



**AGENDA**  
**Regular Meeting of the Lompoc Planning Commission**  
**Wednesday, October 14, 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 ALLOWED BECAUSE THE COUNTY HAS ENTERED THE STATE-DESIGNATED “RED” TIER FOR COVID-19 RISK, PROVIDED **ALL ATTENDEES MUST WEAR MASKS AND OBSERVE 6-FOOT SOCIAL DISTANTCING FROM OTHER ATTENDEES. SEATING WILL BE LIMITED.**

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 Wednesday, October 13, 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):**

**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. **2021 Planning Commission Calendar**

**PUBLIC HEARING ITEMS:**

1. **Presentation of the Coastal Meadows project (DR 05-39) by Andrew Hanna representing Global Premier Development**
2. **Presentation of California Post-Construction Storm Water Requirements (PCRs) by Senior Environmental Coordinator Stacy Lawson**

3. **DR 19-07 – Human Bean Drive-Through Coffee Shop**

A request for an Architectural Design and Site Development Review Permit (DR 19-07) from Pat Mitchell (applicant) for Planning Commission consideration of a 600 square foot drive-through coffee shop (and walk-up window) with parking and landscaping located at 401 North H Street (APN: 087-241-007) within the Central Business (CB) zone and the H Street Overlay (HSO) 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  
Email: [g\\_stones@ci.lompoc.ca.us](mailto:g_stones@ci.lompoc.ca.us)

4. **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, minor amendments to the City's Architectural Review Guidelines for consistency with said Zoning Code Text amendments related to architectural design/site development review, and minor revisions to sign standards related to temporary signs. 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:**

- September 9, 2020

**DIRECTOR/STAFF COMMUNICATIONS:**

**COMMISSION REQUESTS:**

**ADJOURNMENT:**

The Lompoc Planning Commission will adjourn to a Regular Meeting at 6:30 P.M. on Wednesday, November 18, 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 9<sup>th</sup> day of October 2020.

Brian Halvorson

Brian Halvorson, Planning Manager

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