



Adopted February 12, 2020

**Minutes of the Regular Meeting of the Lompoc Planning Commission
Wednesday, December 11, 2019, at 6:30 p.m.
City Hall, 100 Civic Center Plaza, Council Chambers**

ROLL CALL: Commissioner Nicholas Gonzales (Chair)
Commissioner Federico Cioni (Vice-Chair) – Absent
Commissioner Steve Bridge
Commissioner Sasha Keller – Absent
Commissioner Ken Ostini

ORAL COMMUNICATIONS: None

PUBLIC HEARING ITEMS:

Item No 1:

Conditional Use Permit (CUP 19-06) for the Monex Place Wellness retail cannabis dispensary and delivery facility.

A request for a Conditional Use Permit from Joseph Martin (applicant) representing Monex Place Wellness for Planning Commission consideration of a cannabis dispensary and delivery service (medical and recreational) within an existing industrial building located at 1551 East Laurel Avenue (APN: 099-500-003) in the Industrial (I) zone. This action is exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

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

Christopher Glew, Legal Director of Monex Enterprises, **Patrick Martin** (brother of the applicant), **Mike Lang**, Operator, and **Ivy**, Assistant for Monex Enterprises were present and available to answer the Commissions questions. **Mr. Glew** noted the current state of the building and said they are looking forward to making improvements to it. He also stated they do not have any issues adding the required additional parking spaces.

Chair Gonzales inquired if the applicants have read the Conditions of Approval and would be able to comply with them. **Mr. Glew** responded yes.

Open /Close Public Hearing for CUP 19-06

MOTION: It was moved by **Chair Gonzales**, seconded by **Commissioner Bridge**, that the Commission adopt Resolution No. 924 (19) approving CUP 19-06 to allow the operation of a commercial retail cannabis dispensary and delivery service based upon the Findings of Fact in the Resolution, and subject to the attached Conditions of Approval as amended:

- P36 amend the language from Six (6) additional parking spaces to Seven (7) additional parking spaces; and
- F13 amend the language to read: “and meets all requirements of local and state law”

VOTE: The motion passed on a voice vote of 3-0-2 with **Commissioner Cioni** and **Commissioner Keller** absent.

NEW BUSINESS: None

ORAL COMMUNICATIONS: None

WRITTEN COMMUNICATIONS: None

APPROVAL OF MINUTES:

MOTION: It was moved by **Chair Gonzales**, seconded by **Commissioner Ostini**, that the Commission adopt the November 13, 2019 minutes. Per **Brian Wright-Bushman’s** direction, it is noted that **Commissioner Bridge** was absent from the November 13, 2019 meeting.

VOTE: The motion passed on a voice vote 3-0-2, with **Commissioner Cioni** and **Commissioner Keller** absent.

DIRECTOR/STAFF COMMUNICATIONS:

- The January 8, 2020, Planning Commission public hearing will be canceled due to a lack of items.
- The City of Lompoc submitted an application for the SB2 Planning Grant which would provide grant funding for regulation updates to allow accelerated housing production. **Brian Halvorson** thanked **Chair Gonzales** for the letter of support he provided.
- **Brian Halvorson** stated that there are cards on the dais for the Commission Members and thanked them for their hard work and dedication to the Commission throughout the year.

COMMISSION REQUESTS:

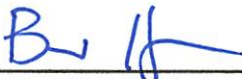
- **Commissioner Bridge** requested an electronic copy of the newly adopted Zoning Ordinance in addition to a hard copy. Mr. Bridge also requested that when the General Plan is updated that it be reviewed incrementally.

- **Commissioner Ostini** inquired about the old pool location and if the City has any plans for this site since it was recently demolished. Mr. Ostini made a request for staff to research and verify if there was an agreement between the City of Lompoc and the Manville Corporation for the City Hall property and what the land can be used for. Staff agreed to research this item and provide more information at the next Commission hearing on February 12, 2020.
- **Commissioner Ostini** inquired on the status of the Bailey Avenue Corridor application. **Brian Halvorson** noted that he recently received a letter from the County of Santa Barbara which stated they do not support the Sphere of Influence amendment/Annexation application for the Bailey Avenue Corridor and that they believe that the City of Lompoc has enough land for infill housing production and that the City should incentivize (and streamline regulations) existing multi-family sites prior to expanding their boundaries and converting agricultural land to housing. Mr. Halvorson also stated that a draft Memorandum of Agreement (MOA) was also sent to the County in December in order to begin a conversation regarding the proposal.

ADJOURNMENT:

MOTION: It was moved by **Chair Gonzales**, seconded by **Commissioner Ostini** to adjourn the meeting at 7:05 P.M. to a regular meeting on Wednesday, February 12, 2020, at 6:30 P.M. in City of Lompoc, Council Chambers.

VOTE: The motion passed on a voice vote of 3-0-2, with **Commissioner Cioni** and **Commissioner Keller** absent.



Brian Halvorson
Secretary



Nicholas Gonzales
Chair