



**AGENDA**  
**Regular Meeting of the Lompoc Planning Commission**  
**Wednesday, November 18, 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.cityoflom poc.com](http://www.cityoflom poc.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, November 18, 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  
Project Planner Sara Farrell

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

**PUBLIC HEARING ITEMS:**

**1. CUP 18-02 – T-Mobile Telecommunications Facility**

A request by Ashley Hollihan representing Reliant Land Services for Planning Commission consideration of a Conditional Use Permit for construction and operation of a wireless telecommunication facility. The project includes removal of an existing antenna and a proposed 65-foot tall mono-pine pole and installment of associated ground equipment. The project is located at 922 North I Street in the Planned Commercial Development (PCD) Zoning District (Assessor Parcel Number: 089-070-37). This action is exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

Staff: Sara Farrell, Project Planner  
Email: [s\\_farrell@ci.lompoc.ca.us](mailto:s_farrell@ci.lompoc.ca.us)

**2. LOM 599 – Central Coast Business Park Map Time Extension**

A request from Chad Penrod (applicant) with Parkstone Companies representing the McGaelic Group (property owner) for Planning Commission consideration of a 2 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: Sara Farrell, Project Planner  
Email: [s\\_farrell@ci.lompoc.ca.us](mailto:s_farrell@ci.lompoc.ca.us)

**3. Staff presentation of Zoning Code Overlay Zones.**

Based on a recent inquiry from the Commission during Commission requests, staff will provide a brief overview of Zoning Code Chapter 17.224 (Overlay Zones) and answer any questions relating to these zoning districts.

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:**

- October 14, 2020

**DIRECTOR/STAFF COMMUNICATIONS:**

- RHNA update
- Zoning Code Amendments (processing update)

**COMMISSION REQUESTS:**

**ADJOURNMENT:**

The Lompoc Planning Commission will adjourn to a Regular Meeting at 6:30 P.M. on Wednesday, December 9, 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 13<sup>th</sup> day of November 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 Lomdoc Library, 501 E. North Avenue, Lomdoc, 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.