



**Draft Minutes of the Adjourned
Lompoc Planning Commission
Wednesday, June 14, 2023, at 6:30 P.M.
City Hall, 100 Civic Center Plaza, Council Chambers**

ROLL CALL:

Commissioner Federico Cioni
Commissioner Ron Fink
Commissioner Brianna Gonzales

COUNCIL LIAISON:

Council Member Jeremy Ball

STAFF:

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

ORAL COMMUNICATIONS (3 Minutes Maximum): None

PUBLIC HEARING ITEMS:

Public Hearing Item No. 1:

- 1. Architectural Design/Site Development Review and Preliminary Development Plan for an El Pollo Loco Drive-Through Restaurant (DR 22-07).**

A request for Planning Commission review of Architectural Design/Site Development review and a Preliminary Development Plan (DR 22-07) for a 1,822 square foot El Pollo Loco restaurant with drive-through and walk-up window (no indoor seating), outdoor dining, parking, and landscaping to be located at 925 North H Street in the Planned Commercial Development (PCD) and H Street Overlay (HSO) zoning districts. This action is categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines

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

Open Public Comment for DR 22-07

Braden Bernards, applicant, stated that he is available for any questions. His team did the Dutch Bros project a few years ago for the City of Lompoc as well.

Commissioner Gonzales asked if the applicant found any of the conditions unreasonable or unnecessary.

Mr. Bernards stated he is fine with all conditions.

Commissioner Fink stated that the Dutch Bros parking lot had enough space for the drive-thru, but the El Pollo Loco project does not seem to have enough space for all the cars that the project will attract. Mr. Fink stated that he foresees problems on H street with the traffic.

Mr. Bernards stated that he does feel like the traffic studies were very in depth and thorough and does not anticipate any issues.

Nicholas Gonzales, a resident, stated he also sees the concern with the possible increase of traffic by El Pollo Loco due to cars in the drive-thru queuing out onto H street. Mr. Gonzales stated that having a right turn only sign may help with traffic flow.

Bob Holloway, a resident, inquired why are they removing an existing driveway and replacing it with a curb, keeping the existing driveway could alleviate a lot of congestion.

Mrs. Weigel stated that an encroachment permit would be required when they remove the driveway but that the removal itself is not required.

Close Public Comment for DR 22-07

Commissioner Fink agreed with Mr. Holloway's idea and recommends putting a condition that would require exiting on the southeast corner of the property.

Brian Halvorson, Planning Manager stated that the existing driveway as it is configured does not work with the layout of the building or the drive-thru, if the Commission wants staff to investigate this further, another traffic study would be required and at this time staff is not sure this would be preferable. **Mr. Halvorson** stated that staff is also trying to maintain an urban canopy in the City and moving the driveway would result in removing a tree. Ultimately, staff wanted an overall circulation within this property and Mr. Holloway's property behind, but Mr. Holloway did not want through traffic on his property. That being said, this El Pollo Loco does not have indoor dining, so staff does believe that the design is sufficient based on the study.

Commissioner Cioni: inquired if the entrance/ exit of the drive-thru could be enlarged to create an easier turn ratio for traffic, by creating a straighter exit.

Mr. Halvorson stated that it would need to be reanalyzed with a Traffic Study and staff

would want to discuss these changes with the City's Engineering department as well as the Engineer that did the traffic study. Also, having a straight shot would not allow for cars to queue as easily when entering the drive-thru.

Commissioner Fink stated he views traffic studies with a piece of skepticism based off the traffic study for the Habit project and the traffic build up in that area.

Mr. Bernards stated he believes there may be flexibility in softening out the turn when exiting the drive-thru. As far the driveway entrance, after speaking with Cal Trans, he does not believe that moving the curb entrance will be doable.

Mr. Halvorson stated that staff could formulate a new condition so straightening out the drive-thru exit could be considered. **Mr. Halvorson** proposed wording for an additional condition in the Engineering section of the project's final conditions.

Commission Cioni agreed with the proposed additional condition wording.

Brian Wright-Bushman, Assistant City Attorney stated that there should be a third party to make a final decision on the design, in the case that there are disagreements with the traffic study Engineer and the City's Engineer, this person could be the Public Works Director.

MOTION: It was moved by **Commissioner Gonzales**, seconded by **Commissioner Fink** that the **Commission** Adopt Resolution No. 981 (23) recommending that the City Council approve architectural design/site development review and a preliminary development plan (DR 22-07) for the El Pollo loco drive-through restaurant located at 925 North H Street (APN: 089-070-006)

- Add Condition of Approval EN23: *“Upon review of the Engineering Division and the Engineering Consultant, the north eastern lane exit drive-through may be realigned if upon review such design will create a superior circulation design according to review and final approval by the Public Works Director”.*

VOTE: The motion passed on a voice vote of 3-0.

2. **Two Year Time Extension for the Transit Operation/Fleet Maintenance Facility Parcel Map (LOM 601).**

A request for Planning Commission consideration of a two year time extension for the Lompoc Transit Operation/Fleet Maintenance Facility Parcel Map. The property is located in the Industrial zoning district at the northeast corner of Chestnut Avenue and D Street (APN's: 085-033-001, -004, -005, -006, -007 and 085-040-001, -002, and a portion of the abandoned area of C Street). A Mitigated Negative Declaration (SCH# 2017051010) was prepared and an Addendum pursuant to the California Environmental Quality Act (CEQA) Guidelines.

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

Open Public Comment for LOM 601

Mr. Gonzales, a resident, stated that he is in favor of the extension, and feels that it is better to have something on the books versus nothing.

Close Public Comment for LOM 601

MOTION: It was moved by **Commissioner Fink**, seconded by **Commissioner Gonzales** that the **Commission** Adopt Resolution No. 982 (23) approving a two-year time extension for the Transit Operation/Fleet maintenance Facility tentative parcel map (LOM 601)

VOTE: The motion passed on a voice vote of 3-0

3. **Two Year Time Extension for the Castillo de Rosas Vesting Condominium Tentative Map (LOM 616).**

A request for Planning Commission consideration of a two year time extension for the Castillo de Rosas Vesting Condominium Tentative Map for 24 Residential Air Space Condominiums on property located at 109 South Third Street in the High Density Residential Planned Development (R3PD) zoning district. This action is categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

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

Open/Close Public Comment for LOM 616

MOTION: It was moved by **Commissioner Fink**, seconded by **Commissioner Gonzales** that the **Commission** Adopt Resolution No. 983 (23) approving a two-year time extension for the Castillo de Rosas Air Space condominium vesting tentative map for 24 residential air space condominiums (LOM 616)

VOTE: The motion passed on a voice vote of 3-0.

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 April 12, 2023 minutes.

VOTE: The motion passed on a voice vote of 3-0 with Commissioner Fink abstaining and Commissioner Cioni acknowledging he was absent.

DIRECTOR/STAFF COMMUNICATIONS:

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

- Staff has been working on updating the Housing Element and working with the Department of Housing & Community Development (HCD) and will be meeting with them soon to discuss comments they have.
- Staff is working on multiple other 2030 General Plan Updates that include: the Environmental Justice Element, Circulation Element, as well as a Safety Element Update.
- Commissioner Ron Fink has returned as a Planning Commissioner, the Planning Commissioner is still in need of two more members, they can apply with the City Clerk.
- Staff is requesting a Letter of Support from the Commission to apply for a Safe Streets/Roads for All grant.

MOTION: It was moved by **Commissioner Fink**, seconded by **Commissioner Gonzales**, to sign the Letter of Support for the City's application for the Safe Streets/ Roads for All grant.

VOTE: The motion passed on a voice vote of 3-0.

COMMISSION REQUESTS: None

ADJOURNMENT:

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Gonzales**, to adjourn the meeting at 7:23P.M. and adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, July 12, 2023, at 6:30 P.M. in the City of Lompoc Council Chambers.

VOTE: The motion passed on a voice vote of 3-0.

Brian Halvorson
Secretary

Federico Cioni
Chair