



AGENDA
Regular Meeting of the Lompoc Planning Commission
Wednesday, August 10, 2022, at 6:30 p.m.
City Hall, 100 Civic Center Plaza, Council Chambers

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;

Video live streamed via this link:

<https://www.cityoflom poc.com/government/committees-boards/city-council/live-webcast>

Internet radio via this link:

<https://www.cityoflom poc.com/government/departments/utilities/media-center/kpeg-radio>

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_smith@ci.lompoc.ca.us no later than 4:00 p.m. on Wednesday, August 10, 2022.

“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.”

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 Dan Badertscher
Commissioner Brianna Gonzales
Commissioner Steve Bridge

COUNCIL LIAISON:

Council Member Gilda Cordova

STAFF:

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

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 be adopted)

- Planning Commission 2021/2022 Annual Report
(Summary of Commission Actions for the 2021/2022 Fiscal Year)

PUBLIC HEARING ITEMS:

1. Architectural Design and Site Development Review for the Pettit Multi-Family Project (DR 22-01)

Planning Commission consideration of Architectural Design and Site Development Review for a proposed residential multi-family project consisting of four (4) two-story duplexes (total of 8 units) with parking, landscaping and site improvements in the High Density Residential Planned Development (R3PD) overlay zone on approximately 0.32 acres of vacant land located at 518 North T Street (APN: 089-161-012). This action is categorically exempt from environmental review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

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

2. Conditional Use Permit for Manny's Fitness (CUP 21-02)

Planning Commission consideration of a Conditional Use Permit as requested from Manuel Ramos for a 2,400 square foot body weight fitness studio within an existing multi-tenant industrial complex on a 0.37 acre parcel located at 315 North F Street (APN: 085-022-014) in the Industrial (I) zone. This action is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

Staff: Cherridah Weigel, Assistant Planner
Email address: c_weigel@ci.lompoc.ca.us

NEW BUSINESS REGULAR:

ORAL COMMUNICATIONS (3 Minutes Maximum):

WRITTEN COMMUNICATIONS:

APPROVAL OF MINUTES:

- June 8, 2022

DIRECTOR/STAFF COMMUNICATIONS:

- Summary of Joint City Council/Planning Commission hearing from July 19, 2022
- Status of the General Plan Housing Element Update

COMMISSION REQUESTS:

ADJOURNMENT:

The Lompoc Planning Commission will adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, September 14, 2022.

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 August 2022.

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 Chapter 17.132.050 (C) 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.