



**AGENDA**  
**Special Meeting of the Lompoc Planning Commission**  
**Wednesday, November 6, 2024, at 6:30 p.m.**  
**City Hall Utility Conference Room,**  
**100 Civic Center Plaza, Council Chambers**

The Council Chamber will be open to the public. The Planning Commission meeting will also be broadcast live on Comcast Channel 23 and on the radio at KPEG 100.9 FM, and;

Video live streamed via this link:

<https://www.cityoflompoC.com/government/committees-boards/city-council/live-webcast>

Internet radio via this link:

<https://www.cityoflompoC.com/government/departments/utilities/media-center/kpeg-radio>

If you wish to make a comment during oral communications or on a specific agenda item, you may **call (805) 875-8201 before the close of public comment on the agenda item.** You will be provided with 3 minutes to give your public comment.

Alternatively, you may submit comments via email to [c\\_ceja@ci.lompoC.ca.us](mailto:c_ceja@ci.lompoC.ca.us) no later than 4:00 p.m. on Wednesday, November 6, 2024.

“Members of the Public are advised that all **PAGERS, CELLULAR TELEPHONES, and any OTHER COMMUNICATION DEVICES** are to be **turned off** upon entering the City Council Chambers.”

Pursuant to State Law, any member of the public may address the Planning Commission concerning any Item on the Agenda, before or during Planning Commission consideration of that Item. Please be aware that items on the Consent Calendar are considered to be routine and are enacted by one vote of the Planning Commission. If you wish to speak on a Consent Calendar Item, please do so during the first Oral Communications.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, including a review of the Agenda and related documents, please contact the Planning Division at (805) 875-8213 at least 72 hours prior to the meeting. This will allow time for the City to make reasonable arrangements to ensure accessibility to the meeting.

**ROLL CALL:**

Commissioner Brianna Gonzales  
Commissioner Steve Bridge  
Commissioner Chris Braxton

**COUNCIL LIAISON:**

Gilda Aiello

**STAFF:**

Brian Halvorson, AICP, Planning Manager  
Paul Early, Assistant City Attorney  
Greg Stones, Principal Planner  
Cecilia Ceja, Development Services Assistant I

**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).

- Approval of Minutes of the Lompoc Planning Commission Regular Meeting of October 9, 2024.
- Approval of 2025 Planning Commission Calendar.

**PUBLIC HEARING ITEMS:**

**1. Amendments to an Approved Permit for the River Terrace Project (DR 2020-0009).**

Planning Commission consideration of an amendment (AMND 2024-0003) to Architectural Design/Site Development Review 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's: 099-141-021 & 099-141-030). The proposed amendments include replacing the 5-plex (townhomes) residential units with duplexes and single-family units (with revised elevations); updating the custom setbacks to account for building encroachments for the single-family homes (containing Accessory Dwelling Units); reducing the number of covered parking spaces; revising the landscaping (an overall increase in common area landscaping); and updating the colors and materials board. This project was previously 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. The proposed modifications to the project do not change any of the environmental conditions of the project as described and evaluated in the Addendum, and therefore no further environmental review is required.

Staff: Greg Stones, Principal Planner  
E-mail address: [g\\_stones@ci.lompoc.ca.us](mailto:g_stones@ci.lompoc.ca.us)

**2. Amendments to the City of Lompoc Architectural Review Guidelines (TA 2024-0001).**

Planning Commission Review and Recommendations to the City Council for proposed amendments to streamline the City's Architectural Review Guidelines and provide objective design guidelines and standards for compliance with State provisions regarding eligible residential and mixed use developments in the City. This action is exempt from environmental review pursuant to Section 15061 (b)3 (Review for Exemption) of the California Environmental Quality Act (CEQA) Guidelines.

Staff: Greg Stones, Principal Planner  
E-mail address: [g\\_stones@ci.lompoc.ca.us](mailto:g_stones@ci.lompoc.ca.us)

**NEW BUSINESS REGULAR:**

**ORAL COMMUNICATIONS (3 Minutes Maximum):**

**WRITTEN COMMUNICATIONS:**

**DIRECTOR/STAFF COMMUNICATIONS:**

**COMMISSION REQUESTS:**

**ADJOURNMENT:**

The Lompoc Planning Commission will adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, December 11, 2024.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting, dated the 1<sup>st</sup> day of November 2024.

Brian Halvorson

Brian Halvorson, AICP  
Planning Manager

The Agenda and related Staff reports are available on the City's website: [www.cityoflompoc.com](http://www.cityoflompoc.com) the Friday before the Planning Commission meeting. Any documents produced by City staff and Supplemental materials related to an Agenda Item that is submitted to a majority of the Planning Commission after distribution of this Agenda packet are available for public inspection at the Planning Division counter at City Hall, 100 Civic Center Plaza and at the Lompoc Library, 501 E. North Avenue, Lompoc, California. A Public Records Request is required, and the City may charge customary photocopying charges for copies of such documents. Any person interested in an agenda item may contact the staff person noted at the Planning Division (805) 875-8213.

Any person has the right to appeal a Planning Commission action to the City Council. Contact the Planning Division staff member listed for additional information regarding an appeal and for the required appeal form; the fee is \$257.80. When the Planning Commission's action is a recommendation to approve, no appeal is necessary the item will be heard by the City Council. If the Planning Commission's action is a recommendation for denial, an appeal must be filed within ten (10) days in accordance with Chapter 17.132.050 (C) of the Zoning Code.

If you challenge an action taken by the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in that notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.