



**Draft Minutes of the Adjourned  
Lompoc Planning Commission  
Wednesday, October 11, 2023, at 6:30 P.M.  
City Hall, 100 Civic Center Plaza, Council Chambers**

**ROLL CALL:**

Commissioner Federico Cioni (Chair) (Absent)  
Commissioner Brianna Gonzales  
Commissioner Fink (Absent/Resigned)  
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  
Mario Guerrero, Parks and Recreation Manager

**MOTION:** It was moved by **Commissioner Bridge**, seconded by **Commissioner Braxton** to appoint Commissioner Gonzales as acting Chair for the October 11, 2023 Planning Commission Meeting.

**VOTE:** The motion passed on a voice vote of 3-0-1, with **Commissioner Cioni** being absent.

**ORAL COMMUNICATIONS (3 Minutes Maximum):** None.

**PUBLIC HEARING ITEM:**

**Public Hearing Item No. 1:**

**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) 6<sup>th</sup> housing cycle (2023-2031).

**Commissioner Bridge** submitted comments to the Commission and Staff regarding additional items for review for the Housing Element Update.

**Brian Wright-Bushman, Assistant City Attorney** informed the public that they can request copies of the comments from the City.

**Open/Close Public Comment for GP 21-02**

**MOTION:** It was moved by **Commissioner Bridge**, seconded by **Commissioner Braxton** that the **Commission** continue the discussion of the 2030 General Plan Housing Element Update (GP 21-02) to a Special Planning Commission meeting to be held on October 25, 2023.

**VOTE:** The motion passed on a voice vote of 3-0-1, with **Commissioner Cioni** being absent.

**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.

**Cherridah Weigel, Assistant Planner**, presented the staff report in a PowerPoint presentation.

**Commissioner Bridge** inquired if the land west of the property was agricultural land.

**Mrs. Weigel** stated the land is zoned open space to her knowledge.

**Commissioner Braxton** inquired if a traffic study has or will be done.

**Mrs. Weigel** clarified that once a development project is presented, a traffic study will be done, there is no development project at this time, only the subdivision of the land.

### Open Public Comment for LOM 638

**Commissioner Bridge** asked the applicant if they are okay with the conditions.

The applicant nodded in agreement.

### Close Public Comment for LOM 638

**MOTION:** It was moved by **Commissioner Bridge**, seconded by **Commissioner Braxton** to adopt Resolution No. 986 (23) approving a Vesting Tentative Parcel Map (LOM 638) for the Santa Rita Hills project based upon the Findings in the Resolution.

**VOTE:** The motion passed on a voice vote of 3-0-1, with **Commissioner Cioni** being absent.

### 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.

**Cherridah Weigel, Assistant Planner** presented the staff report in a PowerPoint presentation.

**Commissioner Braxton** inquired if there would be enough parking with the size of the park and the existing Aquatic Center.

**Mrs. Weigel** stated that there will be enough parking and there is a reciprocal agreement with the neighboring high school to use 150 of their parking spaces.

**Commissioner Braxton** inquired if the landscaping requirement is not met, will it affect funding?

**Mrs. Weigel** stated that since they won't be reducing elements that were approved for the grant funding, this should not be an issue and stated that Staff is looking at alternatives which involve decreasing some concrete areas and adding landscaping without reducing any elements of the actual park.

**Brian Halvorson, Planning Manager**, confirmed that there is physical room for the landscaping requirements, staff is just looking at creative alternatives on what concrete sections to remove in order to meet the landscaping needs.

**Commissioner Braxton** inquired if the light pollution will be an issue with the neighboring residential area.

**Mario Guerrero, Parks and Recreation Manager**, stated that they will be using Musco LED lights. They are designed for zero spillage, so it will be directly focused on the park.

**Commissioner Gonzales** inquired about the parking agreement with the high school and asked if the public will have direct access from the high school parking lot to the park or if they will be required to walk around the perimeter.

**Mr. Guerrero** stated that the main opening to the park will be on West College Avenue and that there will be a rolling gate installed for fire access to the high school parking lot.

**Commissioner Gonzales** stated that the proposed Marina Strawberry trees provide shade but are known to be messy.

**Mr. Guerrero** stated that the tree types have not been designated yet, most of the current trees will be removed and replaced. The trees chosen directly around the skate park will be less messy.

**Open/ Close Public Comment for DR 2023-0001**

**MOTION:** It was moved by **Commissioner Bridge**, seconded by **Commissioner Braxton** that the **Commission** adopt Resolution No. 987 (23) approving Architectural Design/ Site Development Review (DR 2023-0001) for the College Skate Park Improvements project based upon the Findings in the Resolution.

**VOTE:** The motion passed on a voice vote of 3-0-1, with **Commissioner Cioni** being absent.

**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.

**Brian Halvorson, Planning Manager**, presented the staff report in a PowerPoint presentation.

**Open/ Close Public Comment for LOM 625**

**MOTION:** It was moved by **Commissioner Bridge**, seconded by **Commissioner Braxton** that the Commission adopt Resolution No. 988 (23) approving a two-year Time Extension for the Vesting Tentative Tract Map and Condominium Air Space Map (LOM 625) for the River Terrace project based upon the Findings in the Resolution.

**VOTE:** The motion passed on a voice vote of 3-0-1, with **Commissioner Cioni** being absent.

**NEW BUSINESS:** None.

**ORAL COMMUNICATIONS (3 Minutes Maximum):** None.

**WRITTEN COMMUNICATIONS:**

- **Commissioner Bridge** distributed items for the Housing Element review.

**APPROVAL OF MINUTES:**

**MOTION:** It was moved by **Commissioner Bridge**, seconded by **Commissioner Gonzales** to adopt the August 9, 2023, and September 13, 2023 minutes.

- With the addition to the September 13, 2023 minutes that Commissioner Bridge's public comment was referencing the Kosmont Report rather than his personal statement.
- Include 2018 Tax Credit Allocation letter in its evaluation of the Housing Element.

**VOTE:** The motion passed on a voice vote of 3-0-1 with **Commissioner Bridge** and **Commissioner Braxton** acknowledging they were absent at prior meetings and **Commissioner Cioni** being absent.

**DIRECTOR/STAFF COMMUNICATIONS:**

**Brian Halvorson, Planning Manager**, provided updates to the **Commission** on the following items:

- The Planning Commission will be having a Special Meeting on Wednesday, October 25, 2023.
- On the regular Planning Commission Meeting of Wednesday, November 8, 2023, staff will be bringing the two proposed re-zone sites as part of the Housing Element Update, with the intent to take it to City Council for adoption the following month.
- Commissioner Fink resigned with the Planning Commission.

**COMMISSION REQUESTS:**

**Commissioner Bridge** expressed how impactful the Housing Element is on the community and hoped newly appointed **Commissioner Braxton** will have time to catch up.

**Commissioner Braxton** stated he is meeting with staff to discuss questions he has.

**Mr. Halvorson** stated the goal is to deliver the updated Housing Element draft to Commissioners a week prior to the October 25, 2023 meeting.

**ADJOURNMENT:**

**MOTION:** It was moved by **Commissioner Gonzales**, seconded by **Commissioner Bridge**, to adjourn the meeting at 7:13 P.M. and adjourn to a Special Meeting at 6:30 p.m. on Wednesday, October 25, 2023, in the Lompoc Council Chambers.

**VOTE:** The motion passed on a voice vote of 3-0-1, with **Commissioner Cioni** being absent.

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Brian Halvorson  
Secretary

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Chair

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