



**Adopted Minutes of the Adjourned  
of the Lompoc Planning Commission  
Wednesday, August 10, 2022, at 6:30 P.M.  
City Hall, 100 Civic Center Plaza, Council Chambers**

**ROLL CALL:**

Commissioner Federico Cioni – Chair  
Commissioner Augusto Caudillo (Absent)  
Commissioner Dan Badertscher  
Commissioner Brianna Gonzales  
Commissioner Steve Bridge

**STAFF:**

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

**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 be adopted)

- Planning Commission 2021/2022 Annual Report  
(Summary of Commission Actions for the 2021/2022 Fiscal Year)

**MOTION:** It was moved by **Commissioner Cioni**, seconded by **Commissioner Gonzales**, that the **Commission** receive the 2021/2022 Annual Report and forward the report to City Council.

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

**PUBLIC HEARING ITEMS:**

**Public Hearing Item No. 1:**

**1. Architectural Design and Site Development Review for the Pettit Multi-Family Project (DR 22-01)**

Planning Commission consideration of Architectural Design and Site Development Review for a proposed residential multi-family project consisting of four (4) two-story duplexes (total of 8 units) with parking, landscaping and site improvements in the High Density Residential Planned Development (R3PD) overlay zone on approximately 0.32 acres of vacant land located at 518 North T Street (APN: 089-161-012). This action is categorically exempt from environmental review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

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

**Open Public Comment for DR 22-01**

**Commissioner Bridge** inquired if the buildings are duplexes or apartments, if the trees are required to be in boxes, and asked what does a bicycle station entail.

**Mr. Stones** stated that the buildings are duplexes due to the design and architecture and classified as apartments since they are all on a single lot. He stated that the tree boxes are indicating the size of the tree, and that the trees will be planted in the ground. **Mr. Stones** then stated that the bicycle repair stations are areas where the public can have access to tools that are attached to a pole/station, giving residents the ability to do repairs on their bicycles.

**Commissioner Bridge** inquired if there will be gates around the property or just around the trash disposal areas.

**Mr. Stones** stated that there will be gates around the trash areas, not around the whole development.

**Adam Pettit**, the applicant, stated that this development would be an improvement for the community versus the current existing empty lot.

**John Bellisario**, Architect and owner of Studio Prime, stated that the project could increase property value of the surrounding area.

**Commissioner Gonzales** inquired if the units are rentals.

**Mr. Pettit** informed **Ms. Gonzales** that the units will be for rent.

**Mr. Bridge** inquired if **Mr. Pettit** is satisfied with the conditions for this proposed project.

**Mr. Pettit** stated he is satisfied however, he mentioned that it would be beneficial for the area to not be a through driveway in order to keep busy traffic out of the neighborhood and keep it a family safe environment for the residents.

**Mr. Pettit** requested gating off the drive through access from the alleyway.

**Ms. Gonzales** inquired if the applicant would want this to be a solid gate or a rolling gate to allow access as needed.

**Mr. Pettit** stated that if the Fire Department needs a rolling gate that would be satisfactory, but that he just would like to keep other traffic out.

### **Close Public Comment for DR 22-01**

**MOTION:** It was moved by **Commissioner Bridge**, seconded by **Commissioner Gonzales** that the Commission adopt Resolution No. 969 (22) approving Architectural Design and Site Development Review (DR 22-01) and a Density Bonus for the Pettit Multi-Family project based upon the Findings in the Resolution and the attached Condition of Approval as amended below:

- Add Condition of Approval P59: *“The applicant may be allowed the option to have a wall or wall with gates at the rear of the property (east property line) along the alley if Fire Department standards are adhered to”.*

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

### **Public Hearing Item No. 2:**

#### **2. Conditional Use Permit for Manny’s Fitness (CUP 21-02)**

Planning Commission consideration of a Conditional Use Permit as requested from Manuel Ramos for a 2,400 square foot body weight fitness studio within an existing multi-tenant industrial complex on a 0.37 acre parcel located at 315 North F Street (APN: 085-022-014) in the Industrial (I) zone. This action is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

**Cherridah Weigel, Assistant Planner**, presented the staff report in a PowerPoint presentation.

#### **Open Public Comment for CUP 21-02**

**Commissioner Bridge** inquired if the CUP is required because this building is in an Industrial Zone and asked if there would be any new construction for this project.

**Mrs. Weigel** stated that yes a CUP is needed due to the fact that this building is in an Industrial zone and no new construction is needed. **Mrs. Weigel** stated that the building has been in existence for a number of years so a building permit has not been applied for yet. The applicant has been informed that there is a required Tenant Improvement submittal with the Building Division.

**Mr. Halvorson** stated that the Building Division did review this project and put in appropriate conditions.

**Close Public Comment for CUP 21-02**

**MOTION:** It was moved by **Commissioner Bridge** seconded by **Commissioner Gonzales**, that the **Commission** adopt Resolution No. 967 (22) approving a Conditional Use Permit (CUP 21-02) for Manny's Fitness based upon the Findings in the Resolution and the attached Condition of Approval as amended.

- Add Condition of Approval P23 – The applicant shall apply for a Building Permit from the City of Lompoc Building Division for tenant improvement and change of occupancy for the Manny's Fitness project.

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

**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 Cioni**, that the Commission adopt the June 8, 2022 minutes.

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

**DIRECTOR/STAFF COMMUNICATIONS:**

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

- Summary of Joint City Council/Planning Commission hearing from July 19, 2022
- Status of the General Plan Housing Element Update

**Mr. Halvorson** briefly discussed a complaint regarding cannabis odor and stated a resident felt that all cannabis uses should require a CUP.

**COMMISSION REQUESTS:**

The **Commission** requested the Planning Division to provide a staff report with code enforcements and regulations regarding cannabis issues for a future meeting.

The **Commission** requested code amendments relating to property or structures over 50 years of age as described in Chapter 17.516 (Certificate of Appropriateness) be included in the next Municipal Code Update.

**ADJOURNMENT:**

**MOTION:** It was moved by **Commissioner Cioni**, seconded by **Commissioner Bridge**, to adjourn the meeting at 7:47 p.m. and adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, September 14, 2022.

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



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Brian Halvorson  
Secretary



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Federico Cioni  
Chair