



**Adopted Minutes of the Adjourned
Lompoc Planning Commission
Wednesday, August 9, 2023, at 6:30 P.M.
City Hall, 100 Civic Center Plaza, Council Chambers**

ROLL CALL:

Commissioner Federico Cioni (Chair)
Commissioner Brianna Gonzales
Commissioner Ron Fink

COUNCIL LIAISON:

Council Member Mayor Jenelle Osborne

STAFF:

Brian Halvorson, Planning Manager
Brian Wright-Bushman, Assistant City Attorney
Greg Stones, Principal Planner
Camri Smith, Development Services Assistant
Jennifer Gonzalez-Diaz, Planning Intern

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 2022/2023 Annual Report
(Summary of Commission Actions for the 2022/2023 Fiscal Year)

Open/ Close Public Comment for Consent Calendar

MOTION: It was moved by **Commissioner Gonzales**, seconded by **Commissioner Fink** that the **Commission** receive the 2022/2023 Annual Report and forward the report to City Council.

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

PUBLIC HEARING ITEMS:

Public Hearing Item No. 1:

1. Architectural Design/Site Development Review for the Solvang Brewing Bottling Facility (DR 21-04).

Planning Commission review of Architectural Design/Site Development review (DR 21-04) for a 4,950 square foot bottling facility and 85 square foot cooler addition to an existing building on a 0.96 acre site for the Solvang Brewing Company located at 222 & 234 North H Street (APN's: 085-082-014 & 015) in the Old Town Commercial (OTC) zoning district. 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.

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

Brian Halvorson, Planning Manager stated that the project did not meet the Old Town Requirements, however, staff worked very hard on creating an alternative design for the Planning Commission to consider. It was difficult to come to a consensus with the applicant, but alternatives were given to have a balance between the code requirements and what could be considered as an alternate design.

Commissioner Fink inquired if the distance from the cargo doors to the edge of the alley will be sufficient space for trucks to unload without blocking the alley.

Mr. Stones stated the applicant would need to confirm based on the size of the truck.

Applicant Inaudible

Commissioner Fink confirmed that that the applicant stated it would be enough space.

Open Public Comment for DR 21-04

Steve Reese, architect, stated that he was not aware of revised conditions, and only received other conditions on Monday. Mr. Reese informed the Commission that he has several issues with the Conditions of Approval starting with condition P50, regarding pedestrian access.

Mr. Halvorson stated that the path between the new bottling facility and the existing path would need to connect.

Mr. Reese stated that he feels the condition has been met. Mr. Reese continued with Condition P52, regarding covered trash enclosures. Mr. Reese provided documents to the commission including comments from Fire Marshall Dena Paschke. Mr. Reese continued to discuss his request to have the following conditions removed or modified: P53, involving decorative wall lighting, P54 regarding decorative parking lot lights, P57, requesting

additional windows, doors, and other openings, P58, regarding tree selection, P59 regarding the restaurants meat smoker to be removed, as well as P60, the removal of storage at adjacent properties. Mr. Reese also requested an amendment to the proposed hours of operation of the bottling facility to closer match the operating hours of the restaurant.

Mr. Renfrow, applicant, and owner of the building stated that the bottling facility operations would not be heard from outside of the building.

Steve Bridge, a resident, stated the conditions applied seem to be applicable to retail along the street. Mr. Bridge stated that the bottling facility being proposed is located towards the back of the lot and is not retail. Mr. Bridge stated that more than half of these conditions should not apply to this building due to it not being street front retail.

Close Public Comment for DR 21-04

Commissioner Gonzales agreed with amending condition P58, allowing the original proposed Olive trees.

Mr. Halvorson stated that staff had recommended other alternatives to provide more tree canopy cover.

Commissioner Fink stated that he agreed with Mr. Bridge's comment regarding if the project were retail shopping, it would need to be closer to the front street property line, however since it is more of an industrial use, the building placement makes sense. Regarding condition P52, he agreed with the applicant that the door on the trash enclosures do not need to be required. **Mr. Fink** stated that for condition P53, the original design proposed by the applicants is sufficient.

Commissioner Gonzales inquired what the inside of the building will look like.

Mr. Reese stated that more than half of the interior will be a walk in cooler, the other half will be the production line, as well as a bathroom.

Mr. Renfrow informed the Commission that the windows were required by the code but that they are requesting less window coverage and higher placement due to the windows being a safety concern when moving equipment around in facility.

Commissioner Cioni stated he would be in favor of removing condition P54, regarding the decorative light fixtures.

Mr. Halvorson stated that the current applicant's proposal does not meet the code requirements. Staff is trying to create a more desirable downtown area with ambient lighting and appealing landscaping.

Mr. Reese stated that the proposed lighting from staff does not provide efficient lighting, the current lights on site provide sufficient lighting, and proper lighting is an important element in addressing safety concerns.

Commissioner Cioni stated that the decorative lighting, condition P54, should not be a condition of approval.

Commissioner Fink inquired about condition P59 regarding the meat smoker.

Commissioner Cioni stated that the condition should require the applicant to provide a description to staff of the smoker to obtain proper permitting rather than the threat of removal of the smoker. **Mr. Cioni** requested the removal of P60, regarding the offsite storage since it is a separate address, it should not be a requirement for this project.

Commissioner Fink inquired why condition P50 is required if there is already a walkway.

Mr. Halvorson stated that the surface is not a permeable surface.

Brian Wright-Bushman, City Attorney, stated that the primary entrance of the building shall be located to face a street or be connected to a street via a courtyard, walkway, plaza, or similar public entrance. The pedestrian walkway must be a minimum of 6 feet wide, hard surfaced, and paved with permeable materials.

Mr. Halvorson stated that staff could work with the Building Official regarding the surface.

Mr. Renfrow stated that the project has over 6,000 square feet of permeable space and the pathway exists, he is unclear as to why it needs to be permeable.

Commissioner Cioni agrees with the applicant that they have met storm water requirements. However, based on the attorney's findings, the pathway needs to be made with permeable materials, which it is currently not.

MOTION: It was moved by **Commissioner Fink**, seconded by **Commissioner Gonzales** that the **Commission** Adopt Resolution No. 984 (23) approving architectural design/ site development review (DR 21-04) for the Solvang Brewing Company Bottling Facility based upon the Findings in the Resolution and the attached Conditions of Approval as amended.

- Amend Resolution No. 984, Section 1 Striking G 2a, b, and d.
- Modify P50, P52, P58, P59.
- Strike P54, P57, P60.
- Amend hours of operations to be consistent with the existing restaurant facility based on the 2015 conditions of approval.

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

2. Presentation on new improvements and upcoming projects in the Planning Division.

Jennifer Gonzales-Diaz, Planning Intern, presented a PowerPoint summarizing recent and upcoming projects. Following the presentation, there were no questions or comments from the Commission.

3. General Plan Housing Element Update Presentation and summary of recent feedback received from the California Department of Housing and Community Development (GP 21-02).

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

Open/ Close Public Comment

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 14, 2023, minutes with modifications on wording of prior approval of minutes, stating that **Commissioner Fink** acknowledged he was absent rather than abstaining.

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

DIRECTOR/STAFF COMMUNICATIONS:

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

- The city of Lompoc 135th Anniversary Celebration will be held on Saturday, August 12th.
- Staff participated in the Old Town Market and information was given out to the public regarding ADU's, zoning, and other planning items. Staff had a great time communicating with members of the public and stated they look forward to doing it again soon.

COMMISSION REQUESTS:

Commissioner Fink requested that the Code Enforcement officer investigate signs around town, specifically on Ocean, North H, and West Central Avenue to make sure they are compliant with the code.

ADJOURNMENT:

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Gonzales**, to adjourn the meeting at 8:33 P.M. and adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, September 13, 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