amending the Appeal Provisions in Title 17 (Zoning) of the Lompoc Municipal Code.**

Consideration of amendments and a recommendation to the City Council regarding amendments to Lompoc Municipal Code Section 17.612.020 relating to the appeals procedures in the Zoning Code based on the most recent changes adopted by the Council on January 7, 2020. This amendment is exempt from further environmental review based on section 15061 of the guidelines contained within the California Environmental Quality Act (CEQA).

NEW BUSINESS:

ORAL COMMUNICATIONS:

WRITTEN COMMUNICATIONS:

APPROVAL OF MINUTES:

- February 12, 2020

DIRECTOR/STAFF COMMUNICATIONS:

- Updated General Plan Land Use and Circulation Elements
- Summary of RHNA project development team meeting #1 held February 24, 2020

COMMISSION REQUESTS:

ADJOURNMENT:

The Lompoc Planning Commission will adjourn to a Regular Meeting at 6:30 P.M. on Wednesday, May 13, 2020.

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 3rd day of April 2020.

Brian Halvorson

Brian Halvorson, Planning Manager

The Agenda and related Staff reports are available on the City's website: www.cityoflompoc.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.