



**Adopted Minutes of the Adjourned
Lompoc Planning Commission
Wednesday, November 9, 2022 at 6:30 P.M.
City Hall, 100 Civic Center Plaza, Council Chambers**

ROLL CALL:

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

COUNCIL LIAISON:

Council member Mayor Jenelle Osborne

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 adopt

- Commission Letter of Support for the Regional Early Action Planning (REAP 2.0) grant

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Caudillo** that the **Commission** approve the Letter of Support for the Regional Early Action Planning (REAP 2.0) grant.

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

PUBLIC HEARING ITEMS:

Public Hearing Item No. 1:

1. Two-Year Time Extension for the Burton Ranch Vesting Tentative Map (LOM 570)

A request for Planning Commission consideration of a two-year time extension for the Burton Ranch (Towbes) Vesting Tentative Map (LOM 570) to subdivide an approximately 100.9 acre site into 229 lots located at the intersection of Harris Grade Road and Highway 1 within the Burton Ranch Specific Plan (SP) zoning district. (Assessor Parcel Numbers: 097-250-050, 097-250-051, 097-250-083, and 097-250-084). This action is categorically exempt from CEQA pursuant to Section 65457 of the Government Code as the proposal is consistent with the adopted Burton Ranch Specific Plan for which a Program Environmental Impact Report (SCH#2002091045) was previously certified.

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Bridge**, that the **Commission** removes Item 1 from the agenda based off the finding that no time extension is needed as the expiration date of the DA does not expire until May 31, 2024.

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

Public Hearing Item No. 2:

2. Architectural Design/Site Development Review & Preliminary Development Plan for the Smart & Final Project (DR 22-04)

Planning Commission consideration of Architectural Design/Site Development Review & Preliminary Development Plan (DR 22-04) to allow a demolition of an existing 13,800 square foot (approximate) multi-tenant retail building and the construction of a 27,000 square foot Smart & Final retail building on 2.52 acres within the existing Palm Square shopping center located at 1025 North H Street (APN: 089-011-022) within the Planned Commercial Development (PCD) and H Street Overlay (HSO) zones. 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 22-04

Stephen Peterson, Senior Associate Planner with Flowers and Associates Inc., presented a PowerPoint presentation and expressed their appreciation for City Staff in collaboration with working on this project, and has read and agrees with the Draft Conditions of Approval.

Alan Gottlieb, applicant, stated that they take pride in the property and have already added new striping, filled potholes, and added new LED lighting. The improvements have influenced the surrounding buildings to make improvements as well.

Casey Lynch, Director of Construction, stated that this project will provide jobs for 55 associates, 15 of those being full time, the remainder being part- part time. They expect to open in 2023.

Close Public Comment for DR 22-04

Commissioner Bridge, stated that the sidewalk connecting from H Street to Smart and Final is a great addition but, inquired if it would be possible to extend this walkway for residents in the Mobile Homes behind Smart and Final allowing easier access to the shopping center.

Brian Halvorson, Planning Manager, stated that there is an existing block wall along the Mobile Home Park, requiring them to put an opening could be challenging. The space behind Smart and Final would also be used for staff parking, having this area blocked off would keep the space safer for these workers.

Commissioner Caudillo stated that he is excited for this project, and he sees the appeal of adding the access to the shopping center from the Mobile Home Park but feels that the owner of the Mobile Home Park may not be interested in this idea.

Commissioner Cioni commented the improvements made to the shopping center look appealing. He also stated that depending on who owns the block wall separating the center and Mobile Home Park, could determine how the idea of creating an access could be handled.

Commissioner Bridge stated that installing a gate in the wall between Smart and Final and the Mobile Home Park would be beneficial for an ease of public access.

Commissioner Bridge stated that he feels keeping it closed does not meet goal of the General Plan. He also stated that the proposed parking spaces for motorcycles seemed ineffective.

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Caudillo**, that the **Commission** adopt Resolution No. 975 (22) approving Architectural Design/Site Development Review/ Preliminary Development (DR 22-04) for the Smart & Final project based upon the Findings in the Resolution.

- Add Condition of Approval B17. "Building Official shall be notified within 72 hours of the completed demolition of the existing structure on Parcel B (Assessor's Parcel Number: 089-011-022), so that an investigation of the existing structure on adjacent Parcel A (Assessor's Parcel Number: 089-011-036) may be performed to determine whether or not there are any code deficiencies associated with the demolition work."

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

Public Hearing Item No. 3:

3. Conditional Use Permit for Yeska Cannabis Dispensary (CUP 22-02)

Planning Commission consideration for a Conditional Use Permit (CUP 22-02) to establish the Yeska Cannabis Dispensary to allow the operation of a retail cannabis dispensary (open to the public) and delivery facility within an existing industrial multi-tenant airspace condominium complex located at 432 Commerce Court, Suites D & E (APN's: 093-480-003 and 093-480-005) in the Business Park (BP) zone. This action is categorically exempt from environmental review 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 22-02

Christina Perez Duval, applicant, stated her gratitude for City Staff on their assistance with this project, and has read and agrees with the Draft Conditions of Approval.

Close Public Comment for CUP 22-02

No further comments from Staff and the Commission.

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Caudillo**, that the **Commission** adopt Resolution No. 974 (22) approving a Conditional Use Permit (CUP 22-02) for the Yeska Cannabis Dispensary based upon the Findings in the Resolution.

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

Public Hearing Item No. 4:

4. Presentation on the Housing Element Update Site Inventory and Regional Housing Needs Allocation (GP 21-02).

Brian Halvorson, Planning Manager, presented a PowerPoint presentation.

Commissioner Bridge inquired about the statistics shown in the presentation regarding a 20% buffer being added to RHNA Cycles.

Brian Wright-Bushman, Assistant City Attorney, stated that it appears the buffer is not required for above moderate units.

Commissioner Bridge stated that the City should be thinking about annexing larger portions of land other than just the Bailey Avenue Parcels and also stated that the Circulation Element also needs to be addressed due to the Pale Blue Dot Space Center Proposal at Ken Adam Park.

Commissioner Cioni agreed with **Commissioner Bridge** that the City should try to annex more but mentioned that space is limited.

Mr. Halvorson stated that the Circulation Element is on the list of Elements that are being worked on and updated, along with the Housing, Safety, and Environmental Justice Elements.

Open/ Close Public Comment for GP 21-02

5. Planning Commission recommendations to the City Council for consideration of the adoption of amendments to regulations pertaining to Accessory Dwelling Units and Junior Accessory Dwelling Units (TA 22-02).

Planning Commission consideration of amendments to Lompoc Municipal Code Sections 17.208.030.A (Residential Zones Allowed Uses), 17.308.040.A (Parking Requirements), 17.324.020 (Applicability), 17.404.020 (Accessory Dwelling Units), 17.512.020 (Applicability), 17.704.020.A (Terms), and 17.708.020.D (Residential Use Types) to update local zoning regulations for compliance with State Law pertaining to Accessory Dwelling Units and Junior Accessory Dwelling Units. This action is exempt from California Environmental Quality Act (CEQA) review pursuant to Public Resources Code Section 21080.17.

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

Brian Wright Bushman, City Attorney, stated that ADU's were previously not required (prior to 2016) but more recently with their Pro Housing Movement, the State required cities to allow them under certain circumstances. Cities can set Development Standards allowing a mix of local and state control. The state has been more persistent about increasing housing, and there have been amendments every year that have decreased local control and required more ADU's. **Mr. Wright-Bushman** stated that there will be Housing Bills that make additional changes to ADU laws that go in affect January 1, 2023.

Commissioner Bridge requested this item to be continued to the next meeting to allow additional time for adequate review.

Commissioner Caudillo also requested to move the item to the next meeting.

Open/ Close Public Comment for TA 22-02

MOTION: It was moved by **Commissioner Bridge** seconded by **Commissioner Caudillo**, that the **Commission** continue the Text Amendment (TA 22-02) to the December 14, 2022, Planning Commission Meeting

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

NEW BUSINESS: none.

ORAL COMMUNICATIONS (3 Minutes Maximum):

Jenelle Osborne, Mayor, announced that she was appointed a seat on the Local Agency Formation Commission (LAFCO).

WRITTEN COMMUNICATIONS: none.

APPROVAL OF MINUTES:

MOTION: It was moved by **Commissioner Bridge**, seconded by **Commissioner Caudillo** that the **Commission** adopt the October 12, 2022 minutes.

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

DIRECTOR/STAFF COMMUNICATIONS:

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

- Summary of results of General Plan Housing Element Update Public Workshop held on Thursday, October 13, 2022
- Summary of New housing Bills (2023) including SB 6 and AB 2011, stating that Cities will have to allow Residential Housing in Commercial Zones. The Code would need to be updated to reflect this, and there will be many conditions to approve these new developments
- **Mr. Wright-Bushman** stated that developers would need to meet significant requirements, including affordability requirements to build residential units in commercial zones. This would take affect on July 1, 2023.
- Presentation regarding Cannabis Uses in the Planned Commercial Development (PCD) Zone, specifically distribution, will be brought to the December 14, 2022 Planning Commission Meeting

COMMISSION REQUESTS: none.

ADJOURNMENT:

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Bridge**, to adjourn the meeting at 8:02 p.m. and adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, December 14, 2022.

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



Brian Halvorson
Secretary



Federico Cioni
Chair