



**Minutes of the Adjourned Regular Meeting of the Lompoc Planning Commission
Wednesday, April 14, 2021, at 6:30 P.M.
City Hall, 100 Civic Center Plaza, Council Chambers**

ROLL CALL:

Commissioner Federico Cioni (Presiding Officer)
Commissioner Augusto Caudillo – Absent
Commissioner Ed Braxton
Commissioner Dan Badertscher

STAFF:

Brian Halvorson, Planning Manager
Brian Wright-Bushman, Assistant City Attorney
Cherridah Weigel, Development Services Assistant II
Sara Farrell, Project Planner

Planning Commission Secretary Brian Halvorson called the meeting to order at 6:30 P.M.

Assistant City Attorney Brian Wright-Bushman explained that since the Planning Commission members' reappointments at the March 16, 2021 and April 6, 2021 City Council Meetings were made by district, a Chair and Vice-Chair has not been elected for the Planning Commission. The Planning Commission Manual of Procedures (Section A5) states that "Five (5) members of the Planning Commission shall be present to consider changes to the Planning Commission Manual of Procedures and for the election of the Chair and Vice-Chair." Therefore, until the Commission has five (5) members, the **Planning Commission Secretary** shall call the meetings to order, and a temporary **Presiding Officer** shall be elected for each meeting.

MOTION: It was moved by **Commissioner Braxton**, seconded by **Commissioner Badertscher**, that the **Commission** elect **Commissioner Cioni** as the **Presiding Officer** for the April 14, 2021 Planning Commission meeting.

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

ORAL COMMUNICATIONS (3 Minutes Maximum): None

PUBLIC HEARING ITEMS:

Public Hearing Item No. 1:

CUP 21-01 Golden State Remedies Cannabis Delivery Service

A request for a Conditional Use Permit from Frank Rico (applicant) for Planning Commission consideration of a 2,156 square foot cannabis dispensary within an existing multi-tenant industrial complex on a 0.37 acre parcel located at 311 North F Street (APN: 085-022-014) in the Industrial (I) zone. This action is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

Planner Sara Farrell presented the staff report for the project with a PowerPoint presentation and noted there was supplemental information for the addition of COA P28.

Open Public Comment for CUP 21-01

Joey Gummere, Site Manager and Property Owner of the adjacent site, stated he has spoken with the Gym owner about obtaining their CUP and expressed that he did not want to hold up Mr. Rico's project (CUP 21-01). Mr. Gummere noted that he does not mind installing landscaping but asks if the landscaping configuration could be changed as the curb impedes traffic and has been previously run over and knocked down.

Close Public Comment for CUP 21-01

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Braxton**, that the Commission adopt Resolution No. 944 (21) approving a Conditional Use Permit (CUP 21-01) for the Golden State Remedies Cannabis Delivery Service project based upon the Findings in the Resolution and subject to the attached Conditions of Approval as amended below:

P22. Additional landscaping shall be installed in the existing linear planter that was removed within the parking lot and shall be installed but can be reconfigured to preserve vehicle safety (with similar square footage) per the landscaping plan prior to Planning Division sign-off for a Certificate of Occupancy.

P28. Prior to the Planning Division sign-off of the building permit, a Reciprocal Access, Parking, and Drainage Agreement between the two properties shall be recorded with the Santa Barbara County Clerk Recorder's Office.

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

The **Commission** took a five (5) minute break to verify if **Commissioner Cioni** resides within 500 feet of the project to determine if he would need to recuse himself.

Brian Wright-Bushman noted that **Commissioner Cioni** does not live within 500 feet of the project and does not need to recuse himself.

Public Hearing Item No. 2:

DR 21-01 – Finding of Conformity for the Disposition of City-Owned Property located at 1200 East Willow Avenue within a portion of Beattie Park

A request by the City Council for the Planning Commission to report on the conformity with the City's 2030 General Plan regarding the disposition of a City-owned 7.64 acre portion of Beattie Park in the Public Facilities and Institutional (PF) zone and the Cultural Resources Overlay (CRO) zone located at 1200 East Willow Avenue (APN: 093-140-015). This action is exempt from CEQA review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

Brian Halvorson presented the staff report for the project with a PowerPoint presentation.

Open Public Comment for DR 21-01

Eric Truebshank, called into the Planning Commission to comment and stated that he often utilized the trail from Clemens Way to Beattie Park. He also said that he did not feel that the project was noticed well and stated that there are signs at the rear of the park where the property in question is but not at the park entrance where all visitors would be noticed of the project. He also took exception to the statement that this area of the park is not utilized and mentioned that hikers and mountain bikers frequently use the trails.

Close Public Comment for DR 21-01

MOTION: It was moved by **Commissioner Braxton**, seconded by **Commissioner Badertscher**, that the Commission adopt Resolution No. 945 (21) reporting on the Finding of Conformity (DR 21-01) with the City of Lompoc 2030 General Plan regarding the transfer of an unused portion of Beattie Park to the Lompoc Cemetery District based upon the Findings in the Resolution.

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

Public Hearing Item No. 3:

TA 21-01 – Zoning Code Text Amendments addressing permit requirements and general standards for Safe Parking Programs

Review and decide whether to recommend that the City Council adopt proposed amendments to Title 17 (Zoning) and Chapter 10.30 (Residential Use of City Streets and Alleys, City-Owned Parking Areas, and Certain Private Property Prohibited Except for Safe Parking Areas) of the Lompoc Municipal Code to revise and establish regulations for Safe Parking Programs. This action is exempt from CEQA review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

Brian Halvorson presented the staff report for the project with a PowerPoint presentation.

Commissioner Braxton inquired as to which division was in charge of the enforcement of these Codes.

Brian Halvorson noted that the Planning Division would handle concerns related to Title 17, and the Police Department would address concerns relating to Title 10.

Open Public Comment for TA 21-01

Kristine Schwartz, Executive Director of New Beginnings, called into the Planning Commission meeting to make comments. Kristine stated that New Beginnings is a non-profit organization that has been in Southern Santa Barbara County for over 50 years and has operated a Safe Parking program since 2003 which has become the model for other Safe Parking programs throughout the country. She continued by noting that they provide safe shelter locations for families and individuals living in their vehicles. In addition, they provide social service connections for social welfare and housing, connecting people to housing opportunities, social services, financial aid, and other benefits. New Beginnings currently operate 26 lots with 150 parking spaces that shelter over 150 people each night. Their demographics include veterans, seniors, and families. Kristine also noted that they created a Safe Parking Manual that is utilized nationwide and has had great success with the program and they look forward to helping people in Lompoc, and that she was available for any questions.

Commissioner Cioni inquired to which South County Cities that New Beginning currently operates in and the average length of stay.

Ms. Schwartz stated that programs currently operate in Santa Barbara, Goleta, Carpinteria, and the unincorporated area near Goleta. She also noted that they have recently opened an office in Vandenberg Village and are speaking with the Santa Ynez Valley as well and that the average length of stay varies from six to eighteen months, depending on the demographics.

Close Public Comment for TA 21-01

Brian Wright-Bushman noted that there is one recommended change to Exhibit A of Planning Commission Resolution 946 (21) on page 4 of 8 (Section 17.404.205 F Application Fee) to add the additional text “or any application to extend the Administrative Use Permit.”

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Braxton**, that the Commission adopt Resolution No. 946 (21) for a Text Amendment (TA 21-01) recommending the City Council amend Title 10 (Chapter 10.30) and Title 17 (Chapters 17.208, 17.212, 17.216, 7.220, 17.224, 17.404, 17.704, and 17.708) of the Lompoc Municipal Code regarding Safe Parking Programs based upon the Findings in the Resolution and subject to the attached Conditions of Approval, amended to read as follows:

17.404.205 Safe Parking Programs

F. **Application Fee.** Notwithstanding Section 17.504.040 of this code, no application fee shall be required when applying for an Administrative Use Permit for a Safe Parking Program or any application to extend the Administrative Use Permit.

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

Public Hearing Item No. 4:

CUP 20-01 – Cannabis Storage Containers and Consideration of Approval of Addendum to the EIR for the Central Coast Business Park Specific Plan

A request from JD Augustus representing Central Coast Agriculture for Planning Commission consideration of a Conditional Use Permit to allow two-hundred metal storage containers for the storage of frozen Cannabis for a 5 year period located at 1101, 1301 and 1401 West Central Avenue (APN's: 093-450-014, 093-450-015 and 093-450-16) within a portion (4.88 acres) of the Central Coast Business Park Specific Plan in the Business Park (BP) zone. This action was reviewed with an Addendum to the previously adopted Environmental Impact Report (SCH No. 2014021048) as part of DR 13-14 and SP 14-01 for the Central Coast Business Park Specific Plan in accordance with the California Environmental Quality Act (CEQA).

Brian Halvorson presented the project staff report and plans with a PowerPoint presentation.

Commissioner Badertscher inquired about the noise.

Brian Halvorson stated that they would need to meet Title 8.08 (Noise) of the Lompoc Municipal code.

Open Public Comment for CUP 20-01

Lindsay Cokeley with Central Coast Agriculture (applicant) presented a PowerPoint presentation. She stated she has lived in Lompoc for 15 years and purchased a home in Lompoc 10 years ago. She stated that Central Coast Agriculture (CCA) is vertically integrated, meaning that CCA breeds and produces its own cannabis seeds. She also stated that the goal of the interim project is to increase the storage area for the three CCA farms in the County and stated that their processing warehouse is in Lompoc. The ultimate goal is to build a new, approximately 400,000 square foot campus for our administrative, operations, and research and development teams. Ms. Cokeley also stated she was available for any questions.

Mickey Esil called into the Planning Commission meeting and stated he is a Warehouse Manager at Lompoc CCA and that he supports the project because CCA invests in its employees.

Mike Morales called into the Planning Commission meeting and stated that he supports the project because the Lompoc facility site that he supervises supports CCA.

Mathew Limon, called into the Planning Commission meeting and stated that he has been the Extraction Manager for CCA for over five years and that he supports the CCA project because CCA takes pride in the safety of and training its employees.

Sebastian Gomez Divine, called into the Planning Commission meeting and stated that he is the State Licensing Coordinator at CCA. He mentioned that he supports the project and feels that the project will grow CCA's roots within the community and provide opportunities for the City.

Close Public Comment for CUP 20-01

Commissioner Cioni inquired about the current number of employees CCA has and how many jobs would be created.

Lindsay Cokeley stated that there are approximately 100 semi-skilled and 50 professional jobs at this time and that when the new campus is built it will provide an additional 200-300 semi-skilled and 100 professional jobs.

Commissioner Braxton requested clarification on what the Commission is being asked to do.

Brian Wright-Bushman stated that the Commission is being asked to approve a Conditional Use Permit that would allow the applicant to place storage containers on the north end of the property as an interim use for five years. The Commission is not making a determination in any way on the larger campus project presented in the applicants' presentation. He also stated that the Commission is being asked to approve the findings laid out in the Resolution and approve the Addendum to the EIR.

Commissioner Cioni expressed concern about renewing the Conditional Use Permit after five years and would like to find a way to ensure that the CUP is not extended. He would like to have the five years be a hard date and not have the option for renewal.

Brian Halvorson noted that the option for an extension was added in case of a downturn in the economy.

Brian Wright-Bushman stated that the Commission could not request that the Conditional Use Permit not be automatically terminated after five years. He stated that if the CUP is approved, the applicant is given certain vested rights and is allowed to have a Public Hearing prior to revocation of the CUP.

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Braxton**, that the Commission adopt Resolution No. 947 (21) approving a Conditional Use Permit (CUP 20-01) for the Central Coast Agriculture Cannabis Container project based upon the Findings in the Resolution and subject to the attached Conditions of Approval, amended as follows:

- P24. A Development Plan to build a permanent project on the project site, with structures, that excludes the use of metal storage containers, shall be submitted to the City of Lompoc Planning Division within 12 months of action by the Planning Commission on the Conditional Use Permit (no later than April 14, 2022).). If a Development Plan application is not submitted within this time period, a report by the applicant shall be given to the Planning Commission at a regular public hearing and the Planning Commission shall consider at the same meeting whether to revoke the Conditional Use Permit. Staff will place this item/report on the next available Planning Commission agenda following the lapse of a 12-month period. The Planning Commission may consider revoking the CUP through a formal hearing for a lack of performance of this condition.
- P25. CUP 20-01 shall expire five (5) years, An extension of no more than 1 year may be considered only if the applicant has applied for and received approval of a Development Plan to build a permanent project (within structures) that excludes the use of metal storage containers. The Planning Commission may consider revoking the CUP through a formal hearing for a lack of performance to build a permanent project.
- Landscape Plans shall be incorporated into the Planning Commission plan set received in the Planning Commission Packet and the complete set be considered for approval for this project

- Accept and adopt the Revised (attachment 4) Addendum to the EIR

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

NEW BUSINESS: None

ORAL COMMUNICATIONS (3 Minutes Maximum): None

WRITTEN COMMUNICATIONS: None

APPROVAL OF MINUTES:

MOTION: It was moved by **Commissioner Braxton**, seconded by **Commissioner Cioni**, that the **Commission** adopt the March 10, 2021 minutes.

VOTE: The motion passed on a voice vote of 2-0-1-1, with **Commissioner Badertscher** abstaining and **Commissioner Caudillo** absent.

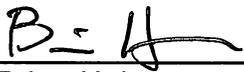
DIRECTOR/STAFF COMMUNICATIONS: None

COMMISSION REQUESTS: None

ADJOURNMENT:

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Braxton**, to adjourn the meeting at 8:42 P.M. to a regular meeting to be held on Wednesday, May 12, 2021, 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 Caudillo** absent.



Brian Halvorson
Secretary



Federico Cioni
Presiding Officer