



AGENDA
Regular Meeting of the Lompoc Planning Commission
Wednesday, November 10, 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, (COUNTY HEALTH OFFICER ORDER NO. 2021- 10.6) **ALL ATTENDEES MUST WEAR MASKS AT THE CITY COUNCIL MEETING.**

The Council Chamber 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.cityoflompop.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, November 10, 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 Ball

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):

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)

- 2022 Planning Commission Calendar

PUBLIC HEARING ITEMS:

1. Consideration of Architectural Review and Changes to an Approved Preliminary/Precise Development Plan for the Coastal Meadows Residential Project (DR 05-39)

Planning Commission consideration of Architectural Review and Changes to Approved Preliminary/Precise Development Plan for the Coastal Meadows Residential Project (DR 05-39) consisting of 40 residential townhome units, clubhouse, and amenities on approximately 3 acres in the Medium Density Residential, Open Space and Planned Development Overlay zones located at 1275 North V Street (Assessor Parcel Number: 093-070-036). Amendments to the approved development plan include reduction of residential unit sizes, inclusion of mobility/adaptable units (handicap accessible), removal of eight garages (to be replaced with sixteen carports), carports to accommodate twenty-nine covered parking spaces, tandem parking within eight residential units, increase to the clubhouse size, removal of a pool and spa, and the addition of a gathering/open space area with a fire pit. An Addendum has been prepared to a Mitigated Negative Declaration (SCH No. 2006031092) previously prepared for this item pursuant to the California Environmental Quality Act (CEQA).

Staff: Greg Stones, Principal Planner
E-mail address: g_stones@ci.lompoc.ca.us

2. Planning Commission Consideration of Changes to an Approved Permit for the 233 Mixed Use project (DR 19-03).

Planning Commission consideration of changes to an approved permit for the 233 Mixed Use project (DR 19-03) located at 233 North H Street (APN: 085-081-002) to delete Conditions of Approval (P46, P47, P48 and P49) relating to Affordable Housing Requirements in the Old Town Lompoc Redevelopment Original Project Area that do not apply to the project. This action is exempt from environmental review pursuant to Section 15061(b)(3) (the “common sense” exemption) of the California Environmental Quality Act (CEQA) Guidelines.

Staff: Brian Halvorson, Planning Manager
E-mail address: b_halvorson@ci.lompoc.ca.us

NEW BUSINESS REGULAR:

ORAL COMMUNICATIONS (3 Minutes Maximum):

WRITTEN COMMUNICATIONS:

APPROVAL OF MINUTES:

- October 13, 2021

DIRECTOR/STAFF COMMUNICATIONS:

- December 8, 2021 and January 12, 2022 Planning Commission Hearings

COMMISSION REQUESTS:

ADJOURNMENT:

The Lompoc Planning Commission will adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, December 8, 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 5th day of November 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.