



**Minutes of the Adjourned
Lompoc Planning Commission
Wednesday, November 8, 2023, 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

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

Open/ Close Public Comment for Consent Calendar

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Gonzales** that the **Commission** adopt the 2024 Planning Commission Calendar.

VOTE: The motion passed on a voice vote of 4-0.

PUBLIC HEARING ITEM:

Public Hearing Item No. 1:

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.

Greg Stones, Principal Planner, presented the staff report in a PowerPoint presentation.

Open/ Close Public Comment for DR 20-09

MOTION: It was moved by **Commissioner Bridge** seconded by **Commissioner Gonzales** that the **Commission** adopt Resolution No. 990 (23) approving Changes to an Approved Permit (DR 20-09) for the River Terrace Project based upon the Findings in the Resolution.

VOTE: The motion passed on a voice vote of 4-0.

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.

Greg Stones, Principal Planner, presented the staff report in a PowerPoint presentation.

Commissioner Bridge inquired if the density would be changing.

Mr. Stones stated that the density would still meet the requirements for the Burton Ranch Specific Plan.

Open Public Comment for LOM 629

Donald Jensen, applicant, stated that the project name should be MJ Land Vesting Map instead of Jensen Vesting Map due to a partnership for the project. Mr. Jensen also stated that this is the same plan that was originally approved in 2008, and that he is available for any questions.

Joyce Van Bruck, a local resident, inquired if the community would have an HOA and expressed her concerns regarding traffic.

Mr. Jensen stated that there will be an HOA. As far as the traffic, he stated that traffic studies were completed for the project.

Close Public Comment for LOM 629

Commissioner Braxton expressed his concern for traffic and inquired about the McLaughlin bridge.

Brian Halvorson, Planning Manager stated that there are no proposals to re-open the bridge at this time. A traffic analysis was done as well as traffic mitigation measures apply to this project such as restriping and widening of roads.

Commissioner Bridge inquired about the Circulation Element and if Central and H would be included in the update of this element.

Mr. Halvorson stated that Central and H will not be included in the Circulation Element but stated that there are plans in place to improve this intersection.

Commissioner Cioni inquired if the bridge could be discussed further with the County.

Mr. Halvorson stated that it could be discussed as a future item with input from someone from the Engineering division.

MOTION: It was moved by **Commissioner Braxton**, seconded by **Commissioner Gonzales** that the **Commission** adopt Resolution No. 991 (23) approving a Vesting Tentative Tract Map (LOM 629) for the Jensen map based upon the Findings in the Resolution and the following change:

- Amend the project name from Jensen to MJ Land.

VOTE: The motion passed on a voice vote of 4-0.

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.

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

Open Public Comment for SP 04-01

Derek Hansen, with Towbes Group, presented a PowerPoint presentation summarizing the Burton Ranch project.

Close Public Comment for SP 04-01

Commissioner Bridge asked for more details on hydrology, water quality, and noise.

Mr. Halvorson stated that the noise mitigation measures were for well drilling and pumps that were originally going to be on site, but those will now be off-site. The water will be provided by the Mission Hills Community Services District.

MOTION: It was moved by **Commissioner Gonzales**, seconded by **Commissioner Braxton** that the **Commission** adopt Resolution No. 993 (23) recommending that the City Council approve Amendments to the Burton Ranch Specific Plan and accept the Addendum to the Final Environmental Impact Report (SP 04-01) based upon the Findings in the Resolution.

VOTE: The motion passed on a voice vote of 4-0.

4. Third Amendment to the Burton Ranch Development and Annexation Agreement (SP 04-01)

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.

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

Brian Wright-Bushman, Assistant City Attorney, stated that there have been further discussions between the City Attorney's Office and the developer, and it's mutually recommended by both the City and the developer to delete the last sentence of the paragraph that's added by Section 6 of the amendment, located on page four of seven, Exhibit A.

Open Public Comment for SP 04-01

Commissioner Braxton inquired about the 10 year rationale agreement.

Mr. Hansen stated that the 10 year rationale is to give the developer flexibility and ability to meet the market.

Ms. Van Bruck inquired about the timing of breaking ground and from that point how long will construction last. She also expressed concerns for the noise levels during construction.

Mr. Hansen stated that at best the end of 2024, and once breaking ground, he stated that he expects construction to last six to seven years from start to finish. Regarding noise, he stated that only a year or two at most for the noise.

Commissioner Braxton inquired if the 10 year agreement extends to an additional 5 years, will they need to come back and apply or is the 5 year extension automatically applied?

Mr. Wright-Bushman stated that the additional 5 years would not be automatic but within 90 days of that expiration, the applicant can submit a written request to extend the 10 years to an additional 5 years.

Commissioner Braxton requested that the extension information should be clearly presented to Council.

Close Public Comment for SP 04-01.

MOTION: It was moved by **Commissioner Braxton**, seconded by **Commissioner Gonzales** that the **Commission** adopt Resolution No. 994 (23) recommending that the City Council approve a Third Amendment to the Burton Ranch Development and Annexation Agreement (SP 04-01) based upon the Findings in the Resolution with the following change:

- Delete the last sentence of the paragraph in Section 6 of the amendment located on page four of seven in Exhibit A.

VOTE: The motion passed on a voice vote of 4-0.

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.

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

Open Public Comment for GP 23-02, ZC 23-01, GP 21-02

Chris Goudman, a resident, inquired about the PD Overlay Map and the two addresses that were specifically discussed.

Mr. Halvorson stated that the PD Overlay allows more flexibility for developers on things such as setback requirements.

Commissioner Cioni stated that the two addresses specifically discussed were because they need their zone changed before they can have the PD Overlay but the other addresses listed are able to have the PD Overlay without changing anything else.

Close Public Comment for GP 23-02, ZC 23-01, GP 21-02

MOTION: It was moved by **Commissioner Gonzales**, seconded by **Commissioner Bridge** that the **Commission** continue Item No. 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) to the December 13, 2023 Regular Planning Commission Meeting.

VOTE: The motion passed on a voice vote of 4-0.

NEW BUSINESS: None.

ORAL COMMUNICATIONS (3 Minutes Maximum): None.

WRITTEN COMMUNICATIONS: None.

APPROVAL OF MINUTES: None.

DIRECTOR/STAFF COMMUNICATIONS:

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

- Requested that anyone wanting to speak to please fill out the Speaker Request Form so we can properly mention them in the minutes and if they want, they can also leave their contact information.

COMMISSION REQUESTS:

Commissioner Braxton requested that H and Central traffic be discussed further.

Commissioner Cioni requested that the McLaughlin bridge be discussed further.

Commissioner Bridge stated that he would like H Street and Central Avenue to be part of the Circulation Element Update. Commissioner Bridge also inquired about a new law, SB 8907, regarding selling ADUs.

Mr. Wright-Bushman stated that it does give cities the option of adopting an ordinance to allow residents to basically turn their ADU's into condos so they can be sold but it does not require cities to do this.

ADJOURNMENT:

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Gonzales**, to adjourn the meeting at 8:07 P.M. and adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, December 13, 2023, in the Lompoc Council Chambers.

VOTE: The motion passed on a voice vote of 4-0.



Brian Halvorson
Secretary



Federico Cioni
Chair