



AGENDA
Regular Meeting of the Lompoc Planning Commission
Wednesday, October 12, 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, October 12, 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 Mayor Jenelle Osborne

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 adopt

- 2023 Planning Commission Calendar

PUBLIC HEARING ITEMS:

1. Vesting Tentative Parcel Map & Waiver Request for the Coast Hills Credit Union (LOM 635)

Planning Commission consideration of a Vesting Tentative Parcel Map and Map Waiver request (LOM 635) to subdivide one 2.5-acre lot into two (2) lots (1.57 acres and 0.93 acres) located at 1320 North H Street (APN: 087-011-057) in the Planned Commercial Development (PCD) and H Street Overlay (HSO) zones. This action is categorically exempt from environmental review pursuant to Section 15315 (Minor Land Division) of the California Environmental Quality Act (CEQA) Guidelines.

2. Architectural Design and Site Development Review for the KFC Remodel Project (DR 22-03)

Planning Commission consideration of Architectural Design and Site Development Review for a proposed remodel of the existing KFC fast food restaurant building on approximately 0.51 acres of developed land located at 1401 North H Street (APN: 093-450-028) in the Planned Commercial Development (PCD) and H Street Overlay (HSO) zones. This action is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

3. Conditional Use Permit (Modification) for ORGN Cannabis Facility (CUP 19-06)

Planning Commission consideration of a permit modification to an approved Conditional Use Permit (CUP 19-06) for ORGN Cannabis Facility to allow the operation of a non-storefront retail cannabis dispensary (delivery service, not open to the public), processing (drying, curing, trimming, and packaging of pre-rolls and flower cannabis for distribution), non-volatile manufacturing (vape pen cartridge filling only), and distribution facility within an existing building located in the Industrial (I) zone on approximately 0.72 acres at 1551 East Laurel Avenue (APN: 099-500-003). This action is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

NEW BUSINESS REGULAR:

ORAL COMMUNICATIONS (3 Minutes Maximum):

WRITTEN COMMUNICATIONS:

APPROVAL OF MINUTES:

- May 25, 2022 and August 10, 2022

DIRECTOR/STAFF COMMUNICATIONS:

- Summary of results of General Plan Housing Element Update Public Workshop and Next Public Workshop
- Schedule of General Plan Updates (per Commission Request)
- Information on Cannabis Odors and Complaints

COMMISSION REQUESTS:

ADJOURNMENT:

The Lompoc Planning Commission will adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, November 9, 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 7th day of October 2022.

Brian Halvorson

Brian Halvorson, Planning Manager

The Agenda and related Staff reports are available on the City's website: www.cityoflomdoc.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.