



NOTICE OF PUBLIC HEARING

THE COUNTY OF SANTA BARBARA REQUIRES A FACE MASK BE WORN BY ALL INDIVIDUALS, WHETHER VACCINATED OR UNVACCINATED, IN INDOOR PUBLIC SETTINGS, EFFECTIVE AUGUST 6, 2021. (COUNTY HEALTH OFFICER ORDER NO. 2021- 10.3) **ALL ATTENDEES MUST WEAR MASKS AT THE CITY COUNCIL MEETING.**

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.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, September 22, 2021

NOTICE IS HEREBY GIVEN that the Lompoc Planning Commission will conduct a public hearing on **Wednesday, September 22, 2021**, at 6:30 p.m. in the City Council Chambers, City Hall, 100 Civic Center Plaza, to consider the following items:

Architectural Design/Site Development Review and Vesting Tentative Tract Map/Condominium Map for the River Terrace project (DR 20-09 and LOM 625) and consideration of an Addendum to an Environmental Impact Report (SCH No. 2004061107).

Planning Commission consideration of Architectural Design and Site Development Review and Vesting Tentative Tract Map/Condominium Map for the River Terrace project (DR 20-09 & LOM 625) for a gated community of 257 residential condominium units (106 detached single family residences, 76 residential duplexes, and 75 townhomes) with amenities including a pocket park, bike trails, fire pits, pavilions, dog park, par course exercise equipment/stations, community garden, vineyard, children's tot lot, half-court basketball, guest parking, decorative street lighting and approximately 42,200 square feet for future commercial uses (but not part of this application at this time), in the Medium Density Residential Planned Development (R2PD) and Planned Commercial Development (PCD) zone on approximately 26 acres located at 1701 East Laurel Avenue (APN: 099-141-021 and a portion of 099-141-030 and 099-141-026 of City Property for the eastern bike path only). An Addendum to a previously certified Environmental Impact Report (EIR 04-01; SCH No. 2004061107) was prepared for this item pursuant to the California Environmental Quality Act (CEQA).

Staff: Greg Stones, Principal Planner
Email address: g_stones@ci.lompoc.ca.us

Any person may appeal a decision of the Planning Commission to the City Council within ten (10) calendar days, or as otherwise specified in the City Code, from the date of the decision. If the Planning Commission action is a recommendation, the action will be heard by City Council, and no appeal is needed. The appeal fee is \$257.80. Any person interested in an agenda item may contact the staff person noted above at the Planning Division (805) 875-8227.

Pursuant to Government Code requirements, this agenda is posted 72 hours in advance of the meeting in the lobby of City Hall and in the Lompoc Library. Any interested person may submit comments orally or in writing at the public hearing. Written comments should be addressed to the Planning Division, 100 Civic Center Plaza, Lompoc, CA 93436. Project files and environmental documentation are available for public review at the Planning Division or on the City's website at <http://www.cityoflompoc.com/agendas/planning.htm>. Staff Reports will be available on September 17, 2021.

LOMPOC PLANNING COMMISSION
BRIAN HALVORSON, SECRETARY

If you challenge the Architectural Design and Site Development Review and Vesting Tentative Tract Map/Condominium Map in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City of Lompoc at, or prior to, the public hearing (Government Code Section 65009).