



**Draft Minutes of the Adjourned
Lompoc Planning Commission
Wednesday, February 14, 2024, at 6:30 P.M.
City Hall, 100 Civic Center Plaza, Council Chambers**

ROLL CALL:

Commissioner Federico Cioni (Chair)
Commissioner Brianna Gonzales
Commissioner Steve Bridge
Commissioner Chris Braxton – absent

COUNCIL LIAISON:

Mayor Jenelle Osborne

STAFF:

Brian Halvorson, AICP, Planning Manager
Brian Wright-Bushman, Assistant City Attorney
Greg Stones, Principal Planner

ORAL COMMUNICATIONS (3 Minutes Maximum): None.

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)

- Receive 2023 General Plan Annual Report

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Gonzales**, to adopt the Consent Calendar.

VOTE: The motion passed on a voice vote of 3-0-1 with Commissioner Braxton absent.

PUBLIC HEARING ITEM:

Public Hearing Item No. 1:

1. **La Purisima Court Planned Residential Development and Vesting Tentative Tract Map (DR 20-07 & LOM 624)**

Planning Commission consideration of Architectural Design/Site Development Review (DR 20-07) and a Vesting Tentative Map (LOM 624) for a Planned Residential Development & Subdivision consisting of 20 lots (18 residential lots and two common lots) with parking, landscaping, site improvements/amenities, a 26% Density Bonus request and reduction of development standards relating to lot area/lot width/lot depth/lot coverage and side yard setbacks pursuant to Government Code Section 65915. The development is situated on approximately 3.3 acres of vacant land located at 930 North V Street (APN 089-040-028) in the Single Family Residential (R-1) and Open Space (OS) zoning districts. This action is categorically exempt from environmental review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Commissioner Bridge inquired if the low-income units were going to be built or if the in-lieu payment option was going to be utilized.

Brian Wright-Bushman, Assistant City Attorney stated that for this project to qualify for the requested State Law density bonus request by the applicant for this project, it would need to be built as presented to the Planning Commission.

Open Public Comment for DR 20-07 & LOM 624

Erik Vazques, applicant, stated that Staff gave a nice presentation, and he had nothing to add. He also thanked City Staff for all of their cooperation and work on the project through the various iterations of the project and mentioned that he and the architect were available for any questions.

Commissioner Cioni inquired with **Mr. Vasques** if he was ok with the Conditions of Approval.

Mr. Vasques stated that he met with Staff in November, and that they went through the Conditions at that time.

Close Public Comment for DR 20-07 & LOM 624

MOTION: It was moved by **Commissioner Bridge** and seconded by **Commissioner Gonzales** that the **Commission** adopt Resolution No 998 (24) approving the Vesting Tentative Tract Map (LOM 624) for the La Purisima Court Planned Residential Development based upon the Findings in the Resolution.

VOTE: The motion passed on a voice vote of 3-0-1 with Commissioner Braxton absent.

MOTION: It was moved by **Commissioner Bridge** and seconded by **Commissioner Gonzales** that the Commission adopt Resolution No. 999 (24) approving Architectural Design/ Site Development Review (DR 20-07) for the La Purisima Court Planned Residential Development based upon the Findings in the Resolution.

VOTE: The motion passed on a voice vote of 3-0-1 with Commissioner Braxton absent.

NEW BUSINESS: None.

ORAL COMMUNICATIONS (3 Minutes Maximum): None

WRITTEN COMMUNICATIONS: None.

APPROVAL OF MINUTES: None

DIRECTOR/STAFF COMMUNICATIONS:

Brian Halvorson, Planning Manager provided information on the following items:

- Summary of General Plan Circulation Element Update Draft Schedule and stated that the Circulation Element Update is not a comprehensive overhaul of the document but an update to achieve consistency with the adopted Lompoc Multi Modal Streetscape Improvement Plan and the Pedestrian and Bicycle Master Plan. The goal is to finalize the Administrative Draft by March 15, 2024, release the Public Review Draft for a 30-day comment period in April/May, and then hold subsequent hearings with the Planning Commission and the City Council.
- General Plan Housing Element Update. On January 29, 2024, we received a letter from the State of California, Housing and Community Development Department (HCD) requiring revisions to be addressed prior to the Housing Element being Certified. Staff and the consultant believe the items can be addressed. Some of the items requested include additional analysis, describing development trends and documentation of vacant sites, and modifying/adding programs. The revised document may need to be reviewed by the Planning Commission and City Council.

- Summarized Transit Priority Areas per Assembly Bill 2097. **Commissioner Bridge** requested information on AB 2097 effective January 1, 2023. AB2097 prohibits a public agency from imposing a minimum automobile parking requirement on any residential or commercial development project as defined, that is located within one ½ mile of public transit as defined in CEQA section 2115 and Government Code Section 21064.3. In order for AB 2097 to apply, a project would need to be within ½ mile of a major transit stop which includes the following: an existing bus, rail or rapid transit station, a ferry terminal, or a bus or rail transit service, intersection of two or more bus routes with a frequency service interval of 15 minutes or less during the morning and afternoon peak commute periods. The Santa Barbara County Association of Governments (SBCAG), our regional Planning Agency, has identified six (6) locations in the County of Santa Barbara that meet the definition of a major transit stop, the closest location to the City of Lompoc is the Surf Beach/Lompoc Rail Station.

COMMISSION REQUESTS:

ADJOURNMENT:

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Gonzales**, to adjourn the meeting at 7:10 P.M. and adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, March 13, 2024, in the Lompoc Council Chambers.

VOTE: The motion passed on a voice vote of 3-0-1 with Commissioner Braxton absent.

Brian Halvorson, AICP
Secretary

Federico Cioni
Chair