



AGENDA

**Special Meeting of the Lompoc Planning Commission
Wednesday, September 22, 2021, at 6:30 p.m.
City Hall, 100 Civic Center Plaza, Council Chambers**

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 Council Chambers will be open to the public. The Planning Commission meeting will also 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, September 22, 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
Commissioner Brianna Gonzales

COUNCIL LIAISON:

Council Member Cordova

STAFF:

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

ORAL COMMUNICATIONS (3 Minutes Maximum):

PUBLIC HEARING ITEMS:

1. **Consideration of Amendments to Chapter 17.324 of the Zoning Code (Inclusionary Housing) to allow Alternative Methods of Compliance for projects in the Old Town Redevelopment Project, Amendment No. 2 Area (TA 20-03) and consideration of an Addendum to an Environmental Impact Report (SCH No. 2004061107).**

Planning Commission consideration and recommendations to the City Council regarding a request from Mike Badner with Williams Homes for zoning code text amendments to Chapter 17.324 (Inclusionary Housing) to allow residential developments located inside the Old Town Redevelopment Project Amendment No. 2 area to meet inclusionary housing requirements with alternative methods of compliance considered by the review authority, including, but not limited to payment of housing in-lieu fees and off-site construction of affordable units. 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: Brian Halvorson, Planning Manager
Email address: b_halvorson@ci.lompoc.ca.us

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

Planning Commission consideration of Architectural Design and Site Development Review, Vesting Tentative Tract Map/Condominium Map, and request for Alternate Compliance Methods for Inclusionary Housing requirements for the River Terrace project (DR 20-09 & LOM 625) which includes 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

3. Architectural Design/Site Development Review and consideration of a Mitigated Negative Declaration for the Mustang Cannabis Facility (DR 20-06).

Planning Commission consideration of Architectural Design and Site Development Review of the Mustang Cannabis Facility (DR 20-06) for a 68,100 square foot building for cannabis cultivation, processing, manufacturing, distribution, administration and storage on approximately 3.01 acres in the Business Park (BP) zone located at 1501 North O Street, 801 and 851 Cordoba Avenue (APN's: 093-450-018, 093-450-019 and 093-450-020). A Mitigated Negative Declaration 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

NEW BUSINESS REGULAR:

ORAL COMMUNICATIONS (3 Minutes Maximum):

WRITTEN COMMUNICATIONS:

APPROVAL OF MINUTES:

- July 14, 2021

DIRECTOR/STAFF COMMUNICATIONS:

COMMISSION REQUESTS:

ADJOURNMENT:

The Lompoc Planning Commission will adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, October 13, 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 17th day of September 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 as the City Council will hear the item. If the Planning Commission's action is a recommendation for denial, an appeal must be filed within ten (10) days in accordance with Chapter 17.612 (Appeals) of the Zoning Code.

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.