



## AGENDA

**Regular Meeting of the Lompoc Planning Commission  
Wednesday, September 9, 2020, at 6:30 p.m.  
City Hall, 100 Civic Center Plaza, Council Chambers**

THE COUNTY OF SANTA BARBARA HAS DETERMINED THAT IN-PERSON PUBLIC ATTENDANCE AT A CITY COUNCIL MEETING IS A PROHIBITED GATHERING IN VIOLATION OF COUNTY HEALTH OFFICER ORDER 2020-12.5, EFFECTIVE JULY 14, 2020. THEREFORE:

### **THE CITY COUNCIL CHAMBER WILL BE CLOSED TO THE PUBLIC**

*Pursuant to the Governor's Executive Order N-29-20 dated March 17, 2020, the City Council is authorized to close the City Council chamber to the public and to make meetings accessible telephonically or electronically to all members of the public seeking to observe and to address the City Council. All Brown Act provisions that require the physical presence of the public for City Council meetings are waived.*

**The Planning Commission meeting will be broadcast live on Comcast Channel 23 and the radio at KPEG 100.9 FM, and livestreamed on the internet at [www.cityoflomdoc.com](http://www.cityoflomdoc.com) (Click the "City Council" button, and then "View City Council Meeting Live Webcast").**

**If you wish to make a comment during oral communications or on a specific agenda item, you may call (805) 875-8201 before the close of public comment on the agenda item. You will be provided 3 minutes to give your public comment.**

**Alternatively, you may submit comments via email to [c\\_weigel@ci.lompoc.ca.us](mailto:c_weigel@ci.lompoc.ca.us) not later than 4:00pm on Tuesday, September 9, 2020.**

"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 Federico Cioni (Chair)  
Commissioner Steve Bridge  
Commissioner Sasha Keller  
Commissioner Ken Ostini

**COUNCIL LIAISON:**

Councilmember Victor Vega

**STAFF:**

Assistant City Attorney Brian Wright-Bushman  
Planning Manager Brian Halvorson  
Principal Planner Greg Stones

**ORAL COMMUNICATIONS (3 Minutes Maximum):**

**PUBLIC HEARING ITEMS:**

1. **LOM 623 – Lot Line Adjustment to Merge Two Residential lots located at 1321 and 1325 East Hickory Avenue**

**Note: This item was continued from the August 12, 2020 Planning Commission meeting**

A request from Antoun Nameh (applicant) for Planning Commission consideration of a Lot Line Adjustment to remove an interior lot line between two lots that are 0.17 acres and 0.16 acres in size to create one lot located at 1321 and 1325 East Hickory Avenue (APN's: 085-260-059 and 085-260-060) in the Single Family Residential (7R1) 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  
Email: [g\\_stones@ci.lompoc.ca.us](mailto:g_stones@ci.lompoc.ca.us)

2. **Consideration of Recommendations to the City Council for Approval of Minor Zoning Code (Title 17) Text Amendments and Minor Revisions to the City's Architectural Review Guidelines.**

Review of minor Zoning Code Text amendments related to restaurant uses serving alcohol in the Convenience Center zone, streamlining permit requirements for sidewalk and mobile vendors, revisions to architectural design/site development review procedures and flexibility in permitting requirements for small housing projects (6 or less units), revised height requirements for permanent outdoor storage in Industrial and Business Park zones, bicycle parking exemptions for multi-family housing projects (4 or less units), revision to the residential street side yard setback fence height, edits to outdated or incorrect terminology and code references, and minor amendments to the City's Architectural Review Guidelines for consistency with said Zoning Code Text amendments related to architectural design/site development review. The Planning Commission's act of recommending adoption of the Zoning Code Text Amendment is not subject to the California Environmental Quality Act (CEQA) review because it is not an "approval" of the Zoning Code Text Amendment, as defined in CEQA Guidelines Section 15352, but is rather a recommendation of approval, and therefore does not commit the City to any definite course of action regarding the Zoning Code Amendment. Alternately, this action is exempt from CEQA review pursuant to Section 15061b(3) of CEQA.

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

**NEW BUSINESS:**

**ORAL COMMUNICATIONS (3 Minutes Maximum):**

**WRITTEN COMMUNICATIONS:**

**APPROVAL OF MINUTES:**

- August 12, 2020

**DIRECTOR/STAFF COMMUNICATIONS:**

**COMMISSION REQUESTS:**

**ADJOURNMENT:**

The Lompoc Planning Commission will adjourn to a Regular Meeting at 6:30 P.M. on Wednesday, October 14, 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 4<sup>th</sup> day of September 2020.

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.