



**MEMORANDUM**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
*Planning Division*

**DATE:** August 9, 2023  
**TO:** Planning Commission  
**FROM:** Brian Halvorson, Planning Manager  
**RE:** Consent Calendar: 2022/2023 Planning Commission Annual Report

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Attached is the Annual Report summarizing activities of the Planning Commission that occurred during the 2022/2023 Fiscal Year.

The report documents the number of projects reviewed by the Planning Commission at each public hearing during the fiscal year and the action that was taken by the Commission. This report also includes a list of projects that are anticipated to be reviewed in the upcoming year. I am available to answer questions regarding any of the projects listed in the attached report.

Upon review and approval of this consent item, the report will then be submitted to the City Council.

Recommendation

Review and approve the 2022/2023 Planning Commission Annual Report.

Attachment:

City of Lompoc 2022/2023 Planning Commission Annual Report

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CITY OF LOMPOC  
PLANNING COMMISSION  
ANNUAL REPORT  
FY 2022/23



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**TABLE OF CONTENTS:**

The Role of the Planning Commission..... 4  
Planning Commission Activities..... 5  
Major Projects/Items Reviewed by the Commission..... 6  
Anticipated Activities for FY 2023/24..... 9  
Summary of Planning Commission Agenda Items.....10





## **THE ROLE OF THE PLANNING COMMISSION:**



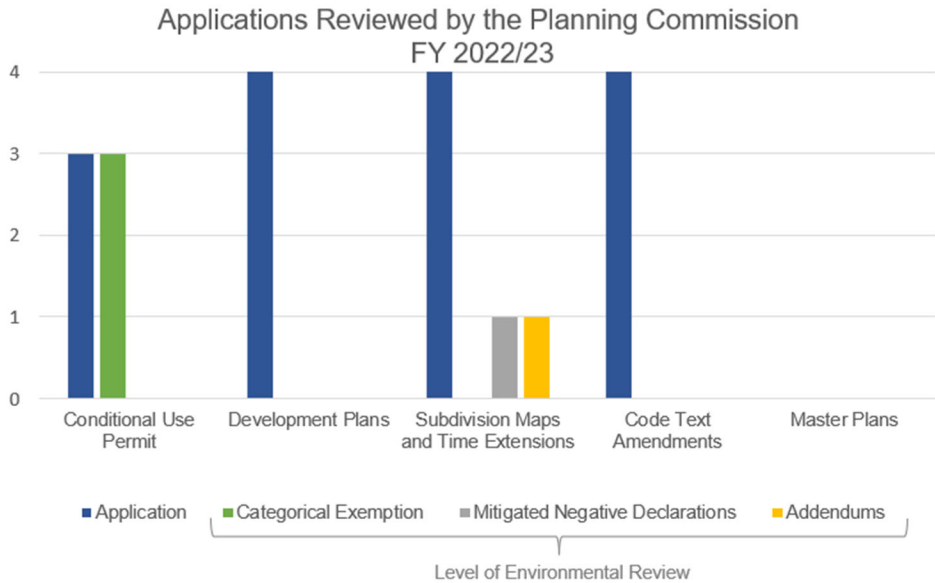
The Planning Commission has authority over planning and zoning matters as set forth by City Municipal Code and State law. The Planning Commission makes recommendations to the City Council regarding General Plan amendments, Zone changes, and amendments to the Subdivision Ordinance (Title 16) and Zoning Ordinance (Title 17). The Commission may approve, conditionally approve, or deny applications for Tentative Maps, Development Plans, Architectural Design Review, Conditional Use Permits, and Variances. The latter items are reviewed by the City Council only on appeal. The Commission also performs environmental review in accordance with the California Environmental Quality Act (CEQA) in conjunction with the review of various applications.

The Planning Commission works with the Planning Division staff to identify methods to improve the development review process and clarify or amend City Codes. The Commission also provides interpretation and policy guidance to the Planning staff in order to achieve the consistent application of the City's Architectural Review Guidelines.

# PLANNING COMMISSION ACTIVITIES FOR FY 2022/23:



During FY 2022/23, the Planning Commission reviewed the following applications as shown below:



The Planning Commission reviewed a total of 15 applications (including time extension requests and master plans) and a summary of the Planning Commission’s agenda items begins on page 10. In addition to the applications noted, there have been 2 presentations prepared for the Planning Commission of which 2 was completed by Planning Division Staff.

## MAJOR PROJECTS/ITEMS REVIEWED BY THE COMMISSION:

1. Amendments to the Lompoc Municipal Code to update activities that require a Certificate of Appropriateness and revisions to Residential Zones Allowed Uses to remove requirements for Minor Use Permits and Conditional Use Permits for Multifamily Residential uses (6 or less units).
2. Amendment to Lompoc Municipal Code to create an additional option for the timing of the payment of affordable housing in-lieu fees by developers.
3. Architectural Design/Site Development Review and Preliminary Development Plan for an El Pollo Loco Drive-Through Restaurant.
4. Two-year time extension for the Lompoc Transit Operation/Fleet Maintenance Facility Parcel Map.
5. Two-year time extension for the Castillo de Rosas Vesting Condominium Tentative Map for 24 Residential Air Space Condominiums.
6. Architectural Design and Site Development Review for the Pettit Multi-Family project



*El Pollo Loco Drive-Thru (DR 22-07)*



## MAJOR PROJECTS/ITEMS REVIEWED BY THE COMMISSION (CONTINUED):



***Smart and Final Grocery Store (DR 22-04)***

8. Architectural Design and Site Development Review for the KFC Remodel Project
9. Conditional Use Permit for ORGN Cannabis Facility
10. Two-year time extension for the Burton Ranch Vesting Tentative Map
11. Architectural Design/Site Development Review and Preliminary Development Plan for the Smart and Final Project
12. Conditional Use Permit for Yeska Cannabis Dispensary
13. Planning Commission recommendations to the City Council for consideration of the adoption of amendments to regulations pertaining Accessory Dwelling Units and Junior Accessory Dwelling Units.

## **Anticipated Activities FY 2023/24:**

The Planning Commission anticipates public hearings and/or implementation of the following projects:

- Amendments to the Burton Ranch Specific Plan, Development Agreement/Maps
- Review of the updated General Plan Housing Element, Circulation Element, Safety Element, and new Environmental Justice Element
- Design Review for the College Park Skate Park
- Design Review for the Las Flores Old Town Apartments
- Design Review for a new Toyota Dealership
- Opening of a new Smart & Final grocery store
- Re-opening of KFC restaurant (remodel)
- Construction of El Pollo Loco Drive-thru Restaurant
- Permit Ready/Pre-approved Plans for Accessory Dwelling Units
- Utility Box Art Program Guidelines
- Zoning Code Amendments to address new Housing Element
- Re-Zone for an additional Housing site (per new Housing Element)
- Completion of an Action Plan (Safe Streets & Roads Grant)
- Review of a General Plan amendment for consistency with the recently adopted SBCAG Airport Land Use Compatibility Plan
- Review of a new Bottling Facility for Solvang Brewing Company
- Construction of 257 homes (River Terrace)
- Construction of 15 affordable apartments (1401 East Cypress Avenue)

# Summary of Planning Commission Agenda Items:

## July 13, 2022:

The meeting was cancelled by the Chair.

## August 10, 2022:

### **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.

*The Commission passed this item on a vote of 4-0-1.*

### **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.

*The Commission passed this item on a vote of 4-0-1.*

## September 14, 2022:

The meeting was cancelled by the Chair.



**October 12, 2022:**

**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.

**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.

*The Commission passed this item on a vote of 3-0-2.*

**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.

*The Commission passed this item on a vote of 3-0-2.*

**November 9, 2022:**

**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.

*The Commission passed this item on a vote of 3-0-2.*

**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.

*The Commission passed this item on a vote of 3-0-2.*

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

No action taken by the Commission on this item.

**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.

*The Commission passed this item on a vote of 3-0-2.*

**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.

**December 14, 2022:**

**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 (Continued from November 9, 2022).**

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.

*The Commission passed this item on a vote of 4-0-1.*



**Receive input and direction from the Commission regarding options to allow Cannabis distribution in the Planned Commercial District (PCD) zone.**

The Planning Commission will receive a report from staff and provide input to the City Council regarding several options to consider allowing cannabis distribution in the Planned Commercial District (PCD) zone.

*The Commission passed this item on a vote of 4-0-1.*

**January 11, 2023:**

The meeting was cancelled by the Chair.

**February 8, 2023:**

**Presentation and Distribution of General Plan Ad-Hoc Committee Comments on updates/revisions to the 2030 General Plan.**

The Commission received and acknowledged the Ad-Hoc Committee comments provided to them.

**Discussion of Potential Zoning Code Amendments related to Historical Buildings and Certificates of Appropriateness.**

The Planning Commission will receive and discuss proposed revisions from Commissioner Bridge and provide direction to staff regarding his suggestions on amending Lompoc Municipal Code Chapter 17.516 (Certificate of Appropriateness).

*The Commission passed this item on a vote of 4-0-1.*

**March 8, 2023:**

**Planning Commission consideration of recommendations to the City Council regarding minor zoning code amendments to Chapter 17.516 pertaining to requirements for Certificates of Appropriateness and amendments to Chapter 17.208 relating to permit requirements for allowed multi-family uses in residential zones (TA 23-01).**

Planning Commission consideration of City Initiated amendments to Lompoc Municipal Code Section 17.516.020 to update activities that require a Certificate of Appropriateness and revisions to Section 17.208.030.A (Residential Zones Allowed Uses) to remove requirements for Minor Use Permits and Conditional Use Permits for Multi-Family Residential uses (6 or less units). This action is exempt from environmental review pursuant to Section 15061(b)(3) (the “common sense” exemption) of the California Environmental Quality Act (CEQA) Guidelines.

*The Commission passed this item on a vote of 3-0-2.*

**April 12, 2023:**

**General Plan Housing Element Update Presentation summarizing Housing Elements, State requirements, and the contents of the Public Review Draft Housing Element and Receive input from the Planning Commission prior to City Council review of the document and submission of a Revised Public Review Draft to the California Department of Housing and Community Development for initial 90-day review (GP 21-02).**

Staff requests input from the Commission on the four items requested in this report prior to submission of a Revised Draft General Plan Housing Element to HCD for an initial 90-day review.

**Zoning Text Amendments to Revise the Requirements for Paying Affordable Housing In-Lieu Fees (TA 23-02).**

Amendment to Lompoc Municipal Code Section 17.324.040 to create an additional option for the timing of the payment of affordable housing in-lieu fees by developers. These code amendments are not subject to environmental review under the California Environmental Quality Act because it can be seen with certainty that the adoption of these code amendments do not have the potential for causing a significant effect on the environment (CEQA Guidelines Section 15061(b)(3)).

*The Commission passed this item on a vote of 3-0-1.*

**May 10, 2023:**

The meeting was cancelled by the Chair.

**June 14, 2023:**

**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.

*The Commission passed this item on a vote of 3-0.*

**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.

*The Commission passed this item on a vote of 3-0.*



**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.

*The Commission passed this item on a vote of 3-0.*