



AGENDA
Regular Meeting of the Lompoc Planning Commission
Wednesday, November 9, 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, November 9, 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)

- Commission Letter of Support for the Regional Early Action Planning (REAP 2.0) grant

PUBLIC HEARING ITEMS:

1. Two-Year Time Extension for the Burton Ranch Vesting Tentative Map (LOM 570)

A request for Planning Commission consideration of a two-year time extension for the Burton Ranch (Towbes) Vesting Tentative Map (LOM 570) to subdivide an approximately 100.9 acre site into 229 lots located at the intersection of Harris Grade Road and Highway 1 within the Burton Ranch Specific Plan (SP) zoning district. (Assessor Parcel Numbers: 097-250-050, 097-250-051, 097-250-083, and 097-250-084). This action is categorically exempt from CEQA pursuant to Section 65457 of the Government Code as the proposal is consistent with the adopted Burton Ranch Specific Plan for which a Program Environmental Impact Report (SCH#2002091045) was previously certified.

Staff: Brian Halvorson, Planning Manager
Email: b_halvorson@ci.lompoc.ca.us

2. Architectural Design/Site Development Review & Preliminary Development Plan for the Smart & Final Project (DR 22-04)

Planning Commission consideration of Architectural Design/Site Development Review & Preliminary Development Plan (DR 22-04) to allow a demolition of an existing 13,800 square foot (approximate) multi-tenant retail building and the construction of a 27,000 square foot Smart & Final retail building on 2.52 acres within the existing Palm Square shopping center located at 1025 North H Street (APN: 089-011-022) within the Planned Commercial Development (PCD) and H Street Overlay (HSO) zones. 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: g_stones@ci.lompoc.ca.us

3. Conditional Use Permit for Yeska Cannabis Dispensary (CUP 22-02)

Planning Commission consideration for a Conditional Use Permit (CUP 22-02) to establish the Yeska Cannabis Dispensary to allow the operation of a retail cannabis dispensary (open to the public) and delivery facility within an existing industrial multi-tenant airspace condominium complex located at 432 Commerce Court, Suites D & E (APN's: 093-480-003 and 093-480-005) in the Business Park (BP) zone. This action is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

4. Presentation on the Housing Element Update Site Inventory and Regional Housing Needs Allocation (GP 21-02).

Staff: Brian Halvorson, Planning Manager
Email: b_halvorson@ci.lompoc.ca.us

5. Planning Commission recommendations to the City Council for consideration of the adoption of amendments to regulations pertaining to Accessory Dwelling Units and Junior Accessory Dwelling Units (TA 22-02).

Planning Commission consideration of amendments to Lompoc Municipal Code Sections 17.208.030.A (Residential Zones Allowed Uses), 17.308.040.A (Parking Requirements), 17.324.020 (Applicability), 17.404.020 (Accessory Dwelling Units), 17.512.020 (Applicability), 17.704.020.A (Terms), and 17.708.020.D (Residential Use Types) to update local zoning regulations for compliance with State Law pertaining to Accessory Dwelling Units and Junior Accessory Dwelling Units. This action is exempt from California Environmental Quality Act (CEQA) review pursuant to Public Resources Code Section 21080.17.

Staff: Brian Halvorson, Planning Manager
Brian Wright-Bushman, Assistant City Attorney
Email: b_halvorson@ci.lompoc.ca.us

NEW BUSINESS REGULAR:

ORAL COMMUNICATIONS (3 Minutes Maximum):

WRITTEN COMMUNICATIONS:

APPROVAL OF MINUTES:

- October 12, 2022

DIRECTOR/STAFF COMMUNICATIONS:

- Summary of General Plan Housing Element Update Workshop #2 held on October 13, 2022
- Summary of New Housing Bills (2023)

COMMISSION REQUESTS:

ADJOURNMENT:

The Lompoc Planning Commission will adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, December 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 4th day of November 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.