



**Minutes of the Regular Meeting of the Lompoc Planning Commission  
Wednesday, June 12, 2019, at 6:30 p.m.  
City Hall, 100 Civic Center Plaza, Council Chambers**

**ROLL CALL:** Commissioner Nicholas Gonzales  
Commissioner Christopher Braxton – absent  
Commissioner Federico Cioni  
Commissioner Sasha Keller  
Commissioner Steve Bridge

**STAFF:** Planning Manager Brian Halvorson  
Principal Planner Greg Stones  
Senior Environmental Coordinator Stacy Lawson  
Assistant Planner Hannah Nguyen  
Assistant City Attorney Brian Wright-Bushman

**ORAL COMMUNICATIONS:** None

**PUBLIC HEARING ITEMS:**

**ITEM 1:**

**Two Year Time Extension for the Santa Rita Hills Wine Facility Tentative Parcel Map (LOM 582)**

A request for Planning Commission consideration of a two-year time extension submitted by Stephen Zotovich representing Peregrine Realty Partners for the Santa Rita Hills Wine Facility Tentative Parcel Map to subdivide approximately 9.4 acres into four (4) lots. The property is located at the northeast corner at the intersection of North Twelfth Street and Highway 246 (APN: 099-141-034) in the Planned Commercial Development (PCD) and Business Park (BP) zoning districts. An Environmental Impact Report (SCH #2008081067) was previously prepared for this project pursuant to Section 15074 of the California Environmental Quality Act (CEQA). An addendum to the EIR has been prepared for the proposed time extension pursuant to CEQA.

**Assistant Planner Hannah Nguyen** summarized the written staff report with a PowerPoint presentation.

[Open / Close Public Hearing for LOM 582](#)

**MOTION:** It was moved by **Commissioner Cioni**, seconded by **Chair Gonzales**, that the Commission adopt Resolution No. 909 (19) approving a two-year Time Extension and adopting an Addendum to the EIR for the Santa Rita Hills Wine Facility Tentative Parcel Map (LOM 582) based upon the Findings in the Resolution and subject to the attached Conditions of Approval.

**VOTE:** The motion passed on a voice vote of 4-0, **Commissioner Braxton absent.**

**ITEM 2:**

**Chair Gonzales** stated that he has a conflict of interest for Item No. 2 and recused himself and left the Council Chambers.

**Conditional Use Permit for a Fifteen Unit Apartment Complex (CUP 18-04)**  
**Continued from February 27, 2019 meeting**

A request from Tony Tomasello of RRM Design Group representing the Housing Authority of the County of Santa Barbara (property owner) for Planning Commission consideration of a proposal for a fifteen unit apartment complex. The project site is 0.39 acres and is located at 1401 East Cypress Avenue (APN: 085-150-089) in the Commercial Office (CO) zoning district. This action is categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA).

**Principal Planner Greg Stones** summarized the written staff report with a PowerPoint presentation.

**Assistant City Attorney Brian Wright-Bushman** confirmed that **Commissioner Bridge** has reviewed the audio recording of the February 27, 2019 Planning Commission meeting, therefore, he can participate in the discussion and vote on this item.

Open Public Hearing for CUP 18-04

**Tony Tomasello of RRM Design Group** representing the property owner, the Housing Authority of the County of Santa Barbara, presented a PowerPoint presentation of the project which includes:

- The project is exceeding the State Density Bonus law of 1 Parking Space per unit
- Requested a reduced landscape buffer
- They are addressing StormWater issues by installing a new underground basin
- Craftsman architecture is aesthetically compatible with the surrounding development.

**Louise Gray**, resident, spoke regarding the letter she submitted dated June 11, 2019, which was provided to the Commission as supplemental information.

**Mary Wollert**, resident, expressed concerns regarding Lompoc's excessive low-income housing, the lack of maintenance for the current low-income housing, and traffic conditions in the area.

**Cecilia Frederick**, resident, expressed concern with traffic safety in the area.

Close Public Hearing for CUP 18-04

After discussion **the Commission** provided staff with the following direction:

It was requested that Staff provide additional information regarding traffic safety, crime rates, and calls for emergency services anticipated for the project. In addition, an analysis of the cost of these services compared to the property tax income received by the City for this property. A copy of the Santa Barbara County Association of Governments (SBCAG) Regional Housing Needs Assessment (RHNA) analysis was also requested.

**MOTION:** It was moved by **Commissioner Cioni** seconded by **Commissioner Bridge**, that the Commission continue Conditional Use Permit (CUP 18-04) for a fifteen-unit apartment complex to the August 14, 2019, Planning Commission meeting for additional analysis.

**VOTE:** The motion passed on a voice vote of 3-0-1-1, with **Commissioner Gonzales Not Participating** and **Commissioner Braxton absent**.

**Commissioner Gonzales** returned to the dais.

**NEW BUSINESS:**

- Presentation on Historic Structure property designations was presented by **Senior Environmental Coordinator Stacy Lawson** in preparation for an upcoming agenda item which would include property owner notification.

**ORAL COMMUNICATIONS:**

**Louise Gray**, resident, verified that the Commission received and will consider her letter.

**Teddy Grossini**, resident, and the current owner of the McCabe House, expressed concern that the Heritage Designation could possibly “downgrade” the property.

**WRITTEN COMMUNICATIONS:** None

**APPROVAL OF MINUTES:**

**MOTION:** It was moved by **Chair Gonzales**, seconded by **Commissioner Bridge**, that the Commission adopt the minutes of November 14, 2018, April 10, 2019, and May 8, 2019.

**VOTE:** The motion passed on a voice vote of 3-0-1-1, with **Commissioner Cioni abstaining** and **Commissioner Braxton absent**.

**DIRECTOR/STAFF COMMUNICATIONS:**

- The Zoning Ordinance Update will be presented at the June 18, 2019, City Council Meeting.

**COMMISSION REQUESTS:**

- **Commissioner Cioni** read a Facebook post written by Randal Cena with Certain Sparks regarding a TUP and inquired as to the status of this Permit. **Planning Manager Brian Halvorson** mentioned that significant Building and Safety issues were delaying the issuance of the TUP and the City Manager and Community Development Director have been involved in resolving the issue.
- **Chair Gonzales** requested that the TUP process be brought to the Commission for discussion.

**ADJOURNMENT:**

**MOTION:** It was moved by **Commissioner Gonzales**, seconded by **Commissioner Cioni** to adjourn the meeting at 8:25 P.M. to a Regular Meeting on Wednesday, July 10, 2019 at 6:30 P.M. in the City of Lompoc Council Chambers.

**VOTE:** The motion passed on a voice vote of 4-0-1 with **Commissioner Braxton absent**.

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Brian Halvorson  
Secretary

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Nicholas Gonzales  
Chair