



AGENDA
Regular Meeting of the Lompoc Planning Commission
Wednesday, October 11, 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 no later than 4:00 p.m. on Wednesday, October 11, 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
Commissioner Steve Bridge
Commissioner Chris Braxton

COUNCIL LIAISON:

Council Member Victor Vega

STAFF:

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

ORAL COMMUNICATIONS (3 Minutes Maximum):

PUBLIC HEARING ITEM:

1. 2030 General Plan Housing Element Update (GP 21-02).

Staff recommends that the Planning Commission continue this item to a Special Planning Commission Meeting to be held on October 25, 2023 to consider recommendations to the City Council to adopt the 2030 General Plan Housing Element Update for the Regional Housing Needs Allocation (RHNA) 6th housing cycle (2023-2031).

Staff: Brian Halvorson, Planning Manager
E-mail address: b_halvorson@ci.lompoc.ca.us

2. Santa Rita Hills Tentative Parcel Map (LOM 638)

Planning Commission consideration of the Santa Rita Hills Tentative Parcel Map to subdivide an 8.79 acre lot into four (4) lots for property located at the northeast corner of North Twelfth Street and East Ocean Avenue (APN: 099-141-034). This action is categorically exempt pursuant to Section 15315 (Minor Land Division) of the California Environmental Quality Act (CEQA) Guidelines.

Staff: Cherridah A. Weigel, Assistant Planner
E-mail address: c_weigel@ci.lompoc.ca.us

3. College Skate Park Improvements (DR 2023-0001)

Planning Commission consideration of Architectural Design/Site Development Review and request for a Minor Modification to deviations from development standards (landscaping coverage/lot coverage) for the College Skate Park Improvement project that includes the demolition of an existing skate park and construction of a new concrete skate park, playground equipment, two (2) half basketball courts, gaming area, restroom, fencing, lighting, and landscaping on approximately 4.57 acres located at 207 West College Avenue in the Public Facilities and Institutional (PF) zone. The project is exempt from the California Environmental Quality Act (CEQA), based on CEQA Guidelines Sections 15302 (replacement or reconstruction of existing structures and facilities), Section 15303 (the construction of new small structures), and Section 15332 (in-fill development). Furthermore, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to this project. This project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because (i) it is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designations and regulations, (ii) it occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses, (iii) the project site has no value as habitat for endangered, rare, or threatened species, (iv) approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and (v) the site can be adequately served by all required utilities and public services.

Staff: Cherridah A. Weigel, Assistant Planner
E-mail address: c_weigel@ci.lompoc.ca.us

4. Two Year Time Extension for the River Terrace Vesting Tentative Tract Map (LOM 625)

A request for Planning Commission consideration of a two year time extension for the Vesting Tentative Tract Map and Condominium Air Space Map (LOM 625) for the River Terrace project located on approximately 26 acres in the Medium Density Residential zone, Planned Development Overlay (R2PD) zone, and Planned Commercial Development (PCD) zone at 1701 East Laurel Avenue (APN: 099-141-021). This project was reviewed with an Addendum to a previously certified Environmental Impact Report (EIR 04-01; SCH No. 2004061107) in accordance with the California Environmental Quality Act (CEQA) guidelines and therefore no further environmental review is required.

Staff: Greg S. Stones, Principal Planner
E-mail address: g_stones@ci.lompoc.ca.us

NEW BUSINESS REGULAR:

ORAL COMMUNICATIONS (3 Minutes Maximum):

WRITTEN COMMUNICATIONS:

APPROVAL OF MINUTES:

- August 9, 2023
- September 13, 2023

DIRECTOR/STAFF COMMUNICATIONS:

- Upcoming Special Meeting on October 25, 2023
- Re-Zone Sites as part of Housing Element Update
- Commissioner Resignation

COMMISSION REQUESTS:

ADJOURNMENT:

The Lompoc Planning Commission will adjourn to a Special Meeting at 6:30 p.m. on Wednesday, October 25, 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 6th day of October 2023.

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.