



**Draft Minutes of the Adjourned
Lompoc Planning Commission
Wednesday, April 10, 2024, 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 – Absent

COUNCIL LIAISON:

Victor Vega

STAFF:

Brian Halvorson, AICP, Planning Manager
Joshua Imeri-Garcia, Assistant City Attorney
Cherridah Weigel, Associate Planner

ORAL COMMUNICATIONS (3 Minutes Maximum): None.

PUBLIC HEARING ITEM:

Public Hearing Item No. 1:

1. Architectural Design/Site Development Review for a Starbucks Drive Through Coffee Shop and Certification of a Negative Declaration DR 2023-0004

Planning Commission consideration of Architectural Design/Site Development Review (DR 2023-0004) for the construction of a 1,200 square foot Starbucks drive-through coffee shop with walk-up window (no indoor seating), trash enclosure, parking, and landscaping to be located at 901 North H Street and 101 West Oak Avenue (APNs: 089-070-027 and 089-070-030) in the Planned Commercial Development (PCD) and H Street Overlay (HSO) zoning districts. A Negative Declaration has been prepared for the project pursuant to the requirements of the California Environmental Quality Act (CEQA) Guidelines.

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

Brian Halvorson, Planning Manager stated that the applicant has submitted a revised site plan showing the requested circulation changes. The submission was recent and there was not enough time to include the changes in the Commission packets.

Commissioner Bridge requested clarification on the H Street driveways and walk-up traffic.

Ms. Weigel clarified that there is a walkway crossing the drive aisle which leads to the walk-up window, and that there are two existing driveways on North H Street, and the northern driveway would remain and the southern driveway would be removed and replaced with frontage improvements.

Open Public Comment for DR 2023-0004

Andrew Gharibian, the applicant, stated that it has been a great process working with staff, and he was available for any questions.

Chair Cioni asked if he has had the opportunity to review the Conditions of Approval for the project and if everything looks good.

Mr. Gharibian stated that he has reviewed the Conditions, and everything looks good.

Close Public Comment for DR 2023-0004

MOTION: It was moved by **Commissioner Bridge** and seconded by **Commissioner Gonzales** that the **Commission** adopt Resolution No. 1002 (24) Certifying the Negative Declaration and approving the Architectural Design/Site Development Review (DR 2023-0004) for the Starbucks Drive-Through Coffee Shop based upon the Findings in the Resolution with the following revision:

VOTE: The motion passed on a voice vote of 3-0-1 with commission Braxton being 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 Bridge** that the **Commission** adopt the March 13, 2024 minutes.

VOTE: The motion passed on a voice vote of 3-0-1 with commission Braxton being absent.

DIRECTOR/STAFF COMMUNICATIONS:

Brian Halvorson, Planning Manager, provided information on the following items:

- Starting in May we will have the Planning Commission Minutes listed under Consent Items on the agenda instead of a separate item on the agenda.

- We are waiting to hear back from HCD to schedule a meeting and informal review of proposed changes to the Housing Element General Plan Update prior to bringing the Update back to the Commission and Council.
- The Environmental Justice General Plan Update will be heard at the May Planning Commission Meeting. The consultant will be available by telephone for any technical inquiries.

COMMISSION REQUESTS:

Commissioner Bridge inquired on the status of El Pollo Loco.

Mr. Halvorson stated that El Pollo Loco is still moving forward and that they are on their third Building Plan Check and that they have changed project managers.

Commissioner Bridge inquired if there was a “Builder’s Remedy” project application submitted in the County of Santa Barbara near Lompoc.

Mr. Halvorson stated after the LAFCO denial of the Sphere of Influence boundary change for the Bailey Avenue Area the applicant was frustrated and submitted a “Builder’s Remedy” project application to the County of Santa Barbara for the Bodger property located on West Olive Avenue between West Olive Avenue and West Ocean Avenue, west of South V Street. The City of Lompoc has not issued a “Can & Will Serve” letter for utilities for the property. There is a current agreement to service utilities to the property for agricultural purposes only, not for residential uses.

Mr. Halvorson also noted that LAFCO has set up meetings with all the Municipalities within the County to discuss proposed boundary changes.

ADJOURNMENT:

MOTION: It was moved by **Commissioner Cioni** seconded by **Commissioner Gonzales**, to adjourn the meeting at 6:51 P.M. and adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, May 8, 2024, in the Lompoc Council Chambers.

VOTE: The motion passed on a voice vote of 3-0-1 with commissioner Braxton being absent.

Brian Halvorson, AICP
Secretary

Federico Cioni
Chair