



**Minutes of the Adjourned Special  
Meeting of the Lompoc Planning Commission  
Wednesday, January 26, 2022, 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  
Brian Wright-Bushman, Assistant City Attorney  
Cherridah Weigel, Development Services Assistant II

**ORAL COMMUNICATIONS (3 Minutes Maximum): None**

**PUBLIC HEARING ITEMS:**

**Public Hearing Item No. 1:**

**Conditional Use Permit (CUP 21-03) for a Wireless Telecommunications Facility for Dish Wireless**

Planning Commission consideration of a Conditional Use Permit for a wireless telecommunications facility to be affixed to a proposed light pole with supporting ground equipment on approximately 4.7 acres within a City Park (Ryon Park) in the Public Facilities (PF) zone located at 1050 West Cypress Avenue (APN: 091-110-015). This action is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines.

**Brian Halvorson, Planning Manager**, presented the staff report with a PowerPoint presentation. **Mr. Halvorson** stated that there was a memo on the dais for the **Commission** containing Conditions of Approval (COA) pertaining to Stormwater and Engineering conditions that were inadvertently left out of the draft COA and asked that the Commission incorporate the missing COA into their motion.

### Open Public Comment for CUP 21-03

**Jerry Ambrose**, the project applicant, called into the meeting and stated he was available for any questions from the **Commission**.

### Close Public Comment for CUP 21-03

**MOTION:** It was moved by **Commissioner Gonzales**, seconded by **Commissioner Caudillo**, that the **Commission** adopt Resolution No. 960 (22) approving a Conditional Use Permit (CUP 21-03) for the Dish Wireless Telecommunications Facility Project based upon the Findings in the Resolution and the attached amended Conditional of Approval.

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

### Public Hearing Item No. 2:

#### Request for an Amendment to a Conditional Use Permit (CUP 21-01) for the Golden State Remedies Cannabis Project

Planning Commission consideration of changes to an approved permit for the Golden State Remedies Cannabis Dispensary project (CUP 21-01) located at 311 North F Street (APN: 085-022-014) in the Industrial (I) zone to delete Condition of Approval (P25) relating to obtaining a building permit for an existing unpermitted structure located on the west end of the northern building prior to Planning Division sign-off of a Certificate of Occupancy. 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 Public Comment for CUP 21-01.

**Frank Rico**, the applicant, stated he is opening a non-store front cannabis delivery business. He asked the Commission to remove COA P25 from CUP 21-01. COA P25 requires demolition or a Certificate of Occupancy for a storage shed located on the same property but is not connected to or utilized by his business.

**Commissioner Caudillo** inquired if **Mr. Rico** was financially responsible for the storage shed in his lease agreement? **Mr. Caudillo** asked when the storage shed was built and if any of the other tenants have access or are responsible for the storage shed?

**Mr. Rico** stated that his lease agreement does not include the storage shed. He did not know when it was built and noted that no one but the property owner was responsible for the storage shed.

**JR Barto**, the property owner, stated that the storage shed has been in that location for 70 plus years. **Mr. Barto** mentioned that the shed was also there when other permits were issued for the property and stated that it is unreasonable for the new permit to be held up because of it.

The **Commission** inquired on the building permit and blueprints retention in general.

**Mr. Halvorson** noted that state law does not require the City to keep blueprints or plans on file for all projects.

**Commissioner Gonzales** requested that more information and clarification on the retention policies and laws pertaining to plans, blueprints, and permits be provided to the **Commission**.

### Close Public Comment for CUP 21-01

**MOTION:** It was moved by **Commissioner Caudillo**, seconded by **Commissioner Gonzales**, that the **Commission** adopt Resolution No. 961 (22) approving the deletion of Condition of Approval P25 for the Golden State Remedies Cannabis project (CUP 21-01) based upon the Findings in the Resolution and the attached amended permit.

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

### Public Hearing Item No. 3:

#### Presentation by the Independent Living Resource Center on accessible and affordable housing.

The presentation was postponed.

**NEW BUSINESS:** None

**ORAL COMMUNICATIONS (3 Minutes Maximum):** None

**WRITTEN COMMUNICATIONS:** None

### APPROVAL OF MINUTES:

**MOTION:** It was moved by **Commissioner Gonzales**, seconded by **Commissioner Badertscher**, that the **Commission** adopt the November 10, 2021 minutes.

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

**DIRECTOR/STAFF COMMUNICATIONS:**

**Brian Halvorson, Planning Manager**, provided updates to **Commission** on the following items:

- The Planning Division received this week the Administrative Draft of the Streetscape Multi-Modal Improvement Plan. Staff and consultants have been working on the plan for three years and look forward to bringing it before the **Commission** and **Council** in the next month or two.
- Senate Bill 9 (Ministerial Approval of Two Units & Lot Splits) became effective January 1, 2022. SB9 allows property owners to build more than one dwelling unit on parcels zoned for single-family residential and divide a lot up to 40% of the original lot size. There will be a Code amendment to incorporate these changes into the City's Zoning Code.
- Per California State law, cities must update the Housing Element of their General Plan every eight (8) years. Planning Staff distributed a Request for Proposal (RFP) in late 2021 and received a proposal from Planning Consultant Minter Harnish. The proposal's appropriations and the Professional Services Agreement will be presented to **City Council** next month. The proposal will also include technical updates to several sections of the 2030 General Plan in addition to the Housing Element.
- Recommendation to cancel the February 9, 2022, Planning Commission meeting and to have the **Commission** adjourn to the March 9, 2022, Planning Commission meeting.

**COMMISSION REQUESTS:** None

**ADJOURNMENT:**

**MOTION:** It was moved by **Commissioner Caudillo**, seconded by **Commissioner Gonzales**, to adjourn the meeting at 7:30 P.M. to a regular meeting to be held on Wednesday, March 9, 2022, at 6:30 P.M. in the City of Lompoc Council Chambers.

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



Brian Halvorson  
Secretary



Edwin Braxton  
Vice-Chair