



**AGENDA**  
**Regular Meeting of the Lompoc Planning Commission**  
**Wednesday, December 13, 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, December 13, 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):**

**PUBLIC HEARING ITEMS:**

1. **Architectural Design/Site Development Review for a Paramedic Station (DR 23-05).**

Planning Commission consideration of Architectural Design and Site Development Review for a paramedic station within an 840 square foot manufactured structure to be utilized for emergency paramedic personnel, installation of new landscaping, and parking on approximately 0.32 acres of City owned property located at 112 and 118 South G Street (APN's: 085-163-018 & 085-163-019) in the Public Facilities and Institutional (PF) zone. This action is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines.

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

2. **Architectural Design/Site Development Review for the Taco Bell Remodel Project (DR 23-02).**

Planning Commission consideration of Architectural Design and Site Development Review for a proposed interior and exterior remodel of an existing Taco Bell fast food (with drive-thru) restaurant and landscape rehabilitation on approximately 0.57 acres of developed land within the Mission Plaza shopping center located at 1548 North H Street (APN: 093-490-007) 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.

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3. **General Plan Amendments, Zone Change and Zoning 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 recommendations to the City Council for General Plan Amendments, Zone changes, and Zoning Code text changes required as part of the Housing Element Update and associated with the Planned Development Overlay zone (GP 23-02 & ZC 23-01), including but not limited to (i) changing an approximately 10-acre site located at 1600 East Ocean Avenue (APN: 085-360-007) from the General Commercial (GC) to Mixed Use (MU) General Plan land use designation and from the Planned Commercial Development (PCD) to Mixed Use/ Planned Development Overlay (MU/PD) zoning district, and (ii) changing an approximately 2.9-acre site located at 917 East Walnut Avenue (APN: 085-110-026) from the Business Park (BP) to High Density Residential (HDR) General Plan land use designation and from Business Park (BP) to High Density Residential/ Planned Development Overlay (R3/PD) zoning district. In addition, a Planned Development Overlay zone would be added to 124 properties throughout the City as listed in the table below. Finally, the proposed changes would amend requirements in the Zoning Code related to the Planned Development Overlay, and would amend the General Plan Land Use Element and Zoning Code to implement the requirements of Government Code Section 65583.2(c), (h), and (i). 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: Brian Halvorson, Planning Manager  
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:**

- October 25, 2023
- November 8, 2023

**DIRECTOR/STAFF COMMUNICATIONS:**

- Input on Digital Planning Commission Packets
- Housing Element Update Briefing (Nov 21<sup>st</sup> Council Meeting)
- Commissioner Requests relating to Circulation Element Update and McLaughlin Bridge

**COMMISSION REQUESTS:**

**ADJOURNMENT:**

The Lompoc Planning Commission will adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, January 10, 2024.

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 8<sup>th</sup> day of December 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.