



**Minutes of the Adjourned Regular Meeting of the Lompoc Planning Commission  
Wednesday, March 10, 2021, at 6:30 P.M.  
City Hall, 100 Civic Center Plaza, Council Chambers**

**ROLL CALL:**

Commissioner Federico Cioni (Acting Chair)  
Commissioner Steve Bridge  
Commissioner Augusto Caudillo  
Commissioner Ed Braxton

**STAFF:**

Assistant City Attorney Brian Wright-Bushman  
Planning Manager Brian Halvorson  
Development Services Assistant II Cherridah Weigel

**ORAL COMMUNICATIONS (3 Minutes Maximum):** None

**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. Receive 2020 General Plan Annual Report

The **Commission** pulled the 2020 General Plan Annual Report from the Consent Calendar. The **Commission** received the additional reporting related to Native American Tribes, Density Bonuses, and property owned by the City as required by State law to be included in the 2020 General Plan Annual Report as presented by **Planning Manager Brian Halvorson**.

**Open/Close Public Comment for 2020 General Plan Annual Report**

**MOTION:** It was moved by **Commissioner Bridge**, seconded by **Commissioner Caudillo**, that the Commission incorporate the additional sections and accept the 2020 General Plan Annual Report for review by the City City Council.

**VOTE:** The motion passed on a voice vote of 4-0.

**PUBLIC HEARING ITEMS:**

**Public Hearing Item No. 1:**

**Lewis Parcel Map – LOM 628**

A request from Rob Lewis (owner/applicant) for Planning Commission consideration to subdivide an approximately 33 acre parcel of land into two (2) parcels (with one remainder parcel for the California Department of Transportation right-of-way) located at 2200 East Highway 246 and 100 South Highway 1 (APN's: 083-060-016 & 083-060-017) in the Industrial (I) and Residential Agriculture (RA) Zoning districts. This action is categorically exempt pursuant to Section 15315 (Minor land division) of the California Environmental Quality Act (CEQA).

**Planning Manager Brian Halvorson** presented the staff report for the project with a PowerPoint presentation.

**Open Public Comment for LOM 628**

**David Marchell, with Omni Design Group**, Land Surveyor and Engineer for the project, called into the meeting and stated he read and agreed with the Conditions of Approval (COA). Mr. Marchell noted that he had spoken with Lori Speer, Contract Engineer, for clarification on parcels' ability to be served by a public sewer line (COA EN9) and was available for any questions.

**Close Public Comment for LOM 628**

**MOTION:** It was moved by **Commissioner Bridge**, seconded by **Commissioner Braxton**, that the Commission adopt Resolution No. 942 (21) approving a Vesting Tentative Parcel Map (LOM 628) for the Lewis Parcel Map project based upon the Findings in the Resolution and subject to the attached Conditions of Approval.

**VOTE:** The motion passed on a voice vote of 4-0.

**Public Hearing Item No. 2:**

**GP 21-01 – Deletion of the Economic Development Committee from the 2030 General Plan**

As directed by the City Council, deletion of all references to the Economic Development Committee from the City of Lompoc 2030 General Plan. This action is exempt pursuant to Section 15061b(3) of the California Environmental Quality Act (CEQA).

**Planning Manager Brian Halvorson** presented the staff report for the project with a PowerPoint presentation.

Mr. Halvorson clarified that Council direction is for deletion of the term “Economic Development Committee”, not deleting the entire Economic Development Element from the City of Lompoc 2030 General Plan.

The **Commission** expressed concern regarding the deletion of Implementation Measure 11 in its entirety. The **Commission** felt that the City should maintain a Strategic Plan for the economic development of the City of Lompoc, which would provide information on the progress and planning of economic growth to the City by the Chamber of Commerce and/or other organizations contracted to work on economic development.

### Open/Close Public Comment for GP 21-01

**MOTION:** It was moved by **Commissioner Bridge**, seconded by **Commissioner Braxton**, that the Commission adopt Resolution No. 943 (21) recommending approval to the City Council approving a General Plan Amendment (GP 21-01) for the deletion of all references to the Economic Development Committee from the City of Lompoc 2030 General Plan based upon the Findings in the Resolution and subject to the attached Conditions of Approval, as amended:

#### Policy 3.6

~~The City shall appoint an Economic Development Committee whose focus is to improve the Lompoc economy. The Economic Development Committee shall~~ **The City shall work with proper and competent organizations to** create and update annually a Strategic Plan for economic growth and then coordinate this plan with other City commissions that have a vested interest in the plan.

#### Implementation Measure 11

The City should continue to work with ~~the Chamber of Commerce and the Economic Development Committee and other~~ **proper and competent** organizations to develop the economic development strategy that includes incentives to expand existing businesses and attract businesses.

#### Implementation Measure 14 (Land Use Element)

~~The City shall convene a task force of community business leaders that will establish an economic development committee and prepare an economic development plan to further explore opportunities and constraints to economic development. The economic development committee shall provide periodic reports to the City Council.~~

**VOTE:** The motion passed on a voice vote of 4-0.

**Public Hearing Item No. 3:**

**TA 21-01 – Zoning Code Text Amendments addressing permit requirements and general standards for Safe Parking Programs.**

Review and decide whether to recommend that the City Council adopt proposed amendments to Title 17 (Zoning) and Chapter 10.30 (Residential Use of City Streets and Alleys, City-Owned Parking Areas, and Certain Private Property Prohibited Except for Safe Parking Areas) of the Lompoc Municipal Code to revise and establish regulations for Safe Parking Programs. This action is exempt from CEQA review pursuant to Section 15061(b)(3) of the CEQA Guidelines.

**Planning Manager Brian Halvorson** requested that this item be continued from the March 10, 2021, to April 14, 2021, Planning Commission meeting to allow for further review by City Staff.

**Open / Close Public Comment for TA 21-01**

**MOTION:** It was moved by **Chair Cioni**, seconded by **Commissioner Braxton**, that the **Commission** continue the Text Amendment (TA 21-01) to the April 14, 2021, Planning Commission meeting.

**VOTE:** The motion passed on a voice vote of 4-0.

**NEW BUSINESS:** None

**ORAL COMMUNICATIONS (3 Minutes Maximum):** None

**WRITTEN COMMUNICATIONS:** None

**APPROVAL OF MINUTES:**

**MOTION:** It was moved by **Commissioner Bridge**, seconded by **Commissioner Caudillo**, that the **Commission** adopt the January 27, 2021 minutes.

**VOTE:** The motion passed on a voice vote of 3-0-1, with **Commissioner Braxton** abstaining.

**DIRECTOR/STAFF COMMUNICATIONS:**

- An update on the Status of Zoning Text Amendments was given as the **Commission** initiated text amendments received a second reading on March 2, 2021, from the City Council and will be effective April 2, 2021. **Brian Halvorson** commended the **Commission** on text amendments to streamline housing development in the City.

- An update to the 6<sup>th</sup> Cycle Regional Housing Needs Allocation (RHNA) was given by the Planning Manager who stated that the City of Lompoc's draft allocation numbers would be heard by the Santa Barbara County Association of Governments (SBCAG) board meeting on March 18, 2021. Lompoc's draft numbers are:
  - 2,248 total units (precious allocation was 525)
    - 166 Very Low Area Median Income (AMI)
    - 262 Low (AMI)
    - 311 Moderate (AMI)
    - 1,509 Above Moderate (AMI)
- **Mike Becker**, Director of SBCAG, will be making a presentation on RHNA at the March 16, 2021, City Council meeting
- The Bailey Avenue Annexation Application was to be reviewed at a study session held by the Local Area Formation Commission (LAFCO) on March 4, 2021 but the Santa Barbara County Planning & Development Department was not available to attend; therefore, the study session was postponed to a date uncertain.
- **Brian Wright-Bushman** reminded the **Commission** of the **Commission's** new Appointment Method and Structure from At-Large to By-District appointments.

Per Ordinance No. 1677 (21), effective March 15, 2021, at 11:59 P.M., all **Commission** positions will be terminated. At the March 16, 2021, City Council meeting, **Commissioner** appointments will be made By-District. If you would like to be considered for an appointment on March 16, 2021, please submit a new application to the City Clerk's office

- **Chair Cioni** commend and thanked Staff and **Commission Bridge** for all of their hard work on RHNA allocations.

**COMMISSION REQUESTS:** None

**ADJOURNMENT:**

**MOTION:** It was moved by **Commissioner Braxton**, seconded by **Commissioner Bridge**, to adjourn the meeting at 7:26 P.M. to a regular meeting to be held on Wednesday, April 14, 2021, at 6:30 P.M. in the City of Lompoc Council Chambers.

**VOTE:** The motion passed on a voice vote of 4-0.

  
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Brian Halvorson  
Secretary

  
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Federico Cioni  
Presiding Officer