



**Draft Minutes of the Adjourned
Lompoc Planning Commission
Wednesday, September 11, 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:

Dirk Starbuck

STAFF:

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

Brian Halvorson, Planning Manager, acting as Secretary of the Planning Commission opened the meeting at 6:30PM.

ORAL COMMUNICATIONS (3 Minutes Maximum): None.

CONSENT CALENDAR:

- Approval of Minutes of the Lompoc Planning Commission Regular Meeting of August 14, 2024.
- Approval of Planning Commission 2023/2024 Annual Report with forwarding to the City Council.
(Summary of Commission Actions for the 2023/2024 Fiscal Year)

(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.)

- **MOTION:** It was moved by **Commissioner Bridge**, seconded by **Commissioner Gonzales** that the **Commission** adopt the Consent Calendar including the August 14, 2024, minutes and the Planning Commission 2023/2024 Annual Report.

VOTE: The motion passed on a voice vote of 3-0-1

PUBLIC HEARING ITEMS:

Public Hearing Item No. 1:

Review of Sign Program Amendments (AMND 2024-0002).

Planning Commission consideration of amendments to various existing sign programs throughout the City (addresses shown below) for consistency with the zoning code for review, amendments, and approval of sign programs administratively. This action is exempt from environmental review pursuant to Section 15061 (b)3 (Review for Exemption) of the California Environmental Quality Act (CEQA) Guidelines.

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

Open Public Comment for AMND 2024-0002

No public comments received.

Close Public Comment for AMND 2024-0002

Commissioner Bridge questioned if what he understood from the item presentation is whether the properties or developments he heard about were subject to conditions at the time of their approval.

Greg Stones, Principal Planner, clarified that conditions were indeed attached to the properties, either related to the sign programs or as part of the building entitlements, especially for older projects. He also noted that some programs require approval from the Planning Commission.

Commissioner Bridge stated that his understanding is that projects reviewed by the Planning Commission 20 years ago, which wish to change their approved signs, would need to return to the Commission for approval. He also mentioned that it appeared the developments had their own specific conditions.

Greg Stones, Principal Planner, stated that some programs contain language that requires them to return to the Planning Commission for approval.

Commissioner Bridge requested clarification on the meaning of "in the program itself."

Greg Stones, Principal Planner, stated that the planning department maintains a binder containing all the sign programs, which outline the requirements for signage at shopping centers.

Brian Halvorson, Planning Manager, asked Commissioner Bridge if he was familiar with a sign program.

Greg Stones, Principal Planner, clarified the meaning of a Sign Program, explaining that while the municipal code outlines basic signage requirements, a Sign Program includes

additional regulations.

Commissioner Bridge questioned if the interpretation to this means that all future signage approvals will go through the staff instead of **The Planning Commission**.

Greg Stones, Principal Planner, confirmed that this was correct, stating that, in general, signage would be reviewed at the staff level.

Commissioner Gonzales questioned whether signs that exceed the code requirements will be referred back to the Planning Commission for review.

Brian Halvorson, Planning Manager, stated that this situation arises from time to time and typically requires a zoning code text amendment. He provided an example, noting that the Toyota dealership is seeking a very large sign. For such a sign size, a code amendment would need to be initiated. To permit this, the City Council would need to approve a code amendment allowing a sign that exceeds the current code.

Commissioner Bridge questioned whether the current code addresses color regulations.

Greg Stones, Principal Planner, clarified that the zoning code does not specifically address color regulations.

Joshua Imeri-Garcia, Assistant City Attorney, stated that if an applicant is unhappy with a decision, they can appeal it using the standard process outlined in the municipal code. He explained that the appeal can be brought before either the **Planning Commission** or the **City Council**.

Commissioner Bridge noted that it was mentioned a code change would be required. He then asked if applicants could instead apply for a Conditional Use Permit.

Brian Halvorson, Planning Manager, stated that a Conditional Use Permit is unlikely to be applicable for signage. He explained that, for instance, if someone wants to install a 20-foot-tall sign, the current code does not permit this.

Commissioner Braxton stated that he believes starting this process is a positive step, rather than waiting a long time to get it on the agenda.

MOTION: It was moved by **Commissioner Braxton** seconded by **Commissioner Gonzales** that the **Commission** adopt Sign Program Amendments (AMND 2024-0002).

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

Public Hearing Item No. 2:

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).

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

Open Public Comment for GP 2024-0001

No public comments received.

Close Public Comment for GP 2024-0001

Commissioner Bridge sought clarification by asking, "What is considered the baseline document?" He also inquired about what gives the redlines any more or less authority. Additionally, he stated that **The Commission** has made several changes as a group, and from his understanding, this will be presented to the City Council, including a discussion of the redlines.

Commissioner Cioni clarified that **Commissioner Bridge's** suggestion is to incorporate the redlines and finalize the document in black. He also stated that if **The Commission** approves the redlines today, they should be included in the document. At that point, it would become the finalized version to be submitted to the City Council.

Brian Halvorson, Planning Manager, stated that the redlines are maintained to increase transparency by showing the City Council both the original document and the changes requested by the **Commission**. He also noted that this approach makes it clearer for the Council to understand the **Commission's** revisions.

Commissioner Cioni stated that it seems the staff is aiming to preserve the history of the discussions that led to the final document. He noted that this is not the first set of redlines and questioned why only the final tweaks are being kept if the goal is to preserve the entire history. **Commissioner Cioni** suggested creating one final, clean version of the document.

Commissioner Bridge inquired whether staff would recommend removing any of the redlines.

Brian Halvorson, Planning Manager, stated that the staff did not plan to remove the redlines. He explained that he must either summarize this in the staff report or verbally, and that it is easier to reflect the changes directly in the document to explain the items the **Commission** requested to be modified.

Commissioner Braxton expressed a preference for a finalized, clean document to be presented to the City Council.

The Commission reviewed and expressed their opinions on the document.

Commissioner Bridge made a motion to approve the document with all redlines incorporated as the final version for the City Council. He added that if staff wishes to provide two documents to showcase the work done by the **Commission** and staff, he would support that, but emphasized that a clean copy, including the improvements made, should be submitted.

MOTION: It was moved by **Commissioner Bridge**, seconded by **Commissioner Gonzales**, that the **Commission** adopt Resolution No. 1007 (24) recommending that the City Council adopt the Environmental Justice Element to the 2030 General Plan.

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

NEW BUSINESS: None.

ORAL COMMUNICATIONS (3 Minutes Maximum): None.

WRITTEN COMMUNICATIONS: None.

DIRECTOR/STAFF COMMUNICATIONS:

Brian Halvorson, Planning Manager, introduced **Farzana Mohsin**, the **Planning Intern**, who is currently studying Architecture at Allan Hancock College. He expressed his goal of encouraging her to consider pursuing a degree in City and Regional Planning in the future and wished her a rewarding internship experience.

Brian Halvorson, Planning Manager, informed the **Commission** that a developer is attempting to purchase the 99-cent store building to attract a new tenant, although the details are not yet finalized. He also noted that another developer plans to submit a proposal next week for approximately 86 new homes on a residential site off of Walnut Avenue, near the Crocker's Locker mini storage facility. He assured the **Commission** that he will provide updates as new information becomes available.

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

- A Power Point presentation of proposed Current & Pending Projects.

The La Purisima Court project, located at the corner of North V Street and West North Avenue, will feature 18 homes. He stated that the project is currently undergoing building and plan check review and noted that the homes are looking promising while addressing the need for housing.

Summarized that Racine Wines, a new wine warehouse, has submitted its architectural design proposal for review. He stated that it will be presented to the Development Review Board next week, with a potential appearance at the Planning Commission meeting in October or November. The building will be approximately 18,000 square feet.

Mr. Halvorson summarized that Starbucks has submitted its construction drawings, which were previously approved by the Commission in March. He noted that the project developer is enthusiastic about this site and is also actively seeking additional locations for new restaurants, retail businesses, and grocery stores.

Provided a summary that El Pollo Loco drive-thru restaurant is progressing quickly, with completion anticipated in the next three months or sooner. The location will feature drive-thru service only, with a walk-up window for orders.

River Terrace is currently under construction and is proposing changes to its project. The original plan for townhomes on the western side, grouped in buildings of 4-6 units, has been replaced with duplexes. These modifications require a return to the Commission due to a reduction in parking, as some units will not include two-car garages, along with changes to the common open space. The project will also include Accessory Dwelling Units (ADUs), which will further impact parking. The revised proposal is expected to return to the Commission in November or December. Meanwhile, the development team is actively working on infrastructure and grading, and the project will feature a bike path along the river. This is one of the largest developments in Lompoc in the past decade, with approximately 257 homes planned.

He also provided a summary on the Bodger Meadows project which will feature over 350 homes, located off of Ocean, Olive, and V Street, adjacent to the Miguelito Elementary School. The development will include townhome units on the western side and single-family homes on the eastern side.

Mr. Halvorson stated that the planning division's website provides additional details, including information about the applicant or developer and the project's status and location.

- **Mr. Halvorson** expressed gratitude and bid farewell to **Commissioner Cioni**.

He thanked **Commissioner Cioni** for his service, with acknowledgment of the time and effort required to prepare for these meetings. It was noted that, over his 11 years of tenure, he has done an excellent job and is always willing to ask the tough questions. **Mr. Halvorson** then presented him with a gift in recognition of his service.

COMMISSION REQUESTS:

The **Commission** requested a clean copy of the Environmental Justice Element for the City Council, removing all redlines and strikeouts.

Commissioner Cioni announced that this would be his final Planning Commission meeting after 12 years of service. He explained that his professional commitments no longer allow him the time needed to prepare adequately for meetings, and he prefers not to continue without full dedication. He noted that **Mayor Osborne** is aware of his resignation as Chair of the Planning Commission. **Commissioner Cioni** expressed that it has been an incredible honor to serve the City and collaborate with fellow commissioners and staff over the years.

Commissioner Braxton expressed a desire for an update on vacant buildings, noting his concern that for every new business that opens, several others close. He mentioned that a building was demolished for the construction of Smart & Final, which has yet to be completed, and pointed out that Big Lots is also closing. He requested that a list of vacant commercial buildings be included in a future Planning Commission meeting.

Commissioner Bridge asked if only four zone code changes are allowed each year. **Mr. Halvorson** clarified that it pertains to four general plan amendments.

Commissioner Braxton inquired about the process for selecting the acting chair for future **Planning Commission** meetings following **Commissioner Cioni's** resignation.

Joshua Imeri-Garcia, Assistant City Attorney, indicated that he would need to confirm details before the next meeting, where a chair will be elected. He will provide a definitive answer then, and if necessary, a long-term vote can take place at that meeting.

ADJOURNMENT:

MOTION: It was moved by **Commissioner Bridge** seconded by **Commissioner Gonzales**, to adjourn the meeting at 7:21 P.M. and adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, October 9, 2024, in the Lompoc Council Chambers.

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

Brian Halvorson, AICP
Secretary

Federico Cioni
Chair

RESOLUTION NO. 1008 (24)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING AMENDMENTS TO SIGN PROGRAMS AND ENTITLEMENTS TO STREAMLINE SIGN REVIEWS AT VARIOUS LOCATIONS IN THE CITY OF LOMPOC

WHEREAS, the City initiated for Planning Commission consideration of amendments of various sign programs throughout the City; and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on September 11, 2024; and

WHEREAS, at the meeting of September 11, 2024, staff was present and answered Planning Commissioner questions and addressed their concerns; and

WHEREAS, at the meeting of September 11, 2024, no one spoke in favor of the project, and no one spoke in opposition to the project.

NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION RESOLVES AS FOLLOWS:

SECTION 1: After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that:

- A. The sign or Sign Program complies with the standards of Chapter 17.316 (Sign Standards), and any applicable specific plan or Preliminary Development Plan requirements;
- B. The sign or Sign Program is in substantial compliance with any applicable design guidelines;
- C. The sign or signs to be constructed consistent with the Sign Program will not impair pedestrian and vehicular safety;
- D. The design or proposed construction of the sign or signs constructed consistent with the Sign Program will not threaten the public health, safety, or welfare; and
- E. The proposed amendments are consistent with the Zoning Code section 17.504.020 (Authority for Land Use and Zoning Decisions) which states that the Director of Community Development makes the decisions for sign programs.


SECTION 2: This action is exempt from environmental review pursuant to Section 15061 (b)3 (Review for Exemption) of the California Environmental Quality Act (CEQA) Guidelines. Furthermore, none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, section 15300.2 applies to this project. Therefore, no environmental assessment is required or necessary.

SECTION 3: Based upon the foregoing, the project is approved on September 11, 2024.

The foregoing Resolution was adopted, on motion by Commissioner Braxton, seconded by Commissioner Gonzales, at the Planning Commission meeting of September 11, 2024, by the following vote:

AYES: Commissioner Cioni, Gonzales, Bridge, Braxton

NOES: None



Brian Halvorson, AICP, Secretary



Federico Cioni, Chair

Attachments:

Exhibit A – List of Proposed Sign Programs (& Entitlements) to be Amended

Exhibit B – Locations of Existing Sign Programs (& Entitlements) to be Amended

Exhibit A

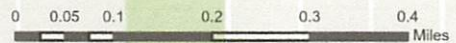
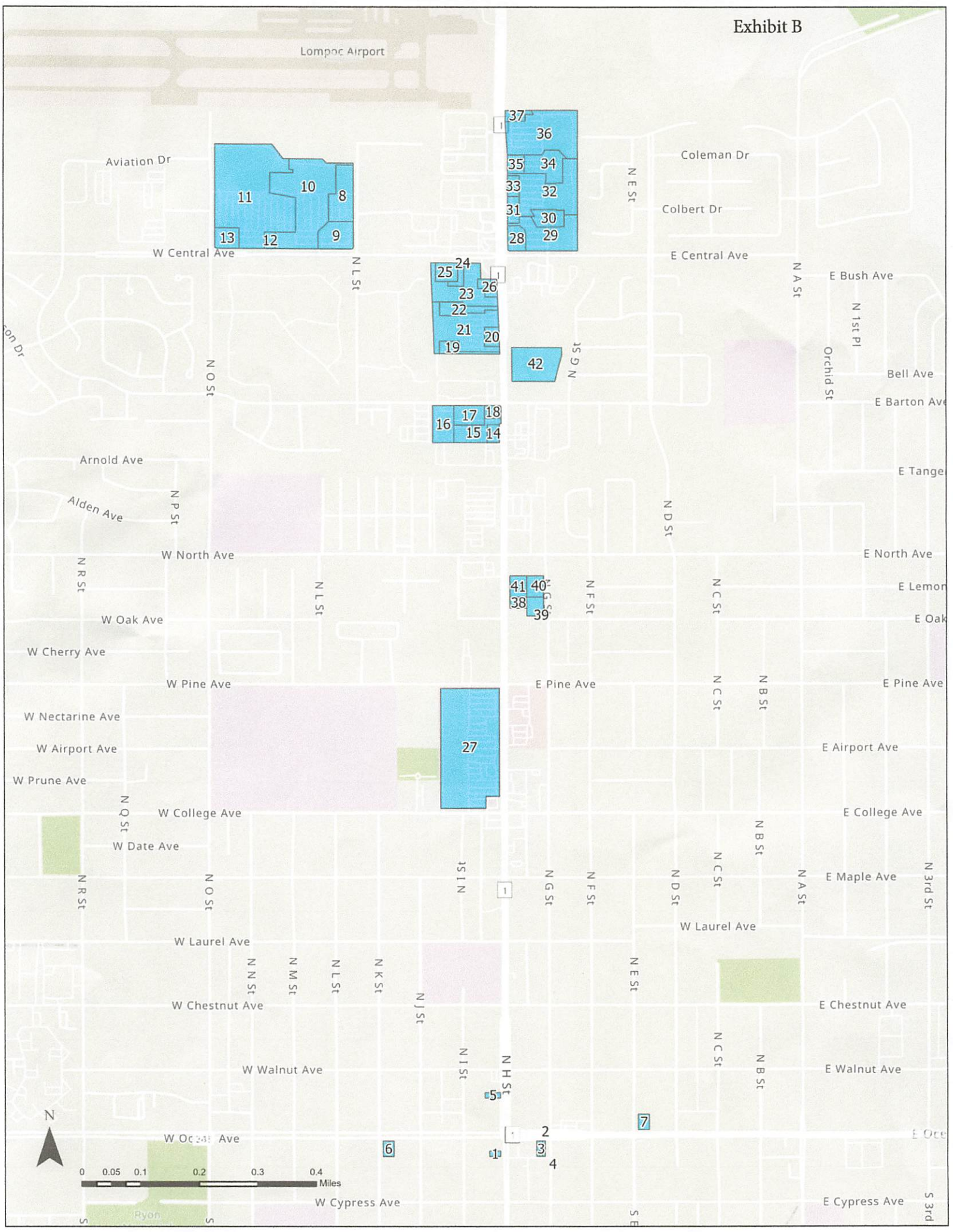
The following Sign Programs and Project Conditions of Approval to be amended for consistency with Zoning Code section 17.504.020A (Authority for Land Use and Zoning Decisions) which states that the Director of Community Development is the Review Authority for Sign Programs.

Site	Name / Project	Address
1	DR 89-02	109 S H St
2	DR 94-23	118 E Ocean Ave
3	DR 94-23	122 E Ocean Ave
4	DR 94-23	124 E Ocean Ave
5	DR 87-08	123 N H St
6	DR 88-02	320 W Ocean Ave
7	DR 88-32	401 E Ocean Ave
8	Diversified Shopping Center (Walmart)	501 W Central Ave
9	Diversified Shopping Center (Walmart)	511 W Central Ave
10	Diversified Shopping Center (Walmart)	601 W Central Ave
11	Diversified Shopping Center (Walmart)	701 W Central Ave
12	Diversified Shopping Center (Walmart)	705 W Central Ave
13	Diversified Shopping Center (Walmart)	721 W Central Ave
14	Flower Valley Plaza	1129 N H St
15	Flower Valley Plaza	1133 N H St
16	Flower Valley Plaza	1137 N H St
17	Flower Valley Plaza	1145 N H St
18	Flower Valley Plaza	1153 N H St
19	Lompoc North Shopping Center	1305 N H St
20	Lompoc North Shopping Center	1307 N H St
21	Lompoc North Shopping Center	1309 N H St
22	Lompoc North Shopping Center	1313 N H St

Exhibit A

23	Lompoc North Shopping Center	<i>1317 N H St</i>
24	Lompoc North Shopping Center	<i>1302 N H St</i>
25	Lompoc North Shopping Center	<i>1321 N H St</i>
26	Lompoc North Shopping Center	<i>1325 N H St</i>
27	Lompoc Shopping Center	<i>605 N H St</i>
28	Mission Plaza	<i>1400 N H St</i>
29	Mission Plaza	<i>1408 N H St</i>
30	Mission Plaza	<i>1412 N H St</i>
31	Mission Plaza	<i>1436 N H St</i>
32	Mission Plaza	<i>1500 N H St</i>
33	Mission Plaza	<i>1508 N H St</i>
34	Mission Plaza	<i>1512 N H St</i>
35	Mission Plaza	<i>1548 N H St</i>
36	Mission Plaza	<i>1600 N H St</i>
37	Mission Plaza	<i>1620 N H St</i>
38	Mission Square	<i>908 N H St</i>
39	Mission Square	<i>901 N G St</i>
40	Mission Square	<i>928 N H St</i>
41	Mission Square	<i>936 N H St</i>
42	Rocket Town Honda	<i>1224 N H St</i>

Exhibit B



W Cypress Ave

RESOLUTION NO. 1009 (24)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THE CITY COUNCIL APPROVE THE GENERAL PLAN ENVIRONMENTAL JUSTICE ELEMENT (GP 2024-0001)

WHEREAS, State Law requires that local agencies adopt General plans containing mandatory elements; and

WHEREAS, the General Plan is the City's basic planning document that guides land use decisions and provides a vision for how a community will grow, reflecting community priorities and values while shaping the future; and

WHEREAS, the City of Lompoc has initiated to update to the Lompoc General Plan to include an Environmental Justice Element in conformance with Senate Bill ("SB") 1000 codified within Government Code Section 65300 (the "Update"), that requires a City to adopt a comprehensive General Plan and update it as needed. City staff, Mintier Harnish Consultants, and Rincon Consultants have conducted workshops and meetings with members of the community and the decision makers to ensure public participation in the Environmental Justice Element process; and

WHEREAS, with the passage of SB 1000 in 2016, jurisdictions are required to add an Environmental Justice Element to their General Plans, either as a separate element or as a theme integrated into all elements, that identifies disadvantaged communities, as defined in the Bill, within the area covered by the general plan of the city, if the city has a disadvantaged community. "Disadvantaged communities" are defined in the Bill to mean an area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code, or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation; and

WHEREAS, State law requires the Environmental Justice Element is required to be included the General Plan where a City is updating two or more General Plan elements; and

WHEREAS, the City is updating three General Plan Element Updates, the Housing, Safety, and Circulation Elements; and

WHEREAS, the newly prepared Environmental Justice Element updates the General Plan in conformance with Government Code section 65302(h), and furthers the City's objectives to reduce and mitigate environmental hazards, encourage active transportation, and increase access to open space and exercise facilities; and

WHEREAS, the Project was considered by the Planning Commission at a duly-noticed public hearing on May 8, 2024 and August 14, 2024; and

WHEREAS, the Project was further discussed and received input from the Commission at the duly-noticed public hearing on June 12, 2024; and

WHEREAS, at the meeting of May 8, 2024, August 14, 2024, and September 11, 2024, Planning staff, Mintier Harnish Consultants (via phone) were present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of September 11, 2024, staff and the City's consultant addressed the Planning Commission regarding the General Plan Environmental Justice Element; and

WHEREAS, copies of the Draft Environmental Justice Element, were made available for public inspection on the City of Lompoc Website and at the City of Lompoc City Hall, 100 Civic Center Plaza, Lompoc, CA 93436; and

WHEREAS, the City of Lompoc as Lead Agency determined the General Plan Environmental Justice Element is a "Project" under the California Environmental Quality Act (CEQA) and an Addendum to the General Plan Final Environmental Impact Report (SCH No. 2014121028) was prepared in conformance with CEQA and the Environmental Guidelines.

WHEREAS, Government Code Section 65354 requires that the Planning Commission make a written recommendation to the City Council regarding adoption of, or amendment to, a General Plan; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:

SECTION 1: Based upon the testimony provided at the public hearing, the evidence presented in the staff report and at the public hearing, and due deliberation of the matters presented, the Planning Commission recommends the City Council adopt the General Plan Environmental Justice Element.

SECTION 2: The Planning Commission recommends that the City Council approve the Addendum to General Plan Final Environmental Impact Report (SCH No. 2008081032) for the project and recommended Findings as required by the California Environmental Quality Act (CEQA).

SECTION 3: The Planning Commission resolves this resolution shall be forwarded to the City Council with the Commission recommendation that the Council approve GP2024-001 to adopt the proposed General Plan Environmental Justice Element with the following revisions:

- a) A clean copy (no underlining or strikeouts shown) of the updated Environmental Justice Element incorporating all Planning Commission changes will be provided to the City Council for adoption consideration.

SECTION 4: The Planning Commission recommends the City Council approve the General Plan Environmental Justice Element based on the following findings:

- a. The proposed amendment is internally consistent with all other provisions on the General Plan;
- b. The proposed amendment is internally consistent with any specific plan;
- c. The proposed amendment serves the public necessity, convenience, and general welfare; and
- d. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).

The foregoing Resolution, on motion by Commissioner Bridge, seconded by Commissioner Gonzales, was adopted at the Planning Commission meeting of September 11, 2024 by the following vote:

AYES: Commissioner Cioni, Gonzales, Bridge, Braxton

NOES: None



Brian Halvorson, AICP, Secretary



Federico Cioni, Chair

Attachments:

Exhibit A: Addendum to Final 2030 General Plan EIR (SCH No. 2008081032)

Exhibit B: Public Hearing Draft General Plan Environmental Justice Element