



**Draft Minutes of the Adjourned
Lompoc Planning Commission
Wednesday, March 13, 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

COUNCIL LIAISON:

Mayor Jenelle Osborne

STAFF:

Brian Halvorson, AICP, Planning Manager
Joshua Imeri-Garcia, Assistant City Attorney
Greg Stones, Principal Planner
Cherridah Weigel, Associate Planner

ORAL COMMUNICATIONS (3 Minutes Maximum): None.

PUBLIC HEARING ITEM:

Public Hearing Item No. 1:

1. **Architectural Design and Site Development Review for a T-Mobile Wireless Rooftop Facility (DR 22-05)**

Planning Commission consideration of Architectural Design/Site Development Review (DR 22-05) for rooftop screening and upgrades to an existing wireless facility. The project includes the installation of a façade to add two tower features on the rooftop of an existing hotel (Lompoc Valley Inn & Suites) that currently has existing wireless tower rooftop facilities. The proposal would add two additional tower features to relocate and house the existing and proposed upgraded T-Mobile wireless antennas and equipment and replace equipment cabinets in the existing ground level mechanical area. The project is situated on approximately 3 acres of developed land located at 1621 North H Street (APN 093-450-023) in the Planned Commercial Development (PCD) and H Street Overlay (HSO) zoning districts. This action is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

Open Public Comment for DR 22-05

Lynda McClung, the applicant, stated that she was available for any questions.

Commissioner Cioni asked if she had read the Conditions of Approval and if she was ok with them.

Ms. McClung stated that she has read them and is concerned about Planning Division COA P24 requiring the metal storage containers and truck trailers on the property to be moved by the property owner before the issuance of a building permit for this project. She further mentioned that she spoke with **Greg Stones** throughout the project, and was aware of the metal containers and truck trailers on the property being a concern and that they needed to be removed but she did not know that it would be a Condition of Approval on the project.

Close Public Comment for DR 22-05

Consensus among the Commission was that the removal of the metal containers and truck trailers should be handled as a Code Enforcement case against the property owner and not as a Condition of Approval on the project.

MOTION: It was moved by **Commissioner Bridge** and seconded by **Commissioner Gonzales** that the **Commission** adopt Resolution No. 1000 (24) approving the Architectural Design/Site Development Review (DR 22-05) for the T-Mobile Wireless Rooftop Facility based upon the Findings in the Resolution with the following revision:

- Delete Planning Division Condition of Approval P24.

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:

MOTION: It was moved by **Commissioner Gonzales**, seconded by **Commissioner Bridge** that the **Commission** adopt the December 13, 2023, and the February 14, 2024, minutes.

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

DIRECTOR/STAFF COMMUNICATIONS:

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

- **Mr. Halvorson** introduced **Joshua Imeri-Garcia**, new Assistant City Attorney.
- The Public Comment Period for the new General Plan Environmental Justice Element opened on February 28, 2024, and will close on March 28, 2024, with the anticipation of bringing the Element to a Public Hearing in May/2024.

COMMISSION REQUESTS:

Commissioner Bridge stated that during his preliminary review of the General Plan Environmental Justice Element he had difficulty discerning items that created an Environmental Justice context and wanted to provide a heads-up to staff.

Commissioner Cioni inquired on the status of the General Plan Housing Element.

Mr. Halvorson stated that he spoke with the consultant today regarding the second comment letter received from HCD in January 2024 and stated that once the requested amendments to the General Plan Housing Element have been completed, Staff will be requesting an informal review by HCD prior to bringing it back to the Commission and Council in the next couple of months.

Commissioner Braxton inquired about the Certification status of the Housing Element.

Mr. Halvorson stated that the General Plan Housing Element Update is adopted and enforceable, but it has not been certified by HCD but staff is confident that with the updated programs and justifications the Element will be Certified by Summer.

ADJOURNMENT:

MOTION: It was moved by **Commissioner Cioni** seconded by **Commissioner Gonzales**, to adjourn the meeting at 6:54 P.M. and adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, April 10, 2024, in the Lompoc Council Chambers.

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

Brian Halvorson, AICP
Secretary

Federico Cioni
Chair