



Adopted July 8, 2020

**Minutes of the Regular Meeting of the Lompoc Planning Commission
Wednesday, May 13, 2020, at 6:30 p.m.
City Hall, 100 Civic Center Plaza, Council Chambers**

ROLL CALL: Commissioner Federico Cioni (Acting Chair)
Commissioner Steve Bridge
Commissioner Sasha Keller
Commissioner Ken Ostini

STAFF: Assistant City Attorney Brian Wright-Bushman (via Zoom)
Planning Manager Brian Halvorson
Principal Planner Greg Stones
Development Services Assistant II Cherridah Weigel
Civil Engineering Associate III Joshua Leard
Assistant Public Works Director/City Engineer Craig Dierling

ORAL COMMUNICATIONS (3 Minutes Maximum): None

PUBLIC HEARING ITEMS:

Public Hearing Item No. 1:

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

Joshua Leard, Civil Engineering Associate III, summarized the City of Lompoc Pedestrian and Bicycle Master Plan with a PowerPoint presentation.

Commissioner Bridge commented that he is a proponent of the trail along the riverbank and inquired if tourism was a criterion used in formulating the report.

Joshua Leard stated that tourism was not used as a criterion.

Commissioner Keller stated that Staff prepared an excellent report and thanked Staff for their efforts with public outreach.

Chair Cioni agreed that including tourism would be beneficial and realizes that safety is a top priority, noted his appreciation for the way the projects are prioritized and thanked Staff for the report.

Public Hearing Item No. 2:

CUP 19-07 – STIIIZY Cannabis Dispensary

A request for a Conditional Use Permit (CUP 19-07) from Brian Mitchell (applicant) for Planning Commission consideration of the Stiiizy 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).

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

OPEN Public Hearing for CUP 19-07

Troy White, TW Land Planning and Development, thanked Staff for their efforts on the project. STIIIZY was founded by Veteran James Kim, and the company takes pride in being a good neighbor and a participating member of the communities they serve. Mr. White mentioned that he was looking forward to integrating into the Lompoc community and that the retail project is located on a cannabis campus with other cannabis companies located on the same property. It was also stated that State of the Art surveillance and a security system will be installed and a security guard on-site 24 hours, 7 days a week, and additional security guards will be on-site during business hours. Mr. White stated they will continue to work closely with the Lompoc Police Department and that he and Jay Piretio were present tonight and available for any questions and requested approval of the project.

Chair Cioni inquired if the applicant had read the Conditions of Approval for the project.

Troy White stated that they have read the Conditions of Approval and with the amendment from the Engineering Division they were comfortable with these conditions.

CLOSE Public Hearing for CUP 19-07

MOTION: It was moved by **Chair Cioni**, seconded by **Commissioner Bridge**, that the Commission adopt Resolution No. 932 (20) approving a Conditional Use Permit (CUP 19-07) for the STIIIZY Retail Cannabis Dispensary project based upon the Findings in the Resolution, and subject to the attached Conditions of Approval, as amended:

EN3. STREET IMPROVEMENT and TRAFFIC SIGNAL IMPACT FEES will be imposed upon the issuance of a building permit and are based on the City of Lompoc Development Impact Fee Schedule in effect at the time of permit issuance. The fees will be based on the Project PM Peak Hour Trips ~~(46)~~ (43) calculated in the Stiiizy Cannabis Dispensary Project Traffic and Circulation Study prepared by Associated Transportation Engineers and dated March 10, 2020 (and subsequent ATE calculations of “net traffic” impacts).

EN5. As required by the Stiiizy Cannabis Dispensary Project Traffic Study prepared by Associated Transportation Engineers and dated March 10, 2020, the project must pay their fair share mitigation fee for the Central Avenue/H Street intersection improvements. The proposed improvements include dual left-turn lanes on northbound and southbound approaches to the intersection to mitigate the degrading intersection. Based on ATE “net traffic” calculations (May 13, 2020), the calculated fair share is ~~2.5%~~ 2.3% of the Engineer’s cost estimate on file with the City of Lompoc Engineering Division. The mitigation fee must be paid prior to issuance of a building permit.

VOTE: The motion passed on a voice vote of 4-0.

Public Hearing Item No. 3:

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

Brian Halvorson, Planning Manager, provided an overview of **Commissioner Bridge’s** comments and requested direction from the **Commission** noting that while staffing and funding have been allocated for an amendment to the Architectural Review Guidelines (a follow-up item from the Zoning Code Update) any other request will be delayed due to Planning Division current workload and a limited staff of two planners.

Chair Cioni requested clarification on how the **Commission** should provide direction to Staff, such as a motion and vote or consensus.

Brian Wright-Bushman, Assistant City Attorney, stated the **Commission** should make a consensus on each item to provide direction to Staff noting priority of the item and how staff should process the request. Mr. Wright-Bushman stated that a vote is not needed as there are no changes being made tonight.

Commissioner Bridge noted that when the Zoning Ordinance was updated we were informed that making a change would be “no big deal” and also stated that when we help citizens and find places where the code could be improved we should make staff aware and attempt to update the code if possible.

Zoning Code Amendment Item 1:

Zoning Code section 17.212.080A was discussed regarding allowed uses in Commercial Zones, specifically in the Convenience Center (CC) Zone where a Restaurant serving alcohol is an allowed use with a Minor Use Permit (MUP).

Commissioner Bridge felt this should be a Permitted (P) use.

OPEN/CLOSE Public Hearing for Zoning Code Amendment Item 1.

Commission consensus was to update this section so that a restaurant in the CC Zone would be a Permitted (P) use.

Zoning Code Amendment Item 2:

Zoning Code section 17.5 Mobile Vendors

Commissioner Bridge feels that the Mobile Vendors should be treated more like brick and mortar businesses and require less information than what is listed in the code currently, notably items that are required or issued by other agencies. **Commissioner Bridge** stated that only a Business Tax Certificate (BTC) should be required and that the Mobile Vendor Permit should not have to be renewed on an annual basis.

Chair Cioni requested input from Staff.

Brian Halvorson agreed that the process could be streamlined but feels that the required items need to be vetted thoroughly before removing them from the Mobile Vendors Permit application. For example, a copy of a CalTrans encroachment permit to operate in a State Highway Right-of-Way (ROW) with H Street and Ocean Avenue being Highway 1 and Highway 246. This is an important item as Staff has been informed by CalTrans that this is something that they would not allow.

OPEN/CLOSE Public Hearing for Zoning Code Amendment Item 2.

Commission consensus is for Staff to research streamlining the Mobile Vendor permitting process.

Zoning Code Amendment Item 3:

Architectural Review Guidelines (removal of the specific language listed)

Commissioner Bridge removed item 3 from the discussion due to Brian Halvorson's statement of a pending update to the Architectural Review Guidelines.

OPEN/CLOSE Public Hearing for Zoning Code Amendment Item 3.

Zoning Code Amendment Item 4:

Zoning Code Section 17.212.030.A (Commercial Zone Allowed Uses)

Commissioner Bridge removed Amendment item 4 from the discussion.

OPEN/CLOSE Public Hearing for Zoning Code Amendment Item 4.

Zoning Code Amendment Item 5:

Zoning Code section 17.216.050.A.2 ensures that no material is stored at a height greater than the height of the required wall or fence.

Commissioner Bridge stated that there are times during the year when a business will need to store material higher than the fence line and the code should accommodate that.

Chair Cioni agreed with the concept but does not want the material to be stored right next to the fence and enough room for emergency vehicle access should be provided.

OPEN/CLOSE Public Hearing for Zoning Code Amendment Item 5.

There was a **Commission** consensus for Staff to review the code section regarding the storage of material higher than the height of the fence line and update this code section.

Brian Halvorson noted Staff will coordinate with the Fire Department for this review.

Zoning Code Amendment Item 6:

Zoning Code section 17.308.050A, Bicycle rack requirements for multi-family housing (not on the list attached to Public Hearing Item No. 3, but verbally added).

Commissioner Bridge requested that multi-family housing projects up to four (4) units with garages should not be required to have bicycle racks.

Chair Cioni agreed that the requirement of a bicycle rack for a multi-family housing project of four (4) units or less should be amended.

Commissioner Ostini agreed that if the project has covered parking it should meet the bicycle parking requirements.

OPEN/CLOSE Public Hearing for Zoning Code Amendment Item 6.

Commission consensus is for Staff to review and update the requirement for bicycle racks in multi-family housing projects.

Brian Halvorson requested clarification if the multi-family housing project has four units or less, would this then qualify for not requiring bike racks when the project includes covered parking (carport or a garage).

The **Commission** stated the multi-family housing project would need to have garages to not require bicycle racks/bicycle parking.

Zoning Code Amendment Item 7:

Increase Old Town Designation

Commissioner Bridge removed Amendment item 7 from the discussion.

Public Hearing Item No. 4:

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

Brian Halvorson provided an overview of **Commissioner Bridge's** email containing questions on the Draft Regional Housing Needs Allocation (RHNA) Supplemental Report from the Santa Barbara County Association of Governments (SBCAG) and requested direction from the **Commission**.

Commissioner Bridge stated that the questions listed in item No. 4 were forwarded to SBCAG and a response was received. He did not bring the SBCAG response to tonight's meeting but would forward it to **Brian Halvorson** to disseminate to the **Commission** if the **Commission** would like.

The **Commission** requested a copy of SBCAG's response sent to **Commissioner Bridge**.

Commissioner Bridge inquired if this would be the point in the meeting to address elections of Chair and Vice-Chair with the resignation of **Chair Nicholas Gonzales**.

Brian Wright-Bushman stated the elections of Chair and Vice-Chair would need to be placed on a future agenda to be voted on. If current **Vice-Chair/Acting Chair Cioni** could not attend a meeting, Planning Commission Secretary **Brian Halvorson** would call the meeting to order, and then the remaining three Commissioners would select a Chair for that meeting only. The **Commission** may request that elections be placed on an agenda now or wait for the appointment of the new Planning Commissioner by City Council prior to holding elections.

The **Commission** consensus is to wait for the appointment of the new Planning Commissioner by City Council.

NEW BUSINESS: None

ORAL COMMUNICATIONS (3 Minutes Maximum): None

WRITTEN COMMUNICATIONS: None

APPROVAL OF MINUTES:

MOTION: It was moved by **Commissioner Bridge**, seconded by **Commissioner Keller**, that the Commission adopt the April 22, 2020 minutes, as amended.

VOTE: The motion passed on a voice vote of 4-0.

DIRECTOR/STAFF COMMUNICATIONS:

- **Brian Halvorson** informed the **Commission** of the passing of **Paul Hood**, Executive Officer of the Santa Barbara County Local Area Formation Commission (LAFCO).

COMMISSION REQUESTS: None

ADJOURNMENT:

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Ostini**, to adjourn the meeting at 7:33 P.M. to a regular meeting on Wednesday, June 10, 2020, at 6:30 P.M. in the City of Lompoc Council Chambers.

VOTE: The motion passed on a voice vote of 4-0.



Brian Halvorson
Secretary



Frederico Cioni
Acting Chair