



**Minutes of the Regular Meeting of the Lompoc Planning Commission
Wednesday, November 18, 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 – Absent
Commissioner Ken Ostini

STAFF:

Assistant City Attorney Brian Wright-Bushman
Planning Manager Brian Halvorson
Project Planner Sara Farrell

ORAL COMMUNICATIONS (3 Minutes Maximum): None

PUBLIC HEARING ITEMS:

Public Hearing Item No. 1:

CUP 18-02 – T-Mobile Telecommunications Facility

A request by Ashley Hollihan representing Reliant Land Services for Planning Commission consideration of a Conditional Use Permit for construction and operation of a wireless telecommunication facility. The project includes the removal of an existing antenna and a proposed 65-foot tall mono-pine pole and installment of associated ground equipment. The project is located at 922 North I Street in the Planned Commercial Development (PCD) Zoning District (Assessor Parcel Number: 089-070-37). This action is exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

Project Planner Sara Farrell presented the staff report with a PowerPoint presentation.

Open/Close Public Comment for CUP 18-02

Commissioner Ostini inquired as to why the tower was not being replaced in its current location.

Sara Farrell noted that the increase in tower height requires it to be further away from residential uses than the location of the current tower.

Commissioner Bridge inquired if the room that is currently utilized for storage that is proposed to house the cell tower equipment constitutes a change of use for that space.

Planning Manager **Brian Halvorson** stated that he did not have an answer at this time. He will add the inquiry to the **Commissioner's** request log.

MOTION: It was moved by **Commissioner Bridge**, seconded by **Commissioner Ostini** that the Commission adopt Resolution No. 937 (20) approving a Conditional Use Permit (CUP 18-02) based upon the Findings in the Resolution and subject to the attached Conditions of Approval.

VOTE: The motion passed on a voice vote of 3-0-1, with **Commissioner Keller** absent.

Public Hearing Item No. 2:

LOM 599 – Central Coast Business Park Map Time Extension

A request from Chad Penrod (applicant) with Parkstone Companies representing the McGaelic Group (property owner) for Planning Commission consideration of a 2-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

Project Planner Sara Farrell presented the staff report with a PowerPoint presentation.

Commissioner Ostini inquired on the status of the Central Coast Business Park (CCBP).

Planning Manager Brian Halvorson stated that the Central Coast Business Park (CCBP) project is not moving forward at this time. Currently, Central Coast Agriculture (cannabis business) has submitted a Conditional Use Permit to temporarily locate 200 metal storage containers while they work on a revision to the Central Coast Business Park Specific Plan for a permanent project on the site.

7:00 p.m. **Commission** took a break.

7:05 p.m. **Commission** resumed meeting.

Open/Close Public Comment for LOM 599

MOTION: It was moved by **Commissioner Ostini**, seconded by **Commissioner Bridge**, that the Commission adopt Resolution No. 938 (20) approving a Time Extension for the Central Coast Business Park Tentative Map (LOM 599) based upon the Findings in the Resolution and subject to the attached Conditions of Approval.

VOTE: The motion passed on a voice vote of 3-0-1, with **Commissioner Keller** absent.

Public Hearing Item No. 3:

Staff presentation of Zoning Code Overlay Zones

Based on a recent inquiry from the Commission during Commission requests, staff will provide a brief overview of Zoning Code Chapter 17.224 (Overlay Zones) and answer any questions relating to these zoning districts.

Planning Manager Brian Halvorson provided a presentation on Zoning Code Chapter 17.224 (Overlay Zones).

Commissioner Bridge inquired about the Cultural Resources Overlay (CRO) zone requirements.

Brian Halvorson described some of the CRO code requirements for the **Commission**.

Commissioner Bridge inquired on the relationship between the base zone and overlay zone, or which one rules.

Brian Halvorson stated that both the base zone and overlay zone requirements apply, and read the following from the Lompoc Municipal Code:

17.224.040 Overlay Zones Development Standards

- A. Development and new land uses within any Overlay Zone shall comply with all applicable development standards of the base zone, except as specifically modified, waived, or augmented by the Overlay Zone in Table 17.224.040.A (Overlay Zones Development Standards) or an approved Preliminary Development Plan in the case of the PD Overlay Zone. If there is a conflict between any of the development standards in a base zone and an Overlay Zone, the Overlay Zone development standards shall control.

Commissioner Bridge and **Commissioner Cioni** inquired about the Planned Development (PD) Overlay Zone and commented that this Zone seems to be peppered throughout the City and not in one location and asked staff to clarify why this occurs.

Brian Halvorson explained that an applicant can apply for a zone change to have their property included in the PD Overlay Zone to have the benefits of the PD Overlay Zone available for their project.

Commissioner Bridge inquired on new State laws and the City's responsibility to provide information to applicants such as increased density within ½ mile of a transit stop.

Assistant City Attorney Brian Wright-Bushman stated that the City has a zoning chapter on Density Bonuses and decreased parking requirements. Also, if an Accessory Dwelling Unit (ADU) is constructed within a ½ mile of a transit stop the applicant does not have to create or replace parking. Larger developers are typically well versed in density bonuses and include this information in their application.

Brian Halvorson noted that when the Zoning Code was updated last year, part of the consultant's job was to verify compliance and compatibility with State laws. For any new laws that have been adopted in 2020, the Staff does its best and works with the City Attorney's Office to keep the information available to applicants as up to date as possible. If the Zoning Code and State Law are not consistent, Staff defers to State law.

Commissioner Bridge inquired if the General Plan had to be updated if an Overlay Zone was going to be amended.

Brian Wright-Bushman stated that the Housing Element in the General Plan does not specifically call out the overlay zones, but it is required that the Overlay Zones be consistent with General Plan requirements. He continued to explain that it would depend on the proposed change to the Overlay Zone that is being requested. If the proposed change maintains consistency with the General Plan then an update would not be required. If the proposed change did not maintain consistency with the General Plan then an update would be required.

Commissioner Cioni and Commissioner Bridge thanked **Planning Manager Brian Halvorson** and stated it was an excellent presentation.

NEW BUSINESS: None

ORAL COMMUNICATIONS (3 Minutes Maximum): None

WRITTEN COMMUNICATIONS: None

APPROVAL OF MINUTES:

MOTION: It was moved by **Commissioner Bridge**, seconded by **Chair Cioni**, that the **Commission** adopt the October 14, 2020 minutes.

VOTE: The motion passed on a voice vote of 3-0-1, with **Commissioner Keller** absent.

DIRECTOR/STAFF COMMUNICATIONS:

- **Brian Halvorson** provided information on:
 - RHNA update:
 - **Commissioner Bridge** and Staff have been attending several meetings on RHNA.
 - The next meeting is the first week of December where SBCAG will be asking for a final recommendation on methodology prior to being presented to the SBCAG Board.
 - **Commissioner Bridge** has been instrumental in advocating for more market-rate units and having jobs recognized that are in the immediate area but not within the City Limits for the City of Lompoc's calculations.
 - Once the RHNA numbers are set the City is required to update the Housing Element in the 2030 General Plan.
 - The Zoning Code Amendments that the **Commission** recommended will probably be presented to Council in January 2021.
 - At the November 17, 2020 Council meeting there was a discussion in regards to allowing cannabis in City Parks and Cannabis distribution in the Planned Commercial Development (PCD) zone. Discussion of distribution as a use in the Planned Commercial Development (PCD) zone will be discussed at a future Planning Commission meeting. **Brian Wright-Bushman** noted that specifically Cannabis Events in parks are allowed by new state law (not cannabis in parks at any time).
 - The Economic Development Element of the 2030 General Plan will be coming before the Planning Commission for Council directed amendments for the elimination of the requirement to have an Economic Development Committee.
 - Council directed Staff to check with Commissions and Committees to verify if they would like to have the Draft Development Impact Fees Study put on an agenda for discussion. The document is currently on the City's website. The **Commission** consensus was to place the Draft Development Impact Fees Study on the next available agenda.
 - It was noted that there may not be items for the December 9, 2020 Planning Commission meeting. Brian will notify the Commission when Staff has decided.

COMMISSION REQUESTS:

Commissioner Bridge requested an analysis from staff regarding the storage room for CUP 18-02 and to clarify if the room will change from storage to an equipment room for the cell tower would constitute a change of use.

ADJOURNMENT:

MOTION: It was moved by **Chair Cioni**, seconded by **Commissioner Ostini** to adjourn the meeting at 7:56 P.M. to a regular meeting to be held on Wednesday, December 9, 2020, at 6:30 P.M. in the City of Lompoc Council Chambers.

VOTE: The motion passed on a voice vote of 3-0-1, with **Commissioner Keller** absent.

Brian Halvorson
Secretary

Federico Cioni
Acting Chair