



PLANNING COMMISSION

ANNUAL REPORT

FY 2023/24



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THE ROLE OF THE PLANNING COMMISSION:



The Planning Commission has authority over planning and zoning matters as set forth by City Municipal Code and State law. The Planning Commission makes recommendations to the City Council regarding General Plan amendments, Zone changes, and amendments to the Subdivision Ordinance (Title 16) and Zoning Ordinance (Title 17). The Commission may approve, conditionally approve, or deny applications for Tentative Maps, Development Plans, Architectural Design Review, Conditional Use Permits, and Variances. The latter items are reviewed by the City Council only on appeal. The Commission also performs environmental review in accordance with the California Environmental Quality Act (CEQA) in conjunction with the review of various applications.

The Planning Commission works with the Planning Division staff to identify methods to improve the development review process and clarify and/or recommend revisions to City Codes. The Commission also provides interpretation and policy guidance to the Planning staff in order to achieve the consistent application of the City's Architectural Review Guidelines.

PLANNING COMMISSION ACTIVITIES FOR FY 2023/24:



During FY 20223/24, the Planning Commission reviewed a total of 22 projects and/or applications (an increase of 7 from last years' report) and a summary of the Planning Commission's agenda items begins on page 9.

MAJOR PROJECTS/ITEMS REVIEWED BY THE COMMISSION:

1. Bottling Facility for Solvang Brewing Company
2. General Plan Housing Element Update & Environmental Justice Element
3. College Skate Park Renovation
4. Amendments to the Burton Ranch Residential Project
5. General Plan/Zoning Amendments (124 properties as part of Housing Element)
6. Lompoc Paramedic Station
7. La Purisima Court (18 Homes)
8. Starbucks Drive-Through
9. Burton Ranch Specific Plan Amendments
10. Four Subdivision Maps

La Purisima Court

SE Corner of North V Street & West North Avenue



MAJOR PROJECTS/ITEMS REVIEWED BY THE COMMISSION (CONTINUED):



COLLEGE PARK

Concept Plan



NORTH 1st STREET & WEST OAK AVENUE PERSPECTIVE

Anticipated Activities FY 2024/25:

The Planning Commission anticipates public hearings and/or implementation of the following projects:

- Review of updated General Plan Housing Element, Circulation Element, and new Environmental Justice Element
- Housing Element Certification by HCD
- Construction of College Park Skate Park
- Design Review for the Las Flores Old Town Apartments
- Design Review for a new Toyota Dealership
- Design Review for the Santa Rita Hills Wine Center
- Zoning Code Amendments to address new Housing Element
- Review of General Plan/Zoning Code amendments for consistency with the adopted SBCAG Airport Land Use Compatibility Plan
- Construction of River Terrace Model Homes
- Occupancy of 15 new affordable apartments (1401 East Cypress Avenue)
- Construction of El Pollo Loco Drive-Thru Restaurant
- Construction of Starbucks Drive-Thru Coffee Shop
- Remodel of Existing Starbucks (Mission Plaza Center)
- Construction of Lompoc Paramedic Station
- Remodel of Existing Taco Bell
- Opening of Tractor Supply Company Retail Store
- Implementation of Utility Box Art Program
- Update to Architectural Review Guidelines
- Amendments to the ADU Ordinance
- Development of the Permit Ready ADU Program

Summary of Planning Commission Agenda Items:

July 12, 2023: This meeting was canceled by the chair due to a lack of public hearing items needing to be reviewed by the Commission.

August 9, 2023:

Architectural Design/Site Development Review for the Solvang Brewing Bottling Facility (DR 21-04).

Planning Commission review of Architectural Design/Site Development review (DR 21-04) for a 4,950 square foot bottling facility and 85 square foot cooler addition to an existing building on a 0.96 acre site for the Solvang Brewing Company located at 222 & 234 North H Street (APN's: 085-082-014 & 015) in the Old Town Commercial (OTC) zoning district. 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.

The Commission passed this item on a vote of 3-0.

Presentation on new improvements and upcoming projects in the Planning Division.

This item was a presentation/discussion only (no vote).

General Plan Housing Element Update Presentation and summary of recent feedback received from the California Department of Housing and Community Development (GP 21-02).

This item was a presentation/discussion only (no vote).

September 13, 2023:

Planning Commission review and recommendations to the City Council to adopt the 2030 General Plan Housing Element Update (GP 21-02).

Planning Commission review and recommendations to the City Council to adopt the 2030 General Plan Housing Element Update for the Regional Housing Needs Allocation (RHNA) 6th housing cycle (2023-2031). An Addendum to the 2030 General Plan Final Environmental Impact Report (SCH. No. 2008081032) was prepared for the project pursuant to the California Environmental Quality Act (CEQA).

The Commission passed this item on a vote of 3-0.

October 11, 2023:

2030 General Plan Housing Element Update (GP 21-02).

Staff recommends that the Planning Commission continue this item to a Special Planning Commission Meeting to be held on October 25, 2023 to consider recommendations to the City Council to adopt the 2030 General Plan Housing Element Update for the Regional Housing Needs Allocation (RHNA) 6th housing cycle (2023-2031).

The Commission passed this item on a vote of 3-0-1.

Santa Rita Hills Tentative Parcel Map (LOM 638)

Planning Commission consideration of the Santa Rita Hills Tentative Parcel Map to subdivide an 8.79 acre lot into four (4) lots for property located at the northeast corner of North Twelfth Street and East Ocean Avenue (APN: 099-141-034). This action is categorically exempt pursuant to Section 15315 (Minor Land Division) of the California Environmental Quality Act (CEQA) Guidelines.

The Commission passed this item on a vote of 3-0-1.

College Skate Park Improvements (DR 2023-0001)

Planning Commission consideration of Architectural Design/Site Development Review and request for a Minor Modification to deviations from development standards (landscaping coverage/lot coverage) for the College Skate Park Improvement project that includes the demolition of an existing skate park and construction of a new concrete skate park, playground equipment, two (2) half basketball courts, gaming area, restroom, fencing, lighting, and landscaping on approximately 4.57 acres located at 207 West College Avenue in the Public Facilities and Institutional (PF) zone. The project is exempt from the California Environmental Quality Act (CEQA), based on CEQA Guidelines Sections 15302 (replacement or reconstruction of existing structures and facilities), Section 15303 (the construction of new small structures), and Section 15332 (in-fill development). Furthermore, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to this project.

The Commission passed this item on a vote of 3-0-1.

Two Year Time Extension for the River Terrace Vesting Tentative Tract Map (LOM 625)

A request for Planning Commission consideration of a two year time extension for the Vesting Tentative Tract Map and Condominium Air Space Map (LOM 625) for the River Terrace project located on approximately 26 acres in the Medium Density Residential zone, Planned Development Overlay (R2PD) zone, and Planned Commercial Development (PCD) zone 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.

The Commission passed this item on a vote of 3-0-1.

October 25, 2023 (Special Meeting):

Planning Commission review and recommendations to the City Council for consideration of the adoption of the 2030 General Plan Housing Element Update (GP 21-02).

Planning Commission review and recommendations to the City Council to consider adoption of the 2030 General Plan Housing Element Update for the Regional Housing Needs Allocation (RHNA) 6th housing cycle (2023-2031). An Addendum to the 2030 General Plan Final Environmental Impact Report (SCH. No. 2008081032) was prepared for the project pursuant to the California Environmental Quality Act (CEQA).

The Commission passed this item on a vote of 3-1.

November 8, 2023:

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.

The Commission passed this item on a vote of 4-0.

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.

The Commission passed this item on a vote of 4-0.

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.

The Commission passed this item on a vote of 4-0.

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.

The Commission passed this item on a vote of 4-0.

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.

The Commission passed this item on a vote of 4-0.

December 13, 2023:

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.

The Commission passed this item on a vote of 4-0.

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.

The Commission passed this item on a vote of 4-0.

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.

The Commission passed this item on a vote of 3-0-1.

January 10, 2024:

This meeting was canceled by the chair due to a lack of public hearing items needing to be reviewed by the Commission.

February 14, 2024:

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 Tract Map (LOM 624) for a Planned Residential Development & Subdivision consisting of 20 lots (18 residential lots and two common lots). The project will include parking, landscaping, site improvements/amenities, a 21.5% 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 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.

The Commission passed this item on a vote of 3-0-1.

March 13, 2024:

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.

The Commission passed this item on a vote of 4-0.

April 10, 2024:

Architectural Design/Site Development Review for a Starbucks Drive Through Coffee Shop and Certification of a Negative Declaration.

Planning Commission consideration of Architectural Design/Site Development Review (DR 2023-0004) for the construction of a 1,200 square foot Starbucks drive-through coffee shop with walk-up window (no indoor seating), trash enclosure, parking, and landscaping to be located at 901 North H Street and 101 West Oak Avenue (APNs: 089-070-027 and 089-070-030) in the Planned Commercial Development (PCD) and H Street Overlay (HSO) zoning districts. A Negative Declaration has been prepared for the project pursuant to the requirements of the California Environmental Quality Act (CEQA) Guidelines.

The Commission passed this item on a vote of 3-0-1.

May 8, 2024:

Sign Permit Review (SGN 2024-0003) for Tractor Supply Company signage in the Mission Plaza Shopping Center.

Planning Commission review of proposed wall and monument signs for the Tractor Supply Company associated with an existing Sign Program in the Mission Plaza Shopping Center located at 1600 North H Street (APN: 093-490-005) in the Planned Commercial Development (PCD) and H Street Overlay (HSO) zoning districts. This action is exempt from environmental review pursuant to Section 15061 (b)3 (Review for Exemption) of the California Environmental Quality Act (CEQA) Guidelines.

The Commission passed this item on a vote of 4-0.

Planning Commission Recommendations to the City Council for the adoption of the General Plan Environmental Justice Element.

Planning Commission review and recommendations to the City Council to consider the adoption of the Environmental Justice Element to the 2030 General Plan. An Addendum to the 2030 General Plan Final Environmental Impact Report (SCH. No. 2008081032) was prepared for the project pursuant to the California Environmental Quality Act (CEQA).

The Commission passed this item on a vote of 4-0.

June 12, 2024:

Amendment (AMND 2024-0001) to the Conditions of Approval for an Approved Subdivision Map (LOM 475).

Planning Commission review of proposed amendments relating to the requirement for a minimum residential home size as contained in the previously approved subdivision map conditions of approval for property located at 1301 East Hickory Avenue (APN: 085-260-047) in the Single Family Residential (7R1) zoning district. This action is exempt from environmental review pursuant to Section 15061 (b)(3) (Common Sense Exemption) of the California Environmental Quality Act (CEQA) Guidelines.

The Commission passed this item on a vote of 3-1.

Wolf Tentative Parcel Map (LOM 640).

Planning Commission review of a Tentative Parcel Map to subdivide a 0.69 acre lot into two lots located at 315 East Chestnut Avenue (APN 085-031-003) in the Industrial zoning district. This action is categorically exempt from environmental review pursuant to Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines.

The Commission passed this item on a vote of 4-0.

Discussion and Status of the General Plan Environmental Justice Element (GP-2024-0001).

Staff will provide a summary of Planning Commission comments from the May 8, 2024 Commission hearing, receive input from the Commission and provide a timing to address needed revisions associated with the Environmental Justice Element prior to returning the Element to the Commission.

The Commission passed this item on a vote of 4-0.