



**AGENDA**  
**Regular Meeting of the Lompoc Planning Commission**  
**Wednesday, June 14, 2023, 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 with 3 minutes to give your public comment.

Alternatively, you may submit comments via email to [c\\_smith@ci.lompoc.ca.us](mailto:c_smith@ci.lompoc.ca.us) no later than 4:00 p.m. on Wednesday, June 14, 2023.

“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 (Chair)  
Commissioner Brianna Gonzales  
Commissioner Ron Fink

**COUNCIL LIAISON:**

Council Member Jeremy Ball

**STAFF:**

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

**ORAL COMMUNICATIONS (3 Minutes Maximum):**

**PUBLIC HEARING ITEM:**

**1. Architectural Design/Site Development Review and Preliminary Development Plan for an El Pollo Loco Drive-Through Restaurant (DR 22-07).**

A request for Planning Commission review of Architectural Design/Site Development review and a Preliminary Development Plan (DR 22-07) for a 1,822 square foot El Pollo Loco restaurant with drive-through and walk-up window (no indoor seating), outdoor dining, parking, and landscaping to be located at 925 North H Street in the Planned Commercial Development (PCD) and H Street Overlay (HSO) zoning districts. This action is categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Staff: Cherridah A. Weigel, Assistant Planner  
E-mail address: [c\\_weigel@ci.lompoc.ca.us](mailto:c_weigel@ci.lompoc.ca.us)

**2. Two Year Time Extension for the Transit Operation/Fleet Maintenance Facility Parcel Map (LOM 601).**

A request for Planning Commission consideration of a two year time extension for the Lompoc Transit Operation/Fleet Maintenance Facility Parcel Map. The property is located in the Industrial zoning district at the northeast corner of Chestnut Avenue and D Street (APN's: 085-033-001, -004, -005, -006, -007 and 085-040-001, -002, and a portion of the abandoned area of C Street). A Mitigated Negative Declaration (SCH# 2017051010) was prepared and an Addendum pursuant to the California Environmental Quality Act (CEQA) Guidelines.

Staff: Greg Stones, Principal Planner  
E-mail address: [g\\_stones@ci.lompoc.ca.us](mailto:g_stones@ci.lompoc.ca.us)

3. **Two Year Time Extension for the Castillo de Rosas Vesting Condominium Tentative Map (LOM 616).**

A request for Planning Commission consideration of a two year time extension for the Castillo de Rosas Vesting Condominium Tentative Map for 24 Residential Air Space Condominiums on property located at 109 South Third Street in the High Density Residential Planned Development (R3PD) zoning district. This action is categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Staff: Greg Stones, Principal Planner  
E-mail address: [g\\_stones@ci.lompoc.ca.us](mailto:g_stones@ci.lompoc.ca.us)

**NEW BUSINESS REGULAR:**

**ORAL COMMUNICATIONS (3 Minutes Maximum):**

**WRITTEN COMMUNICATIONS:**

**APPROVAL OF MINUTES:**

- April 12, 2023

**DIRECTOR/STAFF COMMUNICATIONS:**

- 2030 General Plan Updates
- Commissioner Update
- Letter of Support from Commission to apply for a Safe Streets/Roads for All grant

**COMMISSION REQUESTS:**

**ADJOURNMENT:**

The Lompoc Planning Commission will adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, July 12, 2023.

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 9<sup>th</sup> day of June 2023.

Brian Halvorson

Brian Halvorson, Planning Manager

The Agenda and related Staff reports are available on the City's website: [www.cityoflompoc.com](http://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.