



**Draft Minutes of the Adjourned
Lompoc Planning Commission
Wednesday, December 13, 2023, at 6:30 P.M.
City Hall, 100 Civic Center Plaza, Council Chambers**

ROLL CALL:

Commissioner Federico Cioni (Chair)
Commissioner Brianna Gonzales
Commissioner Steve Bridge
Commissioner Chris Braxton

COUNCIL LIAISON:

Council Member Victor Vega

STAFF:

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

ORAL COMMUNICATIONS (3 Minutes Maximum): None.

PUBLIC HEARING ITEM:

Public Hearing Item No. 1:

1. Architectural Design/Site Development Review for a Paramedic Station (DR 23-05).

Planning Commission consideration of Architectural Design and Site Development Review for a paramedic station within an 840 square foot manufactured structure to be utilized for emergency paramedic personnel, installation of new landscaping, and parking on approximately 0.32 acres of City owned property located at 112 and 118 South G Street (APN's: 085-163-018 & 085-163-019) in the Public Facilities and Institutional (PF) zone. 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.

Open Public Comment for DR 23-05

Brian Fallon, City of Lompoc Fire Chief summarized the process for paramedic services and that the County will be providing EMT services starting March 1, 2024. Chief Fallon is okay with the conditions of approval.

Steve Reese, Architect, stated that there will be two phases of the project, and he accepts the conditions of approval.

Close Public Comment for DR 23-05

Commissioner Bridge inquired if a grease trap is required.

Mr. Halvorson stated that there is a kitchen, but he is not certain if that will be a requirement without anyone from Wastewater being present for input.

Mr. Reese stated that he is not concerned about the condition of the grease trap and has talked with staff from Wastewater.

Commissioner Bridge inquired if the wall would still be required if this were a residential project and expressed concerns about graffiti.

Mr. Halvorson stated that they will double check that this is required due to it being in the PF zone, and pointed out that the facility will be noisier than a typical residential zone, and they may need to turn lights on at any hour.

Chief Fallon stated that the staff is considered to be located in a residential area, so the standard practice is that lights and sirens do not get turned on until they are on Ocean Avenue.

Commissioner Braxton inquired if there is enough clearance for the rigs to get onto the street and asked if there would be a gate to close off the area for security.

Chief Fallon confirmed that there will be plenty of space for parking ambulances as well as staff parking. Currently, there is a wooden fence that has to be closed manually, they are hoping for a motorized fence in the future.

MOTION: It was moved by **Commissioner Braxton** seconded by **Commissioner Gonzales** that the **Commission** adopt Resolution No. 996 (23) approving Architectural Design/ Site Development Review (DR 23-05) for the Paramedic Station based upon the Findings in the Resolution including the approved changes presented to the Commission in the supplemental memo deleting Fire Department Condition of Approval F13 and adding the following condition:

F14. Residential fire sprinklers (NFPA13D) are required for the paramedic housing.

VOTE: The motion passed on a voice vote of 4-0.

2. Architectural Design/Site Development Review for the Taco Bell Remodel Project (DR 23-02).

Planning Commission consideration of Architectural Design and Site Development Review for a proposed interior and exterior remodel of an existing Taco Bell fast food (with drive-thru) restaurant and landscape rehabilitation on approximately 0.57 acres of developed land within the Mission Plaza shopping center located at 1548 North H Street (APN: 093-490-007) in the Planned Commercial Development (PCD) and H Street Overlay (HSO) zones. This action is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

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

Commissioner Bridge commented about the drive thru and sidewalk possibly having a blind spot.

Open Public Comment for DR 23-02

Alberto Quinones, with BMI Architecture, stated that the team has no objections to the conditions of approval. Mr. Quinones stated that the franchise requires a refresh every 10 years and they also want to fix some accessibility issues and add a walk up window to the location.

Commissioner Bridge asked if the intent is to get rid of indoor dining.

Mr. Quinones stated that they are not getting rid of indoor dining, but they are reducing it to enlarge the kitchen space.

Nicholas Gonzales, a resident, expressed concerns about the pathways being added and people loitering on new pathways.

Close Public Comment for DR 23-02

MOTION: It was moved by **Commissioner Gonzales**, seconded by **Commissioner Bridge** that the **Commission** adopt Resolution No. 995 (23) approving Architectural Design/ Site Development Review (DR 23-02) for the Taco Bell Remodel based upon the Findings in the Resolution with the following revisions:

- Revision to Condition P51 relating to landscaping along the western property line in accordance with the Planning Commission memo
- Addition of walk up window to plans.

VOTE: The motion passed on a voice vote of 4-0.

3. **General Plan Amendments, Zone Change and Zoning Text Amendments (GP 23-02 & ZC 23-01) for Various Properties in the City associated with the City of Lompoc 2030 General Plan Housing Element Update (GP 21-02).**

Planning Commission consideration of recommendations to the City Council for General Plan Amendments, Zone changes, and Zoning Code text changes required as part of the Housing Element Update and associated with the Planned Development Overlay zone (GP 23-02 & ZC 23-01), including but not limited to (i) changing an approximately 10-acre site located at 1600 East Ocean Avenue (APN: 085-360-007) from the General Commercial (GC) to Mixed Use (MU) General Plan land use designation and from the Planned Commercial Development (PCD) to Mixed Use/ Planned Development Overlay (MU/PD) zoning district, and (ii) changing an approximately 2.9-acre site located at 917 East Walnut Avenue (APN: 085-110-026) from the Business Park (BP) to High Density Residential (HDR) General Plan land use designation and from Business Park (BP) to High Density Residential/ Planned Development Overlay (R3/PD) zoning district. In addition, a Planned Development Overlay zone would be added to 124 properties throughout the City as listed in the table below. Finally, the proposed changes would amend requirements in the Zoning Code related to the Planned Development Overlay and would amend the General Plan Land Use Element and Zoning Code to implement the requirements of Government Code Section 65583.2(c), (h), and (i). This project is covered under the Final Environmental Impact Report (EIR) certified for the 2030 General Plan update (Lompoc General Plan Update EIR, State Clearinghouse Number 2008081032) and an Addendum was prepared pursuant to CEQA Guidelines Sections 15162 and 15164. No further environmental review is required.

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

Brian Wright-Bushman, Assistant City Attorney stated that **Commissioner Cioni** does have a conflict of interest with 913 Clemens Way, one of the sites on the list to be considered to have a PD Overlay.

Commissioner Cioni recused himself, stepped down from the dais, and exited the room.

Open Public Comment for GP 21-02

Mr. Gonzales stated that the particular lot (913 Clemens Way) would benefit from having the PD Overlay.

Close Public Comment for GP 21-02

MOTION: It was moved by **Commissioner Bridge**, seconded by **Commissioner Braxton** that the **Commission** adopt Resolution No. 997 (23) recommending that the City Council approve Amendments to the General Plan, Zone Change and Text Changes to the General Plan Land Use Element and Zoning Code based upon the Findings in the Resolution for the specific property located at 913 Clemens Way.

VOTE: The motion passed on a voice vote of 3-0-1 with Commissioner Cioni not participating due to a conflict of interest.

Commissioner Cioni rejoined the dais.

Re-Open Public Comment for GP 21-02

Mr. Gonzales expressed concerns about information not being clear and parking lot concerns in the downtown area.

Darren Stevens, a resident, inquired if the building permit process would still be through the City or through the State. Mr. Stevens also inquired about whether the lot at 1600 East Ocean Avenue would have height requirements.

Mr. Halvorson stated that the PD Overlay does not add any different permit submittal requirements. For the height requirements, those could have deviations, but plans would still need to be submitted and approved.

Re-Close Public Comment for GP 21-02

Commissioner Bridge inquired what is the purpose of the PD Overlay and if it affects the RHNA numbers and if projects still need to get approved by Planning if the developer is not using the PD overlay flexibility, but rather using the base, such as the R1 requirements.

Mr. Halvorson stated that the purpose is to create more flexibility in development standards. The RHNA numbers would not change. The understanding is that people may apply the base without having to do the overlay.

MOTION: It was moved by **Commissioner Bridge**, seconded by **Commissioner Braxton** that the **Commission** adopt Resolution No. 997 (23) recommending that the City Council approve Amendments to the General Plan, Zone Change and Text Changes to the General Plan Land Use Element and Zoning Code based upon the Findings in the Resolution

VOTE: The motion passed on a voice vote of 4-0

NEW BUSINESS: None.

ORAL COMMUNICATIONS (3 Minutes Maximum):

Mr. Gonzales encouraged Commissioners to subscribe to the HCD newsletter to learn more about housing laws and bills that are taking effect.

Mr. Halvorson stated that staff can forward summaries that they receive on new bills to the Commission.

WRITTEN COMMUNICATIONS: None.

APPROVAL OF MINUTES:

MOTION: It was moved by **Commissioner Gonzales**, seconded by **Commissioner Cioni** that the **Commission** adopt the October 25, 2023, minutes with additional comments made by **Commissioner Bridge**, and November 8, 2023, minutes.

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

DIRECTOR/STAFF COMMUNICATIONS:

Camri Smith, Development Services Assistant, gave a summary on research regarding Digital Planning Commission Packets and asked for input from the Commission.

The **Commission** stated that a mix of digital and paper packets would be beneficial.

Mr. Halvorson provided a Housing Element Update which went to the November 21, 2023, City Council Meeting including some items that the City Council agreed and disagreed with the Planning Commission.

Mr. Halvorson also addressed the Commissioner Requests relating to the Circulation Element Update and McLaughlin Bridge and mentioned he spoke with Engineering Staff, and they would attend future meetings when discussing the Circulation Element and that the Engineering Division stated that reopening of the McLaughlin Bridge does not seem realistic.

COMMISSION REQUESTS:

Commissioner Bridge stated: (verbatim) I'd like to have on the record that Staff took forward the General Plan Housing Element Update for approval to the City Staff with all the items recommended by the Commission as being presented as concerns to getting the GP Housing Element Update approved. This was in conflict with a statement made by Staff prior to our vote in the last meeting. As a result, I believe, particularly the lots, the City lots got reversed because they presented concerns. In the future, when we're having items like this, I'm going to request a copy of the Staff presentation prior to my actual approval, or voting my approval, we can obviously do whatever we want, but it has considerably reduced my trust in going forward because they were presented as concerns, they were not just presented, as like all the other changes that were made, specifically the PC's recommendations were brought forth as concerns. So, I'd like to put in the record if it could be in the minutes.

Commissioner Bridge: requested a schedule for the Circulation Element.

Mr. Halvorson stated that he does not have a schedule with him tonight but will provide one to the Commission.

Commissioner Braxton stated that he provided his recommendation directly to the Council Member who appointed him. While the Council Member accepted his recommendation, they did not agree with the recommendation and voted how they wanted on the item being presented. It reiterated to me that we are advisory.

Commissioner Cioni stated that the ultimate decision is up to the City Council and noted that sometimes the way information is presented can affect an outcome.

Commissioner Braxton requested updates, possibly quarterly or semi-annually, on new housing laws.

Mr. Halvorson requested the cancellation of the January 10, 2024, Planning Commission Meeting due to staffing outages.

MOTION: It was moved by **Commissioner Bridge**, seconded by **Commissioner Gonzales**, to cancel the Regular Meeting on Wednesday, January 10, 2024.

VOTE: The motion passed on a voice vote of 4-0

Commissioner Cioni inquired on the next steps for the Housing Element Update with the HCD review and inquired if it would be returning to the Commission.

Mr. Halvorson stated that HCD has 60 days to provide comments to the city. The comments will be reviewed by City Staff and the City Attorney, depending on the comments they may need to be presented to the Planning Commission or go directly to the City Council.

ADJOURNMENT:

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Gonzales**, to adjourn the meeting at 8:13 P.M. and adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, February 14, 2024, in the Lompoc Council Chambers.

VOTE: The motion passed on a voice vote of 4-0.

Brian Halvorson
Secretary

Federico Cioni
Chair