



**Draft Minutes of the Adjourned Regular
Meeting of the Lompoc Planning Commission
Wednesday, October 13, 2021, at 6:30 P.M.
City Hall, 100 Civic Center Plaza, Council Chambers**

ROLL CALL:

Commissioner Federico Cioni – Chair – Absent
Commissioner Augusto Caudillo
Commissioner Edwin Braxton – Vice-Chair
Commissioner Dan Badertscher
Commissioner Brianna Gonzales

STAFF:

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

ORAL COMMUNICATIONS (3 Minutes Maximum): None

CONSENT CALENDAR:

(All items listed under Consent Calendar are considered to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion of these items unless good cause is shown prior to the time the Commission votes on the motion to adopt).

- **Planning Commission to report on the conformity with the City's 2030 General Plan regarding the non-summary vacation right-of-way for public access, but maintaining the right-of-way for public utilities located at the Arbor Square Apartments (GPC 21-01) in the High Density Residential (R-3) zone located at 817- 841 North F Street and 800 - 840 North G Street (APN's: 087-032-008, 087-032-007, 087-032-006, 087-032-005, 087-032-004, 087-032-003, 087-032-002, 087-032-001, 087-032-013, 087-032-014, 087-032-015, 087-032-016, 087-032-017, 087-032-018, 087-032-019, and 087-032-020). This action is exempt from environmental review pursuant to Section 15061(b)(3) (Review for Exemption) of the California Environmental Quality Act (CEQA) Guidelines.**

Open / Close Public Comment for Consent Calendar

MOTION: It was moved by **Commissioner Gonzales**, seconded by **Commissioner Caudillo**, that the **Commission** adopt the Consent Calendar including Resolution No. 957 (21) determining that the proposed non-summary vacation of right-of-way for public access but maintaining the right-of-way for the public utilities (0.30 acres) located within the Arbor Square Apartments is in conformance with the City's 2030 General Plan based upon the Findings in the Resolution.

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

PUBLIC HEARING ITEMS:

Public Hearing Item No. 1:

Planning Commission consideration of recommendations to the City Council for amendments to Title 16 (Subdivisions) to allow Director approval of Lot Line Adjustments, Deletion of Certain Development Standards and Zoning Requirements for Planned Residential Developments and Residential Condominiums, Amendments to the Initial Duration and Length of Discretionary Extensions of Tentative Tract Maps, and miscellaneous revisions to outdated code references (TA 21-03).

Planning Commission consideration of amendments to Lompoc Municipal Code Sections 16.04.110 (Expiration of Tentative Map Approval), 16.08.010 (When Maps Are Not Required), 16.36.040 (Planned Residential Developments and Residential Condominiums), and other sections of Title 16 to streamline review of lot line adjustments, remove certain development standards and application processing requirements for planned residential developments and residential condominiums, remove the requirement for planned residential developments and residential condominiums of 15 units or more to be developed only in a Planned Development Overlay Zone, increase the initial duration of tentative tract maps to 24 months and allow discretionary extension of tentative tract maps for up to a total of 6 years, and update outdated or incorrect code references. This action is exempt from environmental review pursuant to Section 15061(b)(3) (the "common sense" exemption) of the California Environmental Quality Act (CEQA) Guidelines.

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

Commissioner Caudillo inquired if these amendments would decrease the processing time of applications for customers.

Mr. Halvorson noted that the amendments would update the City's Subdivision Ordinance to adhere to the State of California Subdivision Map Act and streamline some processes which would lessen the application processing timeline.

Open / Close Public Comment for TA 21-03

MOTION: It was moved by **Commissioner Gonzales**, seconded by **Commissioner Caudillo**, that the **Commission** adopt Resolution No. 956 (21) recommending City Council approval of a Code Text Amendment (TA 21-03) to Title 16 (Subdivisions) of the Lompoc Municipal Code to allow Director approval of Lot Line Adjustments, Deletion of Certain Development Standards and Zoning Requirements for Planned Residential Developments and Residential Condominiums, Amendments to the Initial Duration and Length of Discretionary Extensions of Tentative Tract Maps, and miscellaneous revisions to outdated Code references based upon the Findings in the Resolution.

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

Public Hearing Item No. 2:

Architectural Design and Site Development Review and consideration of a Mitigated Negative Declaration for the Organic Liberty Cannabis Project (DR 20-01).

Planning Commission consideration of Architectural Design and Site Development Review of the Organic Liberty Cannabis project (DR 20-01) for an approximately 91,000 square foot building for cannabis cultivation, processing, manufacturing, distribution, administration and storage on approximately 3.8 acres in the Business Park (BP) zone located at 1025 and 1035 West Central Avenue (APN's: 093-450-055 and 093-450-056). A Mitigated Negative Declaration was prepared for this item pursuant to the California Environmental Quality Act (CEQA).

Greg Stones, Principal Planner, presented the staff report with a PowerPoint presentation.

Open Public Comment for DR 20-01.

Jordan Main, Compass Land Group, project representative, presented a PowerPoint presentation and noted that the main functions of the proposed facility are a nursery, manufacturing, storage, and processing center. The project does not include indoor cultivation, and the nursery keeps plants in a vegetative state; therefore, there is no flowering of plants and no odor.

Mr. Main stated that **Mathew Primm, Project Applicant/Land Owner**, and the development team were present and available for questions.

Mr. Main noted that he has reviewed the Conditions of Approval (COA) and the Mitigation Monitoring Reporting Program (MMRP) and agreed to comply.

Mr. Main stated that the proposed project is estimated to employ 65 full-time and 15 seasonal part-time employees and will have approximately 10 million dollars in taxable sales per year.

Commissioner Caudillo inquired about water consumption, water waste, plant feeding, lighting types, and renewable energy.

James Keyes, Operation and Compliance Consultant, stated the facility would utilize a chain and fill system with very little to no water loss.

Mr. Main also noted that Utilities are to be provided by the City of Lompoc and that the Waste Water division would require a discharge permit and filtration, if needed. **Mr. Main** stated that the proposed building does have a dedicated space for solar panels per State of California regulations, but stated that there are no current plans to install solar panels. The facility would be using LED lighting.

Commissioner Braxton inquired on the number of Head of Household jobs the project would produce.

Mr. Main stated that he did not have a breakdown of the number of jobs and earnings at this time, but there would be a significant number of jobs that pay a living wage.

Close Public Comment for DR 20-01.

MOTION: It was moved by **Commissioner Gonzales**, seconded by **Commissioner Caudillo**, that the **Commission** adopt Resolution No. 955 (21) approving the Architectural Design and Site Development Review (DR 20-01) for the Organic Liberty Cannabis project based upon the Findings in the Resolution and subject to the attached Conditions of Approval and Mitigation Monitoring Reporting Program.

VOTE: The motion passed on a voice vote of 3-1-1, with **Commissioner Badertscher** voting no and **Commissioner Cioni** being absent.

Public Hearing Item No. 3:

As requested by the Commission, report on the Status of the Golden State Remedies Cannabis Dispensary (CUP 21-01) located at 311 North F Street.

Brian Halvorson, Planning Manager, presented a verbal report on the status of the project.

Commissioner Caudillo expressed his concern that a project is being held up due to a structure that is not within the project's scope.

Commissioner Braxton stated that if the structure is unpermitted, it should be brought into compliance.

Open Public Comment for Public Hearing Item No. 3

Joseph R. Barto, property owner, mentioned that the shed had been on the property for more than 70 years, and that when he purchased the property 15-20 years ago, he viewed it as existing non-conforming. **Mr. Barto** also stated that he believed it was unreasonable for the City to ask for the building to be torn down when it has nothing to do with the project.

Kenneth “Joey” Gummere, Transcendence Wines, stated that he installed the landscaping in the front of the building to comply with the Conditions of Approval. **Mr. Gummere** indicated that he does not want to install the curb and landscaping in the parking lot behind the building because delivery trucks get stuck on it, and it is a hazard.

Frank Rico, applicant of Golden State Remedies, stated he started the project in November 2020 and has invested over \$86,000.00. **Mr. Rico** noted that he has researched the Code and thinks the structure might qualify as a carport or non-conforming structure.

Close Public Comment for Public Hearing Item No. 3

Commissioner Caudillo noted that the Commission approved a code amendment for affordable housing at the last meeting and also stated that he would like to see Staff take that same spirit and find a solution to this issue.

Mr. Halvorson stated that **Mr. Gummere** installed lovely landscaping in front of the building and mentioned that he would work with him on the curb style to avoid collisions.

Mr. Halvorson noted that he had a conversation with the Building Official and mentioned that if structures are not permitted and have not had the proper inspections, they can be public safety hazards and cannot deem that a structure is safe unless it has a permit.

Commissioner Caudillo inquired on how this building could be inspected and permitted.

Mr. Rico noted that he hired an architect and structural engineer and has plans to submit into the Building Division.

Mr. Barto noted that the term public safety is being used but emphasized that the structure is not a public area and that the public does not use it.

Brian Wright-Bushman, Assistant City Attorney, clarified that there is a permit with COA that the Planning Commission approved for this project, and the Planning Division Staff does not have the authority to waive or modify COA that the Commission has approved unless stated explicitly in the COA. **Mr. Wright-Bushman** noted that the Planning Division is responsible for verifying that the applicant adheres to the COA imposed by the approved permit.

Mr. Wright-Bushman stated that the Lompoc Municipal Code section for Permit Modification details the procedures for requesting modifications to approved permits.

Commissioner Braxton stated that this issue would not be resolved at this meeting and suggested moving to the next item on the agenda.

NEW BUSINESS: None

ORAL COMMUNICATIONS (3 Minutes Maximum): None

WRITTEN COMMUNICATIONS: None

APPROVAL OF MINUTES:

MOTION: It was moved by **Commissioner Caudillo**, seconded by **Commissioner Gonzales**, that the **Commission** adopt the September 22, 2021 minutes.

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

DIRECTOR/STAFF COMMUNICATIONS:

- **Brian Halvorson, Planning Manager**, informed the Commission that Santa Barbara County Association of Governments (SBCAG) received approval from the State of California Housing and Community Development Department on the 6th Cycle Regional Housing Needs Allocation (RHNA) numbers. The City of Lompoc received an allocation of 2,248 units. The City is in the process of developing a Request for Proposal (RFP) to hire a consultant to assist with the 6th Cycle Housing Element update required by the State.
- **Mr. Halvorson** noted that the City Council approved the closure of City Hall for the week between Christmas and New Year's. Closure dates are Thursday, December 23, 2021, through Friday, December 31, 2021. City Hall will reopen on Monday, January 3, 2022.
- **Mr. Halvorson** discussed future Planning Commission Meetings, noting that the November 10, 2021, and the January 12, 2022 meetings may be canceled if there are no items.

COMMISSION REQUESTS: None

ADJOURNMENT:

MOTION: It was moved by **Commissioner Braxton**, seconded by **Commissioner Caudillo**, to adjourn the meeting at 7:39 P.M. to a regular meeting to be held on Wednesday, November 10, 2021, at 6:30 P.M. in the City of Lompoc Council Chambers, if deemed necessary by Staff.

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

Brian Halvorson
Secretary

Federico Cioni
Chair