



MEMORANDUM
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

DATE: July 8, 2020
TO: Planning Commission
FROM: Brian Halvorson, Planning Manager
RE: Consent Calendar: 2019/2020 Planning Commission Annual Report

Attached is the Annual Report summarizing activities of the Planning Commission that occurred during the 2019/2020 Fiscal Year.

The report documents the number of projects reviewed by the Planning Commission at each public hearing during the fiscal year and the action that was taken by the Commission. This report also includes a list of projects that are anticipated to be reviewed in the upcoming year. I am available to answer questions regarding any of the projects listed in this report.

Upon review and approval of this consent item, the report will then be submitted to the City Council.

Attachment:

City of Lompoc 2019/2020 Planning Commission Annual Report

*CITY OF LOMPOC
PLANNING COMMISSION
ANNUAL REPORT*

*FY JULY 1, 2019 TO
JUNE 30, 2020*



Prepared for City Council
by Planning Commission and Planning Division Staff
July 8, 2020

Page intentionally left blank

The Role of the Planning Commission:

The Planning Commission has authority over planning and zoning matters as set forth by City Municipal Code and State law. The Planning Commission makes recommendations to the City Council regarding General Plan amendments, Zone changes, and amendments to the Subdivision Ordinance (Title 16) and Zoning Ordinance (Title 17). The Commission may approve, conditionally approve, or deny applications for Tentative Maps, Development Plans, Architectural Plans, Conditional Use Permits, and Variances. The latter items are reviewed by the City Council only on appeal. The Commission also performs environmental review in accordance with the California Environmental Quality Act (CEQA) in conjunction with the review of various applications.

The Planning Commission works with the Planning Division staff to identify methods to improve the development review process and clarify City Codes. The Commission also provides interpretation and policy guidance to the Planning staff in order to achieve the consistent application of zoning code architectural review guidelines.

Planning Commission Activities of FY 2019/2020:

During FY 2019/2020, the Planning Commission reviewed the following applications as shown below:

Application	Level of Environmental Review
Conditional Use Permits: <u>7</u>	Categorical Exemptions: <u>7</u>
Development Plans: <u>6</u>	Categorical Exemptions: <u>6</u>
Subdivision Map/Lot Line Adjustments and Time Extensions: <u>6</u>	Categorical Exemptions: <u>6</u>

During FY 2019/2020, the Planning Commission reviewed a total of 19 applications (including time extension requests) and a summary of the Planning Commission's agenda items begins on page 6. In addition to the applications noted, there have been 10 presentations prepared for the Planning Commission of which 8 were by Planning Division Staff.

FY 2019/2020 – Major Projects Reviewed by the Commission Include:

- **CUP 18-04**
Conditional Use Permit for a 15-unit apartment complex
- **DR 19-04**
Development Review Permit and Air Space Condominium Map (LOM 616) for the Castillo De Rosas 24-unit residential condominium project
- **DR 19-03**
Development Review Permit for the 233 Mixed Use (Commercial/Residential) project
- **DR 19-08**
Epic Cooling expansion to an existing vegetable/berry cooling facility
- **CUP 19-02 / CUP 19-06 / CUP19-07**
3 Cannabis Dispensaries at various locations in Industrial Zoning Districts
- **DR 19-05 / MUP 20-02**
Crocker's Lockers Storage facility (836 units) and 1 Caretaker Unit
- **Comprehensive Zoning Code Update** (Title 17), Adopted December 17, 2019



Anticipated Activities for FY 2020/2021:

The Planning Commission anticipates public hearings and/or implementation of the following proposed projects:

- Public Workshops and Draft Design Plan for the Caltrans grant Multi-Modal Streetscape Plan
- Minor Revisions to newly adopted Zoning Code
- Minor Revisions to the Subdivision Ordinance
- Minor Revisions to the Architectural Review Guidelines
- Amendments to the Burton Ranch Specific Plan
- Amendments to the River Terrace project
- Revisions to Environmental Review Guidelines and/or Traffic Study Guidelines (SB 743, Vehicle Miles Traveled)

Summary of Planning Commission Agenda Items

July 10, 2019:

LOM 615 – Lot Line Adjustment

A request from Jared Cohen, applicant, for Planning Commission consideration of a proposal for a lot line adjustment of two parcels located at 1635 West Central Ave. (APN: 093-500-004) and 1801 West Central Ave. (APN: 093-040-040). This action is not required to comply with the California Environmental Quality Act (CEQA) because it is not a “project” for CEQA purposes.

The Commission approved this item on a vote of 5-0.

Staff Presentation of Temporary Use Permits

Based on a request from the Planning Commission at the June 12, 2019 Planning Commission meeting, staff will briefly summarize the Temporary Use Permit process and answer questions regarding the permitting process.

August 14, 2019:

CUP 18-05 – Conditional Use Permit for an AT&T Wireless Telecommunications Facility

A request for a Conditional Use Permit from Jerry Ambrose of Eukon Group, representing AT&T Mobility (applicant), LLC for Planning Commission consideration of a proposal to operate an unmanned wireless telecommunications facility on the rooftop of an existing hotel building with supporting ground equipment. The project site is approximately 3 acres in size and located at 1621 North H Street (APN: 093-450-023) in the Planned Commercial Development (PCD) Zoning District. This action is exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). This meeting was cancelled due to lack of business items

The Commission approved this item on a vote of 5-0.

Staff Presentation on the Regional Housing Needs Assessment (RHNA)

CUP 18-04 – Conditional Use Permit for a 15-unit apartment complex

A request for a Conditional Use Permit from Tony Tomasello of RRM Design Group representing the Housing Authority of the County of Santa Barbara (property owner) for Planning Commission consideration of a 15 unit affordable apartment complex. The project site is 0.39 acres in size and is located at 1401 East Cypress Avenue (APN: 085-150-089) in the Commercial Office (CO) zoning district.

The Commission continued this item to the September 25, 2019 meeting on a vote of 4-0-1 with Commissioner Gonzales Not Participating.

September 11, 2019:

This meeting was cancelled due to lack of business items.

September 25, 2019: Special Meeting

CUP 18-04 – Conditional Use Permit for a 15-unit apartment complex

A request for a Conditional Use Permit from Tony Tomasello of RRM Design Group representing the Housing Authority of the County of Santa Barbara (property owner) for Planning Commission consideration of a 15 unit affordable apartment complex. The project site is 0.39 acres in size and is located at 1401 East Cypress Avenue (APN: 085-150-089) in the Commercial Office (CO) zoning district.

The Commission continued this item to the October 9, 2019 meeting on a vote of 4-0-1 with Commissioner Gonzales Not Participating.

Presentation on the status of a LAFCO application for an Adjustment to the City's Sphere of Influence and the Annexation of properties along Bailey Avenue

October 9, 2019:

CUP 18-04 – Conditional Use Permit for a 15-unit apartment complex

A request for a Conditional Use Permit from Tony Tomasello of RRM Design Group representing the Housing Authority of the County of Santa Barbara (property owner) for Planning Commission consideration of a 15 unit affordable apartment complex. The project site is 0.39 acres in size and is located at 1401 East Cypress Avenue (APN: 085-150-089) in the Commercial Office (CO) zoning district.

The Commission approved this item on a vote of 2-1-2 with Commissioners Gonzales and Ostini Not Participating.

DR 19-03 – Development Review Permit for the 233 Mixed Use project

A request for a Development Review Permit from Joe Riley with Joe Riley Construction (applicant), representing Brad Boulton and Julie Darrah (property owners), for Planning Commission consideration to construct a 14,550 square foot three story mixed use building (residential and commercial) within the Old Town Commercial (OTC) zone. The project is located at 233 and 239 North H Street (APN's: 085-081-001 and 085-081-002) and includes 9,906 square feet of commercial space and 6 residential apartments. This action is categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA).

The Commission approved this item on a vote of 4-0-1 with Commissioner Bridge Abstaining.

Time Extension for the Central Coast Business Park Tentative Map (LOM 599)

A request from Chad Penrod (applicant) with Parkstone Companies, representing the McGaelic Group (property owner), for Planning Commission consideration of a 1 year time extension for the Central Coast Business Park Tentative Map. The project site is within the Central Coast Business Park Specific Plan located at 1101, 1301 and 1401 West Central Avenue (APN's: 093-450-014, 093-450-015 and 093-450-016) in the Business Park (BP) zoning district and includes the subdivision of twelve (12) lots on a 40 acre project site. A Final Environmental Impact Report (SCH # 2014021048) was certified for the Central Coast Business Park Specific Plan and an Addendum to the EIR has been prepared for the time extension request pursuant to the California Environmental Quality Act (CEQA).

The Commission approved this item on a vote of 5-0.

November 13, 2019:

DR 19-04 – Development Review Permit 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).

The Commission approved this item on a vote of 4-0-1 with Commissioner Bridge Absent.

CUP 19-05 – Conditional Use Permit 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).

The Commission approved this item on a vote of 4-0-1 with Commissioner Bridge Absent.

CUP 19-02 – Conditional Use Permit 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).

The Commission approved this item on a vote of 4-0-1 with Commissioner Bridge Absent.

November 13, 2019: continued

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

A request for a 1 year time extension from Marco Vujcic (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.

The Commission approved this item on a vote of 4-0-1 with Commissioner Bridge Absent.

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

December 11, 2019:

CUP 19-06 – Conditional Use Permit for the Monex Place Wellness retail cannabis dispensary and delivery facility

A request for a Conditional Use Permit from Joseph Martin (applicant) representing Monex Place Wellness for Planning Commission consideration of a cannabis dispensary and delivery service (medical and recreational) within an existing industrial building located at 1551 East Laurel Avenue (APN: 099-500-003) in the Industrial (I) zone. This action is exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

The Commission approved this item on a vote of 3-0-2 with Commissioners Cioni and Keller Absent.

January 8, 2020:

This meeting was cancelled due to lack of business items.

February 12, 2020:

Discussion of the current make-up and meeting days, times, and locations of the Planning Commission and provide suggestions or requests to Council of any revisions to the current make-up or meeting days, times, and locations of the Planning Commission.

Presentation by City Manager Jim Throop regarding Sales Tax Measure on the March 2020 Ballot.

March 11, 2020:

This meeting was cancelled due to lack of business items.

April 8, 2020:

DR 19-05/CUP 19-04 – Crocker’s Lockers Storage Facility and Caretaker Unit

A request for a Development Review Permit and Conditional Use Permit from Ted Crocker (applicant/owner) for Planning Commission consideration of a 104,804 square foot self-storage facility with an on-site caretaker’s unit located on two parcels (1.43 acres and 1.75 acres) at 224 North A Street (APN: 085-110-001) and 812 East Chestnut Avenue (APN: 085-110-011) in the Industrial (I) zone. This action is categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA).

The Commission approved this item on a vote of 4-0-1 with Commissioner Keller Absent.

DR 19-08/LOM 620 – Epic Cooling Expansion and Lot Line Adjustment

A request for a Development Review Permit and Lot Line Adjustment from Robert & Geraldine Campbell (applicant/owner) for Planning Commission consideration of a 33,670 square foot addition and 2,000 square foot addition to an existing 27,645 square foot vegetable and berry cooling warehouse and an existing 3,650 square foot office administration building and a Lot Line Adjustment to remove an existing east/west lot line between two existing lots (APN’s: 093-450-058 and 093-450-059) to create one lot located at 1501 North L Street and 1601 North L Street in the Business Park (BP) zone. This project was reviewed with an Addendum to the previously adopted Mitigated Negative Declaration (SCH No. 2012101057) as part of DR 12-08 in accordance with the California Environmental Quality Act (CEQA).

The Commission approved this item on a vote of 4-0-1 with Commissioner Keller Absent.

LOM 621 – Lot Line Adjustment

A request from Steve Reese (applicant) for Planning Commission consideration of a Lot Line Adjustment to remove an interior lot line between two lots that are 7,498 square feet and 7,502 square feet in size to create one lot located at 204 and 208 East Laurel Avenue (APN’s: 085-022-007 and 085-022-008) in the Industrial (I) zone. This action is not subject to the California Environmental Quality Act (CEQA) because it does not involve the exercise of discretionary powers by a public agency.

The Commission approved this item on a vote of 4-0-1 with Commissioner Keller Absent.

April 8, 2020: continued

Planning Commission Review and Recommendation to City Council regarding a Zoning Text Amendment Amending the Appeal Provisions in Title 17 (Zoning) of the Lompoc Municipal Code

Consideration of amendments and a recommendation to the City Council regarding amendments to Lompoc Municipal Code Section 17.612.020 relating to the appeals procedures in the Zoning Code based on the most recent changes adopted by the Council on January 7, 2020. This amendment is exempt from further environmental review based on section 15061 of the guidelines contained within the California Environmental Quality Act (CEQA).

The Commission approved this item on a vote of 4-0-1 with Commissioner Keller Absent.

April 22, 2020:

DR 20-02 – Residential Duplex

Consideration of a Development Review Permit from Joey White (applicant/owner) for Planning Commission consideration of a 2,867 square foot residential duplex on a 7,000 square foot lot located at 227 South J Street (APN: 091-152-007) in the High Density Residential (R3) zone. This action is categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA).

The Commission approved this item on a vote of 4-0-1 with Chair Gonzales Absent.

DR 20-03 – Residential Duplex and Single-Family Dwelling

Consideration of a Development Review Permit from Mike and Lauren Daniels (applicant/owner) for Planning Commission consideration to demolish an existing 1,196 square foot residence and construct a 1,894 square foot residential duplex and 1,906 square foot single-family dwelling on a 10,500 square foot lot located at 200 North F Street (APN: 085-091-010) in the Medium Density Residential (R2) zone. This action is categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA).

The Commission approved this item on a vote of 4-0-1 with Chair Gonzales Absent.

May 13, 2020:

CUP 19-07 – STIIZY Cannabis Dispensary

A request for a Conditional Use Permit (CUP 19-07) from Brian Mitchell (applicant) for Planning Commission consideration of the Stiizy retail cannabis dispensary to be located at 1641 West Central Avenue in a 2,107 square foot tenant space (Suite A) within an existing multi-tenant industrial complex on a 1.18 acre parcel (APN: 093-500-002) in the Industrial (I) zone. This action is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

The Commission approved this item on a vote of 4-0-1 with Commissioner Gonzales Absent.

Presentation of the City of Lompoc Pedestrian and Bicycle Master Plan by the Public Works Department/Engineering Division

Discussion of Potential Amendments to the Zoning Code based on comments received by Commissioner Steve Bridge at the April 8, 2020 Planning Commission Hearing and received by email on April 9, 2020

Discussion of Comments Received from Commissioner Steve Bridge regarding the February 24, 2020 RHNA Supplemental Report

June 10, 2020:

This meeting was cancelled due to lack of business items.

G: >COMDEV>ANNUAL REPORT>PLANNING COMMISSION>PCANNUAL.20