



AGENDA
Regular Meeting of the Lompoc Planning Commission
Wednesday, June 9, 2021, 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 PLANNING COMMISSION MEETING IS ALLOWED BECAUSE THE COUNTY HAS ENTERED THE STATE-DESIGNATED "ORANGE" TIER FOR COVID-19 RISK, PROVIDED **ALL ATTENDEES MUST WEAR MASKS AND OBSERVE 6-FOOT SOCIAL DISTANCING 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 live-streamed on the internet at www.cityoflompoc.com (Click the "City Council" button, and then "View City Council Meeting Videos").

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 no later than 4:00 p.m. on Wednesday, June 9, 2021.

"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
Commissioner Augusto Caudillo
Commissioner Edwin Braxton
Commissioner Dan Badertscher

COUNCIL LIAISON:

Mayor Osborne

STAFF:

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

ORAL COMMUNICATIONS (3 Minutes Maximum):

PUBLIC HEARING ITEMS:

1. **DR 21-03 – Architectural Design and Site Development Review for Aldi’s and Boot Barn.**

A request from Abdul Salehi, representing property owner Brixmor Property Group for Planning Commission consideration of Architectural and Site Development Review to remodel the exterior façade of the former Vons supermarket and create three interior tenant spaces within the Lompoc Shopping Center located at 729 North H Street (APN: 089-110-003) in the Planned Commercial Development (PCD) Zoning District. This action is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

Staff: Jake Raper, Project Planner
Email: j_raper@ci.lompoc.ca.us

2. **Presentation on Microenterprise Home Kitchen Operations (MEHKOs) that will be permitted within all areas of Santa Barbara County.**

Staff: Brian Halvorson, Planning Manager
Email: b_halvorson@ci.lompoc.ca.us

3. **Presentation on Application Processing Procedures (Chapter 17.504) per a Commission request.**

Staff: Brian Halvorson, Planning Manager
Email: b_halvorson@ci.lompoc.ca.us

NEW BUSINESS:

ORAL COMMUNICATIONS (3 Minutes Maximum):

WRITTEN COMMUNICATIONS:

APPROVAL OF MINUTES:

- April 14, 2021

DIRECTOR/STAFF COMMUNICATIONS:

- Update from May 18, 2021, Council Meeting

COMMISSION REQUESTS:

ADJOURNMENT:

The Lompoc Planning Commission will adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, July 14, 2021.

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 4th day of June 2021.

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 is 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's action is a recommendation to approve, no appeal is necessary the item will be heard by the City Council. If the Planning Commission's 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.