



**MINUTES OF THE REGULAR MEETING  
OF THE LOMPOC PLANNING COMMISSION  
Wednesday, May 9, 2018, at 6:30 p.m.  
City Hall, 100 Civic Center Plaza, Council Chambers**

**ROLL CALL:** Commissioner Federico Cioni  
Commissioner Ron Fink  
Commissioner Nicholas Gonzales  
Commissioner Mary Leach  
Commissioner Jack Rodenhi

**STAFF:** Planning Manager Brian Halvorson  
Principal Planner Greg Stones  
Assistant Planner Hannah Nguyen  
Assistant City Attorney Jeff M. Malawy

**ORAL COMMUNICATIONS:** None

**PUBLIC HEARING ITEMS:**

Commissioner Gonzales will not be participating due to conflict of interest within 500 feet of the project.

**CUP 18-01 – Lompoc Record Mixed Use**

A request from Warren Hamrick, applicant, for Planning Commission consideration of a proposal to renovate and add a third floor to the existing 17,163 square foot Lompoc Record building on a 10,454 square foot property. The project site is located at 115 North H Street (APN: 085-121-004) in the *Old Town Commercial* (OTC) Zoning district. This action is categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA).

Principal Planner Greg Stones summarized the written staff report.

**OPEN PUBLIC HEARING**

Warren Hammerick, project applicant, Thank you for your service as Planning Commissioners. Very happy to have the owners here tonight and we are very excited about the project; we think it could be the nucleus of expansion for downtown Lompoc. We have gone over the Conditions of Approval, the only condition that stood out is on page 12, SW 2 Trash Enclosure shall not have gates. We feel not having gates would leave it open to dumpster diving and other issues.

Planning Manager, Brian Halvorson, it is a possibility to have gates on the Trash Enclosure if you enter into a Solid Waste Agreement with the Solid Waste Division.

## CLOSE PUBLIC HEARING

Commissioner Rodenhi, excited that you are investing in Lompoc, Thank you. Request that you have an Open House when you receive your Certificate of Occupancy.

Commissioner Cioni, this is an excellent project to help revitalize downtown, was very happy to see it.

Commissioner Leach, it is a beautiful project, suggest looking for alternative parking. How does the handicap parking requirement work when we have a parking lot that is not on site?

Warren Hammerick, there is no handicap requirement for residential, but garage number 7 has a loading zone that could be used for a handicap apartment rental.

Commissioner Fink, agrees that this a great reuse for the building. Do we need to modify the verbiage for SW2?

Planning Manager Brian Halvorson, Principal Planner Greg Stones can amend the conditions.

**MOTION:** It was moved by Commissioner Fink, seconded by Commissioner Leach, that the Commission adopt Resolution No. 882 (18) approving a Conditional Use Permit (CUP 18-01), based upon the Findings of Fact in the Resolution, and subject to the attached Conditions of Approval as amended for SW2.

**VOTE:** The motion passed on a voice vote of 4-0-1, Commissioner Gonzales not participating.

## **DR 18-03 – Ulta Architectural Review**

A request from Abdul Salehi, representing property owner Centro Watt, for Planning Commission consideration of a proposal to remodel the exterior façade of an existing tenant space in the Lompoc Shopping Center for Ulta Beauty. The project site is 12.86 acres and is located at 615 North H Street (APN: 089-110-003) in the *Planned Commercial Development (PCD)* Zoning District. This action is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

Assistant Planner Hannah Nguyen summarized the written staff report.

Commissioner Leach, we only saw a front elevation, north and south elevations were not presented, will depth be added to the project?

Assistant Planner, Hannah Nguyen, the current proposal is only for the front elevation, I would need to defer to the applicant.

Commissioner Rodenhi, was there an option to remove the awnings?

Assistant Planner, Hannah Nguyen, yes if the Commission feels the awnings are architecturally incompatible with the commercial center we could condition the project to have the awnings removed.

#### OPEN PUBLIC HEARING

Abdul Salehi, Architect, Ulta has stated that in order to lease the space they need to adhere to their branding, they have told us categorically if they are not allowed to have their branding they will not sign the lease, then the other tenants we are working with will not sign either.

Luke Hazlewood, Project Manager, read an email from Ulta regarding signature orange awnings – we are trying to bring consistency with color across their chain and logo branding.

#### CLOSE PUBLIC HEARING

Commissioner Leach, inquires about depth

Abdul Salehi, Architect, the two pylons and the front element we will be extending them out by 3 ½ feet, introduced two colors.

Commissioner Cioni, the corporate branding of the orange awnings is not a big issue. We made concessions for Applebee's and their awnings in a shopping center. Monochromatic designs seem to be disappearing and more diversity in shopping centers are more visually appealing.

Commissioner Gonzales, having distinctive characteristics of branding is seen in multiple locations, I think it would benefit Lompoc.

Commissioner Fink, will there be a substantial change from what we have now with the additional tenants?

Abdul Salehi, Architect, shows changes to Commissioner Fink and Planning Manager Brian Halvorson.

Planning Manager Brian Halvorson, states that they would need to come back for another architectural review, but continuing the clean lines would make it more consistent and not leave it mismatched.

**MOTION:** It was moved by Commissioner Fink, seconded by Commissioner Rodenhi, that the Commission adopt Resolution No.883 (18) approving a Development Plan (DR 18-03), based upon the Findings of Fact in the Resolution, and subject to the attached Conditions of Approval.

**VOTE:** The motion passed on a voice vote of 5-0.

### **TA 18-01 – Zoning Code Text Amendment**

Planning Commission consideration regarding a recommendation to the City Council regarding a Zoning Text Amendment adding Chapter 17.130 to the Lompoc Municipal Code relating to food services Special Use Permits. This action is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Quality Act (CEQA).

Planning Manager Brian Halvorson summarized the written staff report.

Commissioner Fink, Brian stated that there is going to be changes to the ordinance, do you envision those changes to be enough that the item will be back to Planning Commission for another hearing?

Planning Manager, Brian Manager, does not have that concern, the newer text will highlight specific sections of the item currently included to make customers aware of their full responsibilities.

Commissioner Fink, concerned we will not have a complete hearing.

Jeff Malawy, Assistant City Attorney, we do have a complete hearing here tonight.

Planning Manager Brian Halvorson read an email submitted by Commissioner Rodenhi regarding specific types of foods and heating of food. Brian had discussions with the City Attorney and Building Official, is it better to generalize with the term “prepackaged food” to not single out or discriminate. The heating of food depending on the type of device used to heat food can trigger additional building and health and safety codes. This does not authorize a full restaurant or commercial kitchens.

Assistant City Attorney, Jeff Malawy, staff needs clarification from the Planning Commission that heating of food is allowed and cooking of food is not allowed.

### **OPEN PUBLIC HEARING**

Steve Arrowood, Montemar Winery, discussed putting the most effort in the Final Zoning Ordinance and learning from our neighbors in Buellton and Los Alamos.

Kate Griffith, Flying Goat Cellars, concurs with Steve, efforts should be put into the final product which she hopes is less restrictive and will allow food trucks at any time.

Norm Yost, Flying Goat Cellars, we would like to see the final product done right, not the temporary permit. Would like to have the flexibility to have different food types for different events. Would not use this SUP for the \$1,000.

Commissioner Leach inquires about the \$1,000., is this a deposit?

Planning Manager Brian Halvorson, Yes, the \$1,000. is a deposit, after reviewing the project if there are excess funds, they would be returned to the customer. We also need to remember that to be able to sustain a larger number of people in a building it is going to require a Change of Occupancy, which is another process and fee. Amending the zoning ordinance to allow these changes is the just start.

#### CLOSE PUBLIC HEARING

Commissioner Fink, we would like to proceed with this body of work. If the Zoning Ordinance is delayed then there would be something in place to address this issue.

Commissioner Leach, do we have improvements slated for the wastewater infrastructure by the city any time in the future?

Planning Manager, Brian Halvorson, stated that there are currently are no plans for improvement by the city, in reviewing the meeting last year, the director clearly stated that this only way the would be updated is if development comes in and is required to upsize those lines.

Commissioner Leach, what is happening with the food truck concept?

Planning Manager, Brian Halvorson, stated that there is a Special Event Overlay in the draft Zoning Ordinance, but to allow on a continual basis, a food truck ordinance is not in place at this time.

Commissioner Rodenhi, the Zoning Ordinance is only the first step, which could take some time to be adopted. So, it could be sometime before improvements are made in the area, I think we should be moving forward with this item.

Commissioner Gonzales, asked how much is a Temporary Use Permit and what are they used for? What about a tiered pricing approach to the Special Use Permit?

Planning Manager, Brian Halvorson, stated that a Temporary Use Permit is between \$300. - \$350. and is valid for 72 hours. Limited to once per quarter, per applicant. Food Trucks, Wine Pickup parties, Christmas Trees, pumpkin patches, parking lot sales. The occupancy requirements are vastly different from industrial uses versus a restaurant use. I will bring the tiered approach to City Council.

Commissioner Cioni, we are hearing from people here tonight that they would not use this product, did we receive any requests for this?

Planning Manager, Brian Halvorson, yes we heard from other wineries and this a is a City Council request.

Commissioner Rodenhi, in the draft Zoning Ordinance it states in the Industrial Zone Restaurant uses will be allowed up to 1,000 sq. ft., Building will then get involved, then there will not be a low-key food operation.

Planning Manager Brian Halvorson, in trying to find an interim solution without changing the land use, in the allowed land uses in the Industrial Zone we have the Special Use Permit.

Commissioner Leach, point of clarification, when the new Zoning Ordinance is approved the Special Use Permit goes away?

Commissioner Rondehi, it doesn't need to go away, if we have imposed and they are meeting Conditions, they should not need to obtain another permit.

Commissioner Gonzales, took detailed notes at a previous meeting, it was split evenly, one third wanted basic food, one third for food trucks, and one third wanted restaurants.

Commissioner Cioni, then we need to allow all of the above, with the proper departmental review.

Assistant City Attorney, Jeff Malawy, the way the Draft Zoning Ordinance is written right now they would have to become a restaurant. During the Zoning Ordinance update we can say that any facility serving the low-key food already, that will still be allowed.

Commissioner Leach, believes we should recommend City Council adopt this now, and it should be incorporated into the Zoning Ordinance so it stays and we should work on allowing Food Trucks.

Commissioner Fink, recommend adding Condition of Approval that the applicant must demonstrate and the Planning Manager must verify, that the conditions of the Alcohol Beverage Control License located in the same building allow food service where wine tasting rooms are located.

Commissioner Rodenhi would like to add a condition to publish a brochure listing different prepackaged food that is allowed.

**MOTION:** It was moved by Commissioner Rodenhi, seconded by Commissioner Leach, that the Commission adopt Resolution No. 884 (18) recommending City Council approval of Text Amendment (TA 18-01), to amend the Zoning Ordinance adding 17.130 to allow Special Use Permits as identified in the proposed ordinance as amended.

**VOTE:** The motion passed on a roll call vote of 5-0.

**NEW BUSINESS:** None

**ORAL COMMUNICATIONS:** None

**WRITTEN COMMUNICATIONS:** None

**APPROVAL OF MINUTES:**

**MOTION:** It was moved by Commissioner Fink, seconded by Commissioner Gonzales, that the Commission adopts the minutes of March 14, 2018.

**VOTE:** The motion passed on a voice vote of 5-0.

**DIRECTOR/STAFF COMMUNICATIONS:**

- Public Review Draft Zoning Code (Public Comment Period/Workshop)
  - Comment period concluded April 20, 2018
  - Received approximately 18 comments
  - Joint City Council / Planning Commission Workshop tentatively scheduled for May 30, 2018, 6:00 P.M.

**COMMISSION REQUESTS:**


Commissioner Fink requests:

- Food Truck be brought back to Planning Commission or add to Draft Zoning Ordinance for recommendation to City Council
- Before Cannabis is an allowed use in certain Zones, request CEQA analysis – suggest discussing on May 30, 2018, at the joint workshop

**ADJOURNMENT:**

**MOTION:** It was moved by Commissioner Fink, seconded by Commissioner Leach to adjourn the meeting at 8:22 P.M. to a Regular Meeting on June 13, 2018, 6:30 P.M. in City of Lompoc, Council Chambers.

**VOTE:** The motion passed on a voice vote of 5-0

  
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Brian Halvorson  
Secretary

  
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Ron Fink  
Chair