



**Draft Minutes of the Adjourned  
Meeting of the Lompoc Planning Commission  
Wednesday, March 9, 2022, at 6:30 P.M.  
City Hall, 100 Civic Center Plaza, Council Chambers**

**ROLL CALL:**

Commissioner Federico Cioni – Chair – Absent  
Commissioner Augusto Caudillo  
Commissioner Edwin Braxton – Vice-Chair  
Commissioner Dan Badertscher – Absent  
Commissioner Brianna Gonzales

**STAFF:**

Brian Halvorson, Planning Manager  
Cherridah Weigel, Development Services Assistant II

**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.)

- Receive 2021 General Plan Annual Report

**MOTION:** It was moved by **Commissioner Gonzales**, seconded by **Commissioner Caudillo**, that the **Commission** receive the 2021 General Plan Annual Report and forward the report to City Council.

**VOTE:** The motion passed on a voice vote of 3-0-2, with **Commissioner Cioni** and **Commissioner Badertscher** absent.

**PUBLIC HEARING ITEMS:**

**Public Hearing Item No. 1:**

**Request for a Two-Year Time Extension for the Burton Ranch Vesting Tentative Map (LOM 571).**

Planning Commission consideration of a two-year time extension for the Burton Ranch Vesting Tentative Map (LOM 571) for the subdivision of a 32.6 acre site into 65 lots located at the northwestern intersection of Harris Grade Road and Purisima Road (Highway 1) within the Burton Ranch Specific Plan in the Specific Plan (SP) zone (Assessor Parcel Numbers: 097-250-040 and 097-250-013). This action is categorically exempt pursuant to Section 65457 of the California Environmental Quality Act (CEQA) as the proposal is consistent with the adopted Burton Ranch Specific Plan for which a Program Environmental Impact Report (SCH#2002091045) was previously certified. An Addendum for the time extension has been prepared pursuant to the California Environmental Quality Act (CEQA).

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

**Open Public Comment for LOM 571**

**Jon Martin**, the property owner (Harris Grade Partners), thanked the **Commission** for their consideration of the project and stated he was available for any questions.

**Commissioner Caudillo** inquired about the factors that prompted the request for a time extension.

**Mr. Martin** stated that there are water and sewer service issues that have delayed the project. Once these issues are resolved, the map can be recorded.

**Close Public Comment for LOM 571**

**MOTION:** It was moved by **Commissioner Gonzales**, seconded by **Commissioner Caudillo**, that the **Commission** adopt Resolution No. 963 (22) approving a two-year time extension for the Burton Ranch Vesting Tentative Map (LOM 571) based upon the Findings in the Resolution and the attached Conditions of Approval.

**VOTE:** The motion passed on a voice vote of 3-0-2, with **Commissioner Cioni** and **Commissioner Badertscher** absent.

**Public Hearing Item No. 2:**

**Request for a One-Year Time Extension for the Mosaic Walk Vesting Tentative Map (LOM 554).**

Planning Commission consideration of a one-year time extension for the Mosaic Walk Vesting Tentative Map (LOM 554) for the subdivision of a 1.36 acre site into 13 residential lots located at 1038 West Ocean Avenue (Assessor Parcel Number: 091-110-047) in the Medium Density Residential (R-2) zone and the Planned Development (PD) Overlay zone. A Mitigated Negative Declaration (SCH# 2006051017) for the Tentative Parcel Map was certified and an Addendum to the MND for the time extension has been prepared pursuant to the California Environmental Quality Act (CEQA).

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

**Open/Close Public Comment for LOM 554.**

**MOTION:** It was moved by **Commissioner Gonzales**, seconded by **Commissioner Caudillo**, that the **Commission** adopt Resolution No. 962 (22) approving one-year time extension for the Mosaic Walk Vesting Tentative Map (LOM 554) based upon the Findings in the Resolution and the attached Conditions of Approval.

**VOTE:** The motion passed on a voice vote of 3-0-2, with **Commissioner Cioni** and **Commissioner Badertscher** absent.

**Public Hearing Item No. 3:**

**Presentation by the Independent Living Resource Center on accessible and affordable housing.**

Presentation by System Change Coordinator **Jacob Lesner-Buxton** assisted by **Jaydon Gaines** describing services offered by the Living Resource Center and highlighting examples of accessible and affordable housing models across California, the United States, and Governing Legislation on Fair Housing.

The Commission received the presentation and thanked the presenters. No reportable action was made.

**NEW BUSINESS:**

- Elect Chair and Vice-Chair

The Planning Commission Manual of Procedures (Section A5) states that “Five (5) members of the Planning Commission shall be present to consider changes to the Planning Commission Manual of Procedures and for the election of the Chair and Vice-Chair.” Therefore, the Chair and Vice-Chair elections of the **Lompoc Planning Commission** are postponed until all five (5) members are present.

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

**WRITTEN COMMUNICATIONS:** None

**APPROVAL OF MINUTES:**

**MOTION:** It was moved by **Commissioner Caudillo**, seconded by **Commissioner Gonzales**, that the **Commission** adopt the January 26, 2022 minutes.

**VOTE:** The motion passed on a voice vote of 3-0-2, with **Commissioner Cioni** and **Commissioner Badertscher** absent.

**DIRECTOR/STAFF COMMUNICATIONS:**

**Brian Halvorson, Planning Manager**, provided updates to **Commission** on the following items:

- Stated that the date for the next joint meeting of the **City Council** and **Planning Commission** changed and is now scheduled for Tuesday, July 19, 2022, @ 5:45 P.M. in the Council Chambers, and staff will send the **Commission** an email invitation.
- **Mr. Halvorson** stated that the **City Council** adopted the appropriation resolution for Housing Element Update and Technical Updates to the 2030 General Plan. The Planning Division started working with consultant Minter Harnish on the updates and will have a kick-off meeting on March 16, 2022. **Mr. Halvorson** also mentioned that staff would update the **Commission** on the project's progress, and information will be posted on the City's Planning Division website.

**COMMISSION REQUESTS:**

- **Commissioner Braxton** asked Staff to consult with **Brian Wright-Bushman, Assistant City Attorney**, to verify if the adoption of the minutes could be included under consent items.

**ADJOURNMENT:**

**MOTION:** It was moved by **Commissioner Caudillo**, seconded by **Commissioner Gonzales**, to adjourn the meeting at 7:31 P.M. to a regular meeting to be held on Wednesday, April 13, 2022, at 6:30 P.M. in the City of Lompoc Council Chambers.

**VOTE:** The motion passed on a voice vote of 3-0-2, with **Commissioner Cioni** and **Commissioner Badertscher** absent.

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Brian Halvorson  
Secretary

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Edwin Braxton  
Vice-Chair

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