



Adopted December 11, 2019

**Minutes of the Regular Meeting of the Lompoc Planning Commission
Wednesday, November 13, 2019, at 6:30 p.m.
City Hall, 100 Civic Center Plaza, Council Chambers**

ROLL CALL: Commissioner Nicholas Gonzales (Chair)
Commissioner Federico Cioni (Vice-Chair)
Commissioner Steve Bridge – Absent
Commissioner Sasha Keller
Commissioner Ken Ostini

STAFF: Assistant City Attorney Brian Wright-Bushman
Planning Manager Brian Halvorson
Principal Planner Greg Stones

ORAL COMMUNICATIONS: None

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).

1. 2020 Planning Commission Calendar

MOTION: It was moved by **Chair Gonzales**, seconded by **Commissioner Cioni**, to adopt the Consent Calendar.

VOTE: The motion passed on a voice vote of 4-0-1 with **Commissioner Bridge** absent.

PUBLIC HEARING ITEMS:

1. Development Review Permit (DR 19-04) and Air Space Condominium Map (LOM 616) for the Castillo De Rosas 24-unit residential condominium project.

A request for a Development Review Permit from Ted Price (applicant/owner) for Planning Commission consideration and recommendations to the City Council for a 24 unit residential condominium project located at 109 South Third Street (APN: 085-150-047) on a 0.95 acre site within the High Density Residential Planned Development (R3PD) zone. This action is categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA).

Greg Stones, Principal Planner, summarized the written staff report with a PowerPoint presentation and noted that LOM 616 is a Vesting Tentative Tract Map and added that staff would like to include a Condition of Approval that the Map be recorded prior to Planning Division sign off on the building permit to avoid confusion between a condominium complex and an apartment complex.

Ted Price, Property Owner, stated that he prefers to provide quality (BBQ, Tot Lot, and Community Garden) vs. quantity for the open space requirements. He also stated that he views infill property as more valuable since infrastructure has been installed and also noted that his parents own property near this project.

Open / Close Public Hearing for DR 19-04, LOM 616

The **Commission** discussed the reduction in Open Space and **Commissioner Cioni** stated that he liked the project but feels that the City has an abundance of Mission Style architecture styles and that this may be a future discussion with applicants. **Chair Gonzales** thanked staff for their flexibility in working with the applicant to accommodate their requests.

Brian Halvorson, Planning Manager, asked the Commission for their preference in Architecture. **Commission Cioni** stated he likes a mix of classic and modern 21st century. **Chair Gonzales** feels that Mission style architecture is good for this project but also agrees that a mix of styles is good.

MOTION: It was moved by **Chair Gonzales**, seconded by **Commissioner Cioni**, that the Commission adopt Resolution No. 921 (19) recommending City Council approval of a Development Plan (DR 19-04) for the Castillo de Rosas project based upon the Findings in the Resolution, and subject to the attached Conditions of Approval as amended with Map recordation timing.

VOTE: The motion passed on a voice vote of 4-0-1 with **Commissioner Bridge** absent.

MOTION: It was moved by **Chair Gonzales**, seconded by **Commissioner Cioni**, that the Commission adopt Resolution No. 922 (19) recommending City Council approval of a Vesting Tentative Residential Air Space Condominium Map (LOM 616) for the Castillo de Rosas project based upon the Findings in the Resolution, and subject to the attached Conditions of Approval as amended with Map recordation timing.

VOTE: The motion passed on a voice vote of 4-0-1 with **Commissioner Bridge** absent.

2. Conditional Use Permit (CUP 19-05) for Hometown Pharmacy to establish a drive through window.

A request for a Conditional Use Permit from Joseph Abraham (applicant/owner) for Planning Commission consideration for the establishment of a drive through window at an existing Pharmacy located at 410 and 414 North H Street (APN's: 087-242-011 and 087-242-010) on a 0.35 acre site within the Central Business (C2) zone. This action is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

Greg Stones summarized the written staff report with a PowerPoint presentation.

Open Public Hearing for CUP 19-05

Rachel Bish, Lompoc ACT, stated that a drive through window at the pharmacy would be beneficial for her staff and the patients they serve.

Rae Ewing, Physician Assistant, stated that their patients who are not able to sit and wait for their prescriptions to be processed would benefit from having a drive through window at the pharmacy. He also noted that Hometown pharmacy provides compliance packaging, home delivery at no charge, and is contracted with the County of Santa Barbara.

Chad Signorelli, Pharmacist, stated that a drive through window is a benefit to the community. Specifically for oncology patients or people with small children. Noted having the drive through window helps prevent the spreading of communicable diseases like the flu.

Dr. Motoko Martin, Pediatrician, stated that a drive through pharmacy is helpful for parents with sick children or to avoid getting children ill when the flu season is around the corner.

Jim Albrecht, RA Architect, worked on the original project with the applicant and noted that they delayed requesting the drive through window until Hometown Pharmacy is established in Lompoc. We have read the Conditions of Approval and do not foresee any issues obtaining building permits for the project, if approved tonight.

Nathan Daltorio, resident, feels that having an additional drive through pharmacy would be beneficial to the community.

Close Public Hearing for CUP 19-05

Commission Ostini questioned the ingress and egress of the project, specifically the condition of the alley.

Joseph Abraham, applicant, stated that he opened a pharmacy with one thought in mind, to treat customers the way I want to be treated. The alley is in good shape adjacent to the pharmacy, customers from the Thai restaurant and the print shop travel using the alley often.

Reopen / Close Public Hearing for CUP 19-05

MOTION: It was moved by **Commissioner Ostini**, seconded by **Commissioner Keller**, that the Commission adopt Resolution No. 920 (19) approving a Conditional Use Permit (CUP19-05) for the establishment of a drive through window in an existing building for Hometown Pharmacy based upon the Findings in the Resolution, and subject to the attached Conditions of Approval.

VOTE: The motion passed on a voice vote of 4-0-1 with **Commissioner Bridge** absent.

3. Conditional Use Permit (CUP 19-02) for Confidential Biotherapy to establish a Cannabis Dispensary and Delivery Service.

A request for a Conditional Use Permit from Randal Thomas (applicant) representing Confidential Biotherapy Delivery, Inc. for Planning Commission consideration of a cannabis dispensary and delivery service (medical and recreational) within an existing industrial building located at 407 North N Street (APN: 089-221-008) in the Industrial (I) zone. This action is exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

Greg Stones summarized the written staff report with a PowerPoint presentation.

Randal Thomas, applicant, stated he is available to answer any questions the Commission may have.

Open Public Hearing for CUP 19-02

Cinda Price, resident, has lived in the area for decades and stated there is already too much traffic and not enough parking in the area for the residents as it is. She also voiced concerns regarding the lack of public safety and the gang activity in the immediate area.

Close Public Hearing for CUP 19-02

Brian Halvorson stated that this project should not increase traffic. Although is it classified as a dispensary, there will not be customers frequenting the location as it is a non-storefront delivery service. He also noted that when a tenant comes in for the adjacent space in 405 North N Street, the parking would need careful review.

Chair Gonzales verified that the Conditional Use Permit could be brought back to Planning Commission if parking issues arose.

Commissioner Cioni inquired on the status of the applicant's Cannabis license with the City of Lompoc.

Greg Stones noted that approval of the Conditional Use Permit is required prior to the Cannabis License being issued by the City Clerk's office. A Business Tax Certificate would also need to be obtained.

Commissioner Cioni requested a status report regarding traffic and/or parking issues one year after the opening date of the dispensary.

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Ostini**, that the Commission adopt Resolution No. 919 (19) approving a Conditional Use Permit (CUP 19-02) to allow a cannabis dispensary and delivery service based upon the Findings in the Resolution, and subject to the attached Conditions of Approval, as amended.

VOTE: The motion passed on a voice vote of 4-0-1 with **Commissioner Bridge** absent.

4. One year Time Extension for the Coastal Meadows Tentative Map (LOM 557).

A request for a one year time extension from Marco Vujicic (applicant/owner) for the Coastal Meadows Vesting Tentative Map (LOM 557) to subdivide an existing 3.14 acre site into 40 residential lots in the Medium Density Residential Planned Development (R2PD) zone located at 1275 North V Street (APN: 093-070-036). A Mitigated Negative Declaration (MND) was previously prepared for this project pursuant to Section 15074 of the California Environmental Quality Act (CEQA) and an Addendum to the MND has been prepared for the proposed time extension request pursuant to CEQA.

Brian Halvorson summarized the written staff report with a PowerPoint presentation.

Batta Vujicic, property owner, noted that the economic downturn has stalled this project, and that they are currently in discussion with a reputable builder to take over and resume the project.

[Open / Close Public Hearing for LOM 557](#)

MOTION: It was moved by **Commissioner Ostini**, seconded by **Commissioner Cioni**, that the Commission adopt Resolution No. 923 (19) approving a one-year time extension for Vesting Tentative Tract Map LOM 557 for the Coastal Meadows project, based upon the Findings in the Resolution, and subject to the attached Conditions of Approval.

VOTE: The motion passed on a voice vote of 4-0-1 with **Commissioner Bridge** absent.

5. **Brief discussion on the SB2 planning grant with the California Department of Housing and Community Development and a support letter from the Planning Commission.**

Brian Halvorson summarized the purpose of the SB2 grant and its intent to accelerate housing production. He requested a letter of support from the Planning Commission if the Community Development Department decides to submit an application for this grant.

NEW BUSINESS: None

ORAL COMMUNICATIONS:

Greg Gideon, Contractor, spoke regarding parking issues for Agenda Item Number 3 and questioned the monetary investment of the applicant and possible outcomes for the applicant if traffic is found objectionable by local residents after a year.

WRITTEN COMMUNICATIONS: None

APPROVAL OF MINUTES:

MOTION: It was moved by **Chair Gonzales**, seconded by **Commissioner Cioni**, that the Commission adopt the October 9, 2019 minutes.

VOTE: The motion passed on a voice vote 4-0-1, with Commissioner Bridge absent.

DIRECTOR/STAFF COMMUNICATIONS:

- Recent Council Actions (Zoning Code Update)

Brian Halvorson summarized the November 7, 2019 Council meeting and informed the Commission that the next Council hearing will be on December 17, 2019 for consideration of Final Adoption of the Zoning Code.

- Summary of the October 24, 2019 meeting with the Santa Barbara County Planning Department regarding the Bailey Avenue Annexation.

Brian Halvorson summarized the final required meeting with County of Santa Barbara Planning and Development staff and the items still needed (Memorandum of Agreement and Surveying Work) to deem our LAFCO application complete.

COMMISSION REQUESTS: None

ADJOURNMENT:

MOTION: It was moved by **Chair Gonzales**, seconded by **Commissioner Cioni** to adjourn the meeting at 8:05 P.M. to a regular meeting on Wednesday, December 11, 2019, at 6:30 P.M. in City of Lompoc, Council Chambers.

VOTE: The motion passed on a voice vote of 4-0-1, with Commissioner Bridge being absent.



Brian Halvorson
Secretary



Nicholas Gonzales
Chair