



**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.

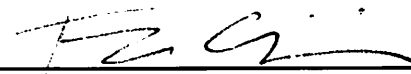
**Joshua Imeri-Garcia, Assistant City Attorney**, indicated that he would need to confirm details before the next meeting, where a chair will be elected. He will provide a definitive answer then, and if necessary, a long-term vote can take place at that meeting.

**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.

  
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Brian Halvorson, AICP  
Secretary

  
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Federico Cioni  
Chair