



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

ROLL CALL:

Commissioner Federico Cioni
Commissioner Augusto Caudillo
Commissioner Edwin Braxton
Commissioner Dan Badertscher
Commissioner Brianna Gonzales

STAFF:

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

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

NEW BUSINESS ELECTIONS:

- Elect Planning Commission Chair and Vice-Chair

Assistant City Attorney Brian Wright-Bushman introduced the election process.

Open/Close Public Comment for Chair/Vice-Chair Elections

MOTION: It was moved by **Commissioner Braxton**, seconded by **Commissioner Gonzales**, that the **Commission** elects **Commissioner Cioni** to be the **Planning Commission Chair**.

VOTE: The motion passed on a voice vote of 4-0-1, with **Commissioner Cioni** abstaining.

MOTION: It was moved by **Commissioner Caudillo**, seconded by **Commissioner Gonzales**, that the **Commission** elects **Commissioner Braxton** to be the **Planning Commission Vice-Chair**.

VOTE: The motion passed on a voice vote of 4-0-1, with **Commissioner Braxton** abstaining.

ORAL COMMUNICATIONS (3 Minutes Maximum): None

CONSENT CALENDAR:

- Planning Commission 2020/2021 Annual Report
(Summary of Commission Actions for the 2020/2021 Fiscal Year)

MOTION: It was moved by **Commissioner Braxton**, seconded by **Commissioner Cioni**, that the Commission adopt the Consent Calendar.

VOTE: The motion passed on a voice vote of 5-0.

PUBLIC HEARING ITEMS:

Public Hearing Item No. 1:

Two Year Time Extension for the Transit Operation/Fleet Maintenance Facility Tentative Parcel Map (LOM 601).

A request for Planning Commission consideration of a two year time extension submitted by Michael Luther representing the City of Lompoc for the Transit Operation/Fleet Maintenance Facility Tentative Parcel Map to combine seven (7) lots into three (3) lots. The property is located in the Industrial zoning district at the northeast corner of Chestnut Avenue and D Street (APN's: 085-033-001, -004, -005, -006, -007 and 085-040-001, -002, and a portion of the abandoned area of C Street). A Mitigated Negative Declaration (SCH# 2017051010) for the Tentative Parcel Map was prepared and an Addendum pursuant to the California Environmental Quality Act (CEQA) Guidelines.

Brian Halvorson, Planning Manager, presented the staff report with a PowerPoint presentation.

Open/Close Public Comment for LOM 601

MOTION: It was moved by **Commissioner Braxton**, seconded by **Commissioner Caudillo**, that the Commission adopt Resolution No. 950 (21) approving a Time Extension for the Transit Operation/Fleet Maintenance Facility Tentative Parcel Map (LOM 601) 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 5-0.

Public Hearing Item No. 2:

Consideration of Planning Commission Recommendations to the City Council to adopt Vehicle Miles Traveled thresholds (TA 21-02) and revisions to local guidelines for implementing the California Environmental Quality Act (CEQA).

Planning Commission consideration of amendments to the Environmental Review Guidelines and Traffic Study Guidelines to incorporate thresholds of significance for Vehicle Miles Traveled as a measure when analyzing transportation impacts of projects. No environmental impact is anticipated from adopting Vehicle Miles Traveled thresholds, adopting revisions to local environmental review guidelines and traffic study guidelines which are not considered a project under State CEQA Guidelines section 15378(b)(5) because it involves an administrative activity involving process only and would not result in any environmental impacts.

Brian Halvorson, Planning Manager, introduced **Jim Damkowich, Managing Director of DKS Associates**, the City's consultant, selected to create Vehicle Miles Traveled (VMT) thresholds for the City of Lompoc to comply with Senate Bill 743.

Jim Damkowich, Managing Director of DKS Associates, summarized the process presented in the Technical Memo, Attachment 2 to the Staff Report. He described the differences between Level of Service (LOS) and VMT. The consultant explained that LOS (A through F) is for a specific location, which is no longer utilized for CEQA impacts. Mr. Damkowich explained that the City's LOS standards are still a requirement of the City of Lompoc's 2030 General Plan and that VMT is a great metric for land use efficiencies which must be modeled and is a system-wide assessment that counts all trip lengths regardless of the jurisdictional boundary. He emphasized that Planning Staff has a VMT threshold tool (computer program) that will assist in the project review process and inform Staff if a project triggers a more intense level of review under the California Environmental Quality Act (CEQA).

Futhermore, DKS Associates created thresholds of significance for the City of Lompoc where if a project's VMT count is above the threshold and cannot be mitigated, it is considered significant and unavoidable impacts. If the project falls below the threshold, it is less than significant, there is no impact, and the project moves forward. Mitigation of VMT is challenging.

Mr. Damkowich further discussed that to create the threshold, a baseline VMT needs to be established and that the City could have chosen to include metrics from local (City), regional (City and surrounding area), or Countywide to establish baseline VMT. Additionally, once the option is selected for baseline VMT, the threshold must be 15% below the baseline average. Lastly, it was mentioned that SB 743 establishes a screening criteria where if the project meets one of these criteria, it receives a pass on a VTM analysis.

Open/Close Public Comment for TA 21-02

Brian Halvorson, Planning Manager, noted that the Planning Staff had new software installed for project VMT analysis where if a project does not meet screening criteria, they will be required to mitigate impacts or redesign the project, so the impacts fall below the designated thresholds (which may add additional cost to projects).

Brian Wright-Bushman, Assistant City Attorney, clarified that the Planning Commission is being asked to make recommendations on the proposed Environmental Review Guidelines and the proposed Traffic Study Guidelines. Both documents have amendments related to VMT and traffic analysis.

The following motion was made after **Commission** questions and discussion regarding mitigation measures, application processing, and screen criteria:

MOTION: It was moved by **Commissioner Gonzales**, seconded by **Commissioner Braxton**, that the Commission adopt Resolution No. 949 (21) recommending City Council adoption of a Text Amendment (TA 21-02) for Vehicle Miles Traveled Thresholds and revisions to local Environmental Review Guidelines and Traffic Study Guidelines 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.

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 Caudillo**, that the **Commission** adopt the June 9, 2021 minutes.

VOTE: The motion passed on a voice vote of 4-0-1, with **Commissioner Gonzales** abstaining.

DIRECTOR/STAFF COMMUNICATIONS:'

Brian Halvorson reminded the Commission to complete their Form 700. The Form 700 is required by law and assists Staff by providing Conflict of Interest locations for **Commission** members.

COMMISSION REQUESTS:

Commissioner Cioni inquired on CUP 19-01 (CropLand Health Cannabis Dispensary) regarding COA P37 and mentioned that the Commission was to receive a Staff Report in April 2021 after the dispensary being open for one (1) year for the Commission to review any traffic complaints received. **Brian Halvorson** stated that Staff had not received complaints on the project relating to traffic. **Commissioner Cioni** said the item could be removed from the **Commission** request log.

ADJOURNMENT:

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Braxton**, to adjourn the meeting at 7:28 P.M. to a regular meeting to be held on Wednesday, August 11, 2021, at 6:30 P.M. in the City of Lompoc Council Chambers.

VOTE: The motion passed on a voice vote of 5-0.



Brian Halvorson
Secretary



Federico Cioni
Chair