



**AGENDA**  
**Regular Meeting of the Lompoc Planning Commission**  
**Wednesday, November 8, 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, November 8, 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 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  
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 the following item:

- 2024 Planning Commission Calendar

**PUBLIC HEARING ITEMS:**

**1. Changes to an Approved Permit for the River Terrace Project (DR 20-09).**

Planning Commission consideration to amend the Conditions of Approval (P68 & P69) to revise the timing for the construction of the park and bike path for the River Terrace project located on approximately 26 acres in the Medium Density Residential/Planned Development Overlay (R2PD) zone and Planned Commercial Development (PCD) zone located 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](mailto:g_stones@ci.lompoc.ca.us)

**2. Jensen Vesting Tentative Tract Map (LOM 629).**

Planning Commission consideration of the Jensen Vesting Tentative Tract Map (LOM 629) to create 63 lots for single family homes, and 3 common lots on approximately 14 acres within the Burton Ranch Specific Plan area located at the Northwest intersection of Harris Grade Road & Purisima Road (Highway 1, APN's: 097-250-085, 097-250-086 & 097-250-070). A Final Environmental Impact Report (EIR 02-01) for the Burton Ranch Specific Plan (SCH # 2002091045) was adopted and in accordance with Section 15164 of the CEQA Guidelines, an Addendum to the 2005 Burton Ranch Specific Plan Final EIR is necessary to document changes or additions that have occurred in the project description since the 2005 Final EIR was originally prepared and adopted and finds the preparation of a subsequent EIR is not necessary.

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

**3. Amendments to the Burton Ranch Specific Plan (SP 04-01).**

Planning Commission consideration of amendments to the Burton Ranch Specific Plan to revise text indicating a change in wastewater utilities. A Final Environmental Impact Report (EIR 02-01) for the Burton Ranch Specific Plan (SCH # 2002091045) was adopted and in accordance with Section 15164 of the CEQA Guidelines, an Addendum to the 2005 Burton Ranch Specific Plan Final EIR is necessary to document changes or additions that have occurred in the project description since the 2005 Final EIR was originally prepared and adopted and finds the preparation of a subsequent EIR is not necessary.

Staff: Brian Halvorson, Planning Manager  
E-mail address: [b\\_halvorson@ci.lompoc.ca.us](mailto:b_halvorson@ci.lompoc.ca.us)

**4. Third Amendment to the Burton Ranch Development and Annexation Agreement.**

Planning Commission Recommendations to the City Council regarding a third amendment to the Burton Ranch Development and Annexation Agreement to extend the term of the agreement and commencement of construction for the Burton Ranch project. A Final Environmental Impact Report (EIR 02-01) for the Burton Ranch Specific Plan (SCH # 2002091045) was adopted and in accordance with Section 15164 of the CEQA Guidelines, an Addendum to the 2005 Burton Ranch Specific Plan Final EIR is necessary to document changes or additions that have occurred in the project description since the 2005 Final EIR was originally prepared and adopted and finds the preparation of a subsequent EIR is not necessary.

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E-mail address: [b\\_halvorson@ci.lompoc.ca.us](mailto:b_halvorson@ci.lompoc.ca.us)

**5. General Plan Amendment, Zone Change and Text Amendments (GP 23-02 & ZC 23-01) for Various Properties in the City associated with the City of Lompoc 2030 General Plan Housing Element Update (GP 21-02).**

Planning Commission consideration of a General Plan Amendment, Zone Change and text changes associated with the Planned Development Overlay zone (GP 23-02 & ZC 23-01) to amend the General Plan land use designation and zoning district of an approximately 10 acre site located at 1600 East Ocean Avenue (APN: 085-360-007) from General Commercial (GC) to Mixed Use (MU) land use designation and from Planned Commercial Development (PCD) to Mixed Use Planned Development Overlay (MUPD) zoning district, and a change the General Plan land use designation and zoning district of an approximately 2.9 acre site located at 917 East Walnut Avenue (APN: 085-110-026) from Business Park (BP) to High Density Residential (HDR) land use designation and from Business Park (BP) to High Density Residential Planned Development Overlay (R3PD) zoning district. In addition, a PD Overlay zone would be added to 124 properties throughout the City as listed below: This project is covered under the Final Environmental Impact Report

(EIR) certified for the 2030 General Plan update (Lompoc General Plan Update EIR, State Clearinghouse Number 2008081032) and an Addendum was prepared pursuant to CEQA Guidelines Sections 15162 and 15164. No further environmental review is required.

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

Site	APN	Address	Site	APN	Address	Site	APN	Address
1	091-102-018	114 S K ST	42	085-141-012	112 N C ST	84	087-251-013	418 N F ST
2	091-102-019	110 S K ST	43	085-141-013	116 N C ST	85	091-011-002	333 N N ST
3	085-203-001	220 E CYPRESS AVE	44	085-171-008	134 S F ST	86	087-193-014	508 N G ST
4	091-061-008	211 N K ST	45	085-171-009	128 S F ST	87	089-191-001	537 N K ST
5	091-073-011	116 N M ST	46	085-171-016	135 S E ST	88	089-191-002	531 N K ST
6	087-193-010	507 N F ST	47	085-133-002	133 N C ST	89	089-191-007	512 N L ST
7	091-163-005	309 S I ST	48	085-082-003	231 N G ST	90	089-183-007	507 N L ST
8	091-163-006	313 S I ST	49	085-082-004	227 N G ST	91	087-011-017	1301 N A ST
9	085-091-002	233 N E ST	50	085-082-005	223 N G ST	92	089-070-047	231 W PINE AVE
10	085-122-005	121 N G ST	51	085-082-008	211 N G ST	93	085-142-011	138 N B ST
11	085-122-006	113 N G ST	52	085-082-010	115 E WALNUT AVE	94	085-131-020	112 N F ST
12	085-122-010	113 E OCEAN AVE	53	085-122-020	136 N H ST	95	085-123-003	129 N F ST
13	085-122-022	107 E OCEAN AVE	54	085-122-021	122 N H ST	96	085-123-004	125 N F ST
14	085-021-014	339 N G ST	55	085-181-020	117 S B ST	97	085-123-005	117 N F ST
15	091-082-010	315 W OCEAN AVE	56	085-021-004	321 N G ST	98	085-150-041	905 E OCEAN AVE
16	091-103-008	127 S I ST	57	091-083-004	119 N I ST	99	085-162-002	108 E OCEAN AVE
17	091-103-021	117 S I ST	58	091-103-002	214 W OCEAN AVE	100	085-162-003	112 E OCEAN AVE
18	091-103-022	121 S I ST	59	091-103-003	208 W OCEAN AVE	101	085-162-004	114 E OCEAN AVE
19	091-103-019	118 S J ST	60	091-103-004	204 W OCEAN AVE	102	087-040-053	936 N H ST
20	091-103-013	126 S J ST	61	091-103-020	216 W OCEAN AVE	103	087-040-054	108 E NORTH AVE
21	085-101-012	204 N C ST	62	091-103-005	200 W OCEAN AVE	104	087-040-055	928 N H ST
22	085-260-007	1406 E CYPRESS AVE	63	085-161-021	120 S I ST	105	089-070-040	913 N H ST
23	085-260-065	217 S SEVENTH ST	64	085-150-008	1301 E OCEAN AVE	106	089-070-048	205 W PINE AVE
24	085-260-064	213 S SEVENTH ST	65	085-150-009	1416 E WALNUT AVE	107	089-070-050	209 W PINE AVE
25	085-260-063	209 S SEVENTH ST	66	087-241-001	428 N I ST	108	089-070-051	204 W OAK AVE
26	085-260-058	1329 E HICKORY AVE	67	089-232-001	308 W MAPLE AVE	109	087-242-005	423 N G ST
27	085-260-067	1325 E HICKORY AVE	68	085-331-004	514 S I ST	110	087-242-017	413 N G ST
28	085-470-024	913 CLEMENS WY	69	091-152-011	226 S K ST	111	087-191-001	530 N I ST
29	093-400-019	530 S AVALON ST	70	091-152-003	207 S J ST	112	087-191-014	524 N I ST
30	093-400-020	532 S AVALON ST	71	091-153-018	212 S J ST	113	087-131-001	638 N H ST
31	085-310-009	1400 E LOCUST AVE	72	091-153-019	210 S J ST	114	087-242-001	438 N H ST
32	093-162-012	633 S C ST	73	085-202-008	115 E HICKORY AVE	115	087-242-015	430 N H ST
33	093-162-028	30 CAMBRIDGE DR	74	091-093-016	121 S L ST	116	087-242-016	435 N G ST
34	085-470-009	801 CLEMENS WY	75	091-093-007	137 S L ST	117	085-110-026	917 E WALNUT AVE
35	083-060-017	100 S HIGHWAY 1	76	085-163-015	136 S G ST	118	087-241-006	411 N H ST
36	089-151-002	1408 W COLLEGE AVE	77	091-071-003	135 N N ST	119	087-040-028	925 N F ST
37	089-151-003	1404 W COLLEGE AVE	78	091-071-004	125 N N ST	120	085-102-008	211 N A ST
38	087-011-027	1301 E BARTON AVE	79	091-063-008	205 N I ST	121	085-102-009	201 N A ST
39	093-051-006		80	091-061-009	403 W WALNUT AVE	122	087-040-056	901 N G ST
40	093-400-018	526 S AVALON ST	81	091-053-008	521 W WALNUT AVE	123	085-081-018	233 N H ST
41	085-360-007	1600 E OCEAN AVE	82	091-051-008	203 NORTH N ST	124	089-040-037	921 N O ST
			83	087-251-001	302 E MAPLE AVE			

**NEW BUSINESS REGULAR:**

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

**WRITTEN COMMUNICATIONS:**

**APPROVAL OF MINUTES:**

**DIRECTOR/STAFF COMMUNICATIONS:**

- Speaker Request Form

**COMMISSION REQUESTS:**

**ADJOURNMENT:**

The Lompoc Planning Commission will adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, December 13, 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 3<sup>rd</sup> day of November 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.