



**Minutes of the Adjourned Regular Meeting of the Lompoc Planning Commission
Wednesday, June 9, 2021, at 6:30 P.M.
City Hall, 100 Civic Center Plaza, Council Chambers**

ROLL CALL:

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

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.

MOTION: It was moved by **Commissioner Braxton**, seconded by **Commissioner Caudillo**, that the **Commission** elect **Commissioner Cioni** as the **Presiding Officer** for the June 9, 2021, Planning Commission meeting.

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

ORAL COMMUNICATIONS (3 Minutes Maximum): None

PUBLIC HEARING ITEMS:

Public Hearing Item No. 1:

DR 21-03 – Architectural Design and Site Development Review for Aldi’s and Boot Barn.

A request from Abdul Salehi, representing property owner Brixmor Property Group for Planning Commission consideration of Architectural and Site Development Review to remodel the exterior façade of the former Vons supermarket and create three interior tenant spaces within the Lompoc Shopping Center located at 729 North H Street (APN: 089-110-003) in the Planned Commercial Development (PCD) Zoning District. This action is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

Brian Halvorson, Planning Manager, presented the staff report for the project with a

PowerPoint presentation. **Mr. Halvorson** noted the supplemental information on the dais containing revised elevations showing the arch that Condition of Approval (COA) P32 requests from the applicant. Staff is requesting the deletion of COAP32 since the applicant has complied with the condition.

Open Public Comment for DR 21-03

Abdul Salehi, the project applicant, noted his appreciation for City Staff and felt that the new tenants would be a huge benefit to the community. He stated that Aldi's is smaller than the previous grocery store but should serve the neighborhood well. He is working on obtaining a third tenant and will notify **Brian Halvorson** when he has more information. In addition to deleting COA P32, he requested deleting W7; the project has established landscaping and does not qualify for WELO. He also requested to modify COA P31 from a 24-inch box to a 15-gallon size for the recommended strawberry tree.

Commissioner Caudillo inquired regarding color schemes, signage, and awnings.

Abdul Salehi stated that the color was similar to the previous development with accent colors for Aldi's. The signage shown on the elevations is for approximate placement. A sign application will be reviewed by the Building and Planning Divisions when appropriate. The previously installed awnings were a requirement for Ulta to become a shopping center tenant and do not appear regularly in the shopping center. **Mr. Salehi** also said he would notify **Brian Halvorson** when he has information on a new tenant for the former Vons' gas station.

Close Public Comment for DR 21-03

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Braxton**, that the Commission adopt Resolution No. 948 (21) approving an Architectural Design and Site Development Review (DR 21-03) for the Aldi's and Boot Barn project based upon the Findings in the Resolution and subject to the attached Conditions of Approval as amended below:

- Delete COA P32
- Delete COA W7
- Modify COA P31; replace 24-inch box with 15-gallon.

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

Public Hearing Item No. 2:

Presentation on Microenterprise Home Kitchen Operations (MEHKOs) that will be permitted within all areas of Santa Barbara County.

Brian Halvorson, Planning Manager, presented a PowerPoint presentation on Microenterprise Home Kitchen Operations (MEHKOs).

The **Commission** expressed concern regarding the definitions for the text amendment and enforcement of MEHKOs.

Open Public Comment on MEHKO Presentation

Jenelle Osborne, Mayor, reminded the **Commission** that the Council had reinstated the Neighborhood Preservation Officer during budget discussions and emphasized that the City will have staff to work with the Santa Barbara County Public Health Department on enforcement issues.

Jenelle Osborne, speaking as a resident, stated that this is an excellent opportunity for residents to earn extra income and legalize existing operations.

Close Public Comment on MEHKO Presentation

Public Hearing Item No. 3:

Presentation on Application Processing Procedures (Chapter 17.504) per a Commission request.

Brian Halvorson, Planning Manager, presented a PowerPoint presentation on Application Processing Procedures (Chapter 17.504) per a Commission request.

Open Public Comment on Application Processing Presentation

Commissioner Caudillo inquired on the status of changes that businesses had made during the pandemic. He felt that some of these changes are beneficial to businesses and the community but realizes they may not be code compliant once emergency orders have been rescinded.

Brian Halvorson, Planning Manager, stated that **Christie Alarcon, Community Development Director**, and **Jenelle Osborne, Mayor**, have been working on a post-pandemic process and flexible standards for outdoor dining.

Jenelle Osborne, Mayor, stated that she requested and received support from two council members for the Planning Division to review the potential for outdoor dining to remain post-pandemic. The Governor has extended the executive order to allow outdoor dining and alcohol service through the end of December 2021. The state legislature is reviewing statutes for liquor licensing and outdoor service of alcohol. The **Mayor** mentioned that **she and Christie Alarcon** had been surveying local businesses and working with the Fire Marshall and the Fire Department to develop policies to address safety concerns.

Brian Halvorson, Planning Manager, noted that when the Zoning Code was updated in December of 2019, it included changes to the parking requirements for the outdoor dining areas. There are no additional parking requirements for outdoor areas that do not exceed 50% of the indoor dining area.

Close Public Comment on Application Processing Presentation

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 April 14, 2021 minutes.

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

DIRECTOR/STAFF COMMUNICATIONS: None

COMMISSION REQUESTS:

Commissioner Cioni inquired if **Staff** had information on when a 5th **Planning Commissioner** would be appointed.

Jenelle Osborne, Mayor, noted that the open **Commission** position is in District 3 Councilmember Starbuck's District. The **Mayor** mentioned that if you know someone in District 3, please have them apply.

Brian Wright-Bushman, Assistant City Attorney, stated that he spoke with the City Clerk, and an application was expected.

Brian Halvorson, Planning Manager, stated that the Safe Parking Program had a first reading on May 18, 2021, and second reading on June 1, 2021, at City Council

ADJOURNMENT:

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Braxton**, to adjourn the meeting at 7:44 P.M. to a regular meeting to be held on Wednesday, July 14, 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 Badertscher** absent.



Brian Halvorson
Secretary



Federico Cioni
Presiding Officer