

Adopted March 10, 2021



***Minutes of the Adjourned Regular Meeting of the Lompoc Planning Commission
Wednesday, January 27, 2021, at 6:30 P.M.
City Hall, 100 Civic Center Plaza, Council Chambers**

***Note: The Regular Meeting of the Lompoc Planning Commission
held on January 13, 2021, was adjourned to January 27, 2021**

ROLL CALL:

Commissioner Federico Cioni (Acting Chair)
Commissioner Steve Bridge
Commissioner Augusto Caudillo

STAFF:

Assistant City Attorney Brian Wright-Bushman
Planning Manager Brian Halvorson
Principal Planner Greg Stones
Development Services Assistant II Cherridah Weigel

ORAL COMMUNICATIONS (3 Minutes Maximum): None

PUBLIC HEARING ITEMS:

Public Hearing Item No. 1:

**DR 19-07 – The Human Bean Drive Through Coffee Shop
(Continued from the January 13, 2021 meeting)**

A request for an Architectural Design and Site Development Review Permit (DR 19-07) from Pat Mitchell (applicant) for Planning Commission consideration of a 600 square foot drive-through coffee shop (and walk-up window) on a 0.29 acre site with parking and landscaping located at 401 North H Street (APN: 087-241-007) within the Central Business (CB) zone and the H Street Overlay (HSO) zone. This action is categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA).

Principal Planner Greg Stones presented the staff report with a PowerPoint presentation for DR 19-07. There were technical difficulties with the Zoom audio. Once corrected, **Mr. Stones** repeated the presentation.

Commissioner Bridge inquired about the trees on West Laurel Avenue and the masonry wall height discussed in the presentation.

Planning Manager Brian Halvorson noted that the City has input on the trees planted on West Laurel Avenue; they do have input for the trees on North H Street as they are in the Caltrans right-of-way.

Greg Stones noted that there are four (4) trees on West Laurel Avenue. Three (3) trees will be located east of the driveway and one (1) to the west at the alley's corner. The masonry wall minimum height code requirement is five (5) feet high but the applicant may build it higher if they choose.

Open Public Comment for DR 19-07

Project Representative Pamela Jardini attended the Planning Commission meeting via Zoom. **Ms. Jardini** stated that the project team has gone over the Conditions of Approval and agrees with them. She said they are working with Caltrans to replace the trees located on North H Street, and they may only allow them to replant the previous number of existing trees.

Commissioner Bridge made a motion to approve the project and requested that the applicant consider increasing the masonry wall's height to six (6) feet.

Pamela Jardini stated that they had not investigated the footings and the masonry wall's integrity yet to verify that it could withstand any additional weight on the top of the wall or need replacement.

Brian Halvorson stated they have worked with the applicant in regards to having a menu board in close proximity to residential areas.

Pamela Jardini stated that the menu board would have an automatic setting for sound control. The speakers will be facing south, which will project the sound in the direction of Laurel Avenue away from the residential area.

Close Public Comment for DR 19-07

MOTION: It was moved by **Commissioner Bridge**, seconded by **Commissioner Caudillo**, that the Commission adopt Resolution No. 940 (21) approving a Development Plan (DR 19-07) for the Human Bean Coffee Shop 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 3-0.

Public Hearing Item No. 2:

DR 20-08 – Dutch Brothers Drive Through Coffee Shop
(Continued from the January 13, 2021 meeting)

A request for an Architectural Design and Site Development Review Permit (DR 20-08) from Braden Bernards (applicant) for Planning Commission consideration of a 871 square foot drive-through coffee shop (and walk-up window) on a 0.44 acre site with parking and landscaping located at 812 North H Street (APN: 087-031-006) within the Planned Commercial Development (PCD) zone and the H Street Overlay (HSO) zone. This action is categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA).

Greg Stones presented the staff report with a PowerPoint presentation for DR 20-08.

Commissioner Bridge inquired about the trees' size in the center of the property on the proposed landscape plan. He inquired if the representation on the landscape plan for the trees' size is when planted or expected size at maturity.

Brian Halvorson noted that the landscape plans would typically reflect the size of the trees at maturity. He stated that the trees are young when installed and should take three to five years to reach maturity.

Open Public Comment for DR 20-08

Applicant Braden Barnard attended the Planning Commission meeting via Zoom. He thanked City Staff for their work on the project. He stated they would look into planting larger trees if the **Commission** would like.

Close Public Comment for DR 20-08

MOTION: It was moved by **Commissioner Bridge**, seconded by **Commissioner Caudillo**, that the Commission adopt Resolution No. 941 (21) approving a Development Plan (DR 20-08) for the Dutch Brothers Coffee Shop 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:

Commissioner Bridge requested a note be added into the December 9, 2020 minutes which states that due to the meeting's technical difficulties being held via Zoom, the Commission was having trouble hearing **Management Services Director Dean Albro's** presentation.

MOTION: It was moved by **Commissioner Bridge**, seconded by **Commissioner Cioni**, that the **Commission** adopt the December 9, 2020 minutes, as amended.

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

MOTION: It was moved by **Commissioner Bridge**, seconded by **Commissioner Cioni**, that the **Commission** adopt the January 13, 2021 minutes.

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

DIRECTOR/STAFF COMMUNICATIONS:

- **Brian Halvorson** and **Brian Wright-Bushman** provided the **Commission** with a summary of the **Commission's** new Appointment Method and Structure from At-Large to By-District appointments.

Per Ordinance No. 1677 (21), effective March 15, 2021, at 11:59 P.M., all **Commission** positions will be terminated. At the March 16, 2021, City Council meeting, **Commissioner** appointments will be made By-District. If you would like to be considered for an appointment on March 16, 2021, please submit a new application to the City Clerk's office.

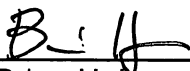
- After conferring with **Planning Commission Chair Cioni**, the February 10, 2021, Planning Commission meeting is canceled.
- A **Planning Commission** meeting will be held on March 10, 2021 and the General Plan Annual Report will be on the Consent Calendar.
- **Brian Halvorson** spoke regarding Commissioner Bridge's request regarding if utilizing a storage space to house telecommunication equipment for CUP 18-02 would constitute a change of use and he stated that it would not and would likely be considered an accessory use.

COMMISSION REQUESTS: None

ADJOURNMENT:

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Caudillo**, to adjourn the meeting at 7:27 P.M. to a regular meeting to be held on Wednesday, March 10, 2021, at 6:30 P.M. in the City of Lompoc Council Chambers.

VOTE: The motion passed on a voice vote of 3-0.



Brian Halvorson
Secretary



Federico Cioni
Acting Chair