



**Draft Minutes of the Adjourned Regular
Meeting of the Lompoc Planning Commission
Wednesday, November 10, 2021, at 6:30 P.M.
City Hall, 100 Civic Center Plaza, Council Chambers**

ROLL CALL:

Commissioner Federico Cioni – Chair
Commissioner Augusto Caudillo – Absent
Commissioner Edwin Braxton – Vice-Chair
Commissioner Dan Badertscher – Absent
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).

- **2022 Planning Commission Calendar**

Open / Close Public Comment for Consent Calendar

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

VOTE: The motion passed on a voice vote of 3-0-2, with **Commissioners Badertscher** and **Caudillo** absent.

PUBLIC HEARING ITEMS:

Public Hearing Item No. 1:

Consideration of Architectural Review and Changes to an Approved Preliminary/Precise Development Plan for the Coastal Meadows Residential Project (DR 05-39)

Planning Commission consideration of Architectural Review and Changes to Approved Preliminary/Precise Development Plan for the Coastal Meadows Residential Project (DR 05-39) consisting of 40 residential townhome units, clubhouse, and amenities on approximately 3 acres in the Medium Density Residential, Open Space and Planned Development Overlay zones located at 1275 North V Street (Assessor Parcel Number: 093-070-036). Amendments to the approved development plan include reduction of residential unit sizes, inclusion of mobility/adaptable units (handicap accessible), removal of eight garages (to be replaced with sixteen carports), carports to accommodate twenty-nine covered parking spaces, tandem parking within eight residential units, increase to the clubhouse size, removal of a pool and spa, and the addition of a gathering/open space area with a fire pit. An Addendum has been prepared to a Mitigated Negative Declaration (SCH No. 2006031092) previously prepared for this item pursuant to the California Environmental Quality Act (CEQA).

Greg Stones, Principal Planner, presented the staff report with a PowerPoint presentation. **Mr. Stones** noted that the project description noticed in the Lompoc Record had been updated for clarification purposes in the Planning Commission Agenda and that the majority of the project is in the Medium Density Residential (R2) Zoning District and the southwest corner of the property is in the Open Space (OS) Zoning District.

Commissioner Gonzales inquired as to who approves or denies the color scheme of the project, and why would Staff recommend another color than what is proposed.

Mr. Stones noted that discretion typically falls with Staff, but the Planning Commission has the authority to amend the Conditions of Approval (COA) if they choose.

Brian Halvorson, Planning Manager, noted some colors fade or are not aesthetically pleasing.

Open Public Comment for DR 05-39

Michael Mathews, with **Global Development Group**, thanked City Staff for their work on the project. **Mr. Mathews** noted that there is a proposed gate for the community, and that he is willing to work with Staff on the color scheme. **Mr. Mathews** felt that the proposed modifications improved upon the original design of the project. Changes were made to the project to bring it from market-rate housing to 100 percent affordable housing and meet newer State of California building and accessibility codes.

Commissioner Gonzales inquired on the difference between handicap accessible units and adaptable units.

Mr. Mathews stated that adaptable units are normal units that have integrated features that are adaptable, mobility units are 100 percent accessible.

Mr. Halvorson requested that **Mr. Mathews** provide more information regarding the proposed changes to the Clubhouse area of the project.

Mr. Mathews stated that in order to create a community environment and implement cost-saving measures the approved swimming pool area was removed and replaced with a proposed tot lot, fire pits, a sitting area, and an outdoor gathering area by the community laundry area.

Commissioner Cioni commented that he likes the updated architecture of the proposed project and inquired about the tandem parking.

Mr. Mathews stated that there is a single access point to a garage with tandem parking and noted that there is a logistical component by the residents for the tandem parking.

Mr. Halvorson noted that tandem parking was added in the 2019 Zoning Code update and that the Commission does have the authority to approve or deny the tandem parking proposal.

Brad Howren, resident of Lompoc, lives south of the project site on Andrews Way and expressed concerns regarding the impact on wildlife in the area and views for current residents.

Tim Fredrich, resident of Lompoc, inquired about the difference between the elevation of the property and the elevation at V Street. **Mr. Fredrich** noted that the property drops in elevation by approximately eight (8) feet at the end of the access road on the southwestern side of the property and inquired if this is where the retaining wall would be located. **Mr. Fredrich** expressed concerns regarding impacts on deer, foxes, and other wildlife in the area.

Mr. Mathews stated that the project has an onsite management team. The access road would remain where it is located and approximately eight (8) to ten (10) feet north of the road is where the retaining wall would be located. **Mr. Mathews** also stated that the wetland area will not be touched and that there are Mitigation Measures in the COA that pertain to wildlife preservation.

Inaudible comments from the audience.

Mr. Halvorson noted that the Mitigation Measures from the Mitigated Negative Declaration (MND) adopted for the original project are still in effect and that the environmental document did take into consideration biological impacts, including wildlife.

Inaudible comments from the audience.

Commissioner Cioni clarified the role of the Planning Commission for the members of the audience, stating that the **Commission** is tasked with ensuring that State and Local Laws are not broken by the proposed project and that the project is compatible with the City of Lompoc's General Plan and Zoning Ordinance. **Mr. Cioni** stated that the **Commission** by law cannot deny a project without specific legal findings to support the decision and explained that the Commission's decision can be appealed by anyone.

Close Public Comment for DR 05-39

MOTION: It was moved by **Commissioner Braxton**, seconded by **Commissioner Gonzales**, that the **Commission** adopt Resolution No. 958 (21) approving Architectural Review and changes to the previously approved Preliminary/Precise Development Plan for the Coastal Meadows Residential Project (DR 05-39) based upon the Findings in the Resolution and the attached Conditional of Approval as amended:

- Delete Condition of Approval P94.

VOTE: The motion passed on a voice vote of 3-0-2, with **Commissioners Badertscher and Caudillo** absent.

Public Hearing Item No. 2:

Planning Commission Consideration of Changes to an Approved Permit for the 233 Mixed Use project (DR 19-03).

Planning Commission consideration of changes to an approved permit for the 233 Mixed Use project (DR 19-03) located at 233 North H Street (APN: 085-081-002) to delete Conditions of Approval (P46, P47, P48, and P49) relating to Affordable Housing Requirements in the Old Town Lompoc Redevelopment Original Project Area that do not apply to the project. 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.

Open / Close Public Comment for DR 19-03.

MOTION: It was moved by **Commissioner Gonzales**, seconded by **Commissioner Braxton**, that the **Commission** adopt Resolution No. 959 (21) deleting Conditions of Approval relating to affordable housing requirements that do not apply to the 233 Mixed Use Project (DR 19-03) based upon the Findings in the Resolution and the attached Conditional of Approval to be deleted.

VOTE: The motion passed on a voice vote of 3-0-2, with **Commissioners Badertscher and 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 Gonzales**, that the **Commission** adopt the October 13, 2021 minutes.

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

DIRECTOR/STAFF COMMUNICATIONS:

- **Mr. Halvorson** discussed future Planning Commission Meetings, noting that the December 8, 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 Gonzales**, to adjourn the meeting at 7:32 P.M. to a regular meeting to be held on Wednesday, February 9, 2022, 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 3-0-2, with **Commissioners Badertscher and Caudillo** absent.

Brian Halvorson
Secretary

Federico Cioni
Chair