



Adopted August 14, 2019

**Minutes of the Regular Meeting of the Lompoc Planning Commission  
Wednesday, July 10, 2019, at 6:30 p.m.  
City Hall, 100 Civic Center Plaza, Council Chambers**

**ROLL CALL:** Commissioner Nicholas Gonzales (Chair)  
Commissioner Federico Cioni (Vice-Chair)  
Commissioner Christopher Braxton  
Commissioner Steve Bridge  
Commissioner Sasha Keller

**STAFF:** Planning Manager Brian Halvorson  
Senior Environmental Coordinator Stacy Lawson  
Assistant City Attorney Brian Wright-Bushman

**ORAL COMMUNICATIONS:** None

**CONSENT CALENDAR:**

- Planning Commission 2018/2019 Annual Report –  
Summary of Commission Actions for the 2018/2019 fiscal year

**MOTION:** It was moved by **Chair Gonzales**, seconded by **Commissioner Braxton**, that the Commission adopt the Consent Calendar.

**VOTE:** The motion passed on a voice vote of 5-0.

**PUBLIC HEARING ITEMS:**

**ITEM 1:**

**LOM 615 – Lot Line Adjustment**

A request from Jared Cohen, applicant, for Planning Commission consideration of a proposal for a lot line adjustment of two parcels located at 1635 West Central Avenue (APN: 093-500-004) and 1801 West Central Avenue (APN: 093-040-040). This action is not required to comply with the California Environmental Quality Act (CEQA) because it is not a “project” for CEQA purposes.

**Stacy Lawson, Senior Environmental Coordinator**, summarized the written staff report with a PowerPoint presentation.

Open Public Hearing for LOM 615

**Jared Cohen**, applicant, stated he was available for any questions.

Close Public Hearing for LOM 615

**MOTION:** It was moved by **Chair Gonzales**, seconded by **Commissioner Cioni** that the Commission adopt Resolution No. 912 (19) approving a Lot Line Adjustment (LOM 615) based upon the Findings in the Resolution and subject to the attached Conditions of Approval.

**VOTE:** The motion passed on a voice vote of 5-0.

**ITEM 2:**

**Staff Presentation of Temporary Use Permits**

Based on a request from the Planning Commission at the June 12, 2019, Planning Commission meeting, **Brian Halvorson, Planning Manager**, presented the current process for Special Temporary Use Permits (Chapter 17.128 of the Lompoc Municipal Code) and answered questions regarding the permitting process.

The Commission discussed the item at length, including:

- Uses that are repetitive or reoccurring should be a Conditional Use Permit (CUP) and not a Temporary Use Permit (TUP);
- What the threshold between a TUP and CUP should be;
- That the flexibility for use of a TUP may have been stretched too far, should be applying for CUP;
- **Chair Gonzales** noted in his personal research of other jurisdictions he discovered that a TUP is required for:
  - An activity not normally conducted for that use or zone;
  - A public gathering; and
  - Requiring reasonable accommodation for the health and safety of the public.

**NEW BUSINESS:** None

**ORAL COMMUNICATIONS:** None

**WRITTEN COMMUNICATIONS:** None

**APPROVAL OF MINUTES:**

**MOTION:** It was moved by **Commissioner Bridge**, seconded by **Chair Gonzales**, that the Commission adopt the minutes of June 12, 2019.

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

**DIRECTOR/STAFF COMMUNICATIONS:**

- The Zoning Ordinance Update was presented at July 2, 2019, City Council Meeting and discussed at length with some items approved and others continued to the August 6, 2019, City Council meeting. After council discussion of the update it was decided to proceed with a Zone Change for the Housing Authority properties located at Cypress Avenue and Seventh Street to the Mixed-Use (MU) general plan and zoning designations with the first reading of this item at the July 16, 2019, City Council hearing.

**COMMISSION REQUESTS:**

- **Commissioner Cioni** inquired if the Commission would be able to apply Conditions of Approval to lots that are adjacent to projects.
  - **Assistant City Attorney Brian Wright-Bushman** stated that the Commission could only apply Conditions of Approval to lots that a part of a project being presented for consideration, not adjacent parcels.
- **Commission Bridge** requested the following information:
  - A current number of low-income housing by category, including properties that are no longer included in the tax roll.
  - **Planning Manager Brian Halvorson** noted that approximately 70% of Lompoc's housing stock is single-family detached housing and clarified that approximately 30% of Lompoc's multi-family housing is considered low-income.
  - Status of Bailey Avenue Annexation.
    - **Planning Manager Brian Halvorson** provided a status update including meetings that occurred with the County of Santa Barbara and LAFCO.
  - Inquired about Regional Housing Needs Assessment (RHNA) numbers.
    - **Planning Manager Brian Halvorson** provided information regarding RHNA numbers and the City's Housing Elements.
  - Requested status of the In-Lieu Fee account including current balance, expenditures, amounts and purpose.
- **Commissioner Braxton and Cioni** reminded staff of a request made for comparative analysis from March 27, 2019 meeting.
  - **Planning Manager Brian Halvorson** stated that he will provide what information he can in the staff report but this type of analysis may not be possible due to:
    - Staffing shortages;
    - This type of analysis may need to be contracted out; and
    - The Police Chief stated that the City does not have a crime analyst and does not have crime statistic data (only calls for service).

- **Chair Gonzales** requested a Staff presentation on the Regional Housing Needs Assessment (RHNA) including legalities, application of, and processes.
- **Assistant City Attorney Brian Wright-Bushman** noted that discussions may be better suited when agendized for the purposes of public participation.
- **Commissioner Bridge** inquired if there could be a list of Commissioner requests.
- **Chair Gonzales** requested historical background information be included with Staff Reports such as previous Conditions of Approval and covenants.

**ADJOURNMENT:**

**MOTION:** It was moved by **Chair Gonzales**, seconded by **Commissioner Cioni** to adjourn the meeting at 8:15 P.M. to a Regular Meeting on Wednesday, August 14, 2019, at 6:30 P.M. in the City of Lompoc Council Chambers.

**VOTE:** The motion passed on a voice vote of 5-0.



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Brian Halvorson  
Secretary



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Nicholas Gonzales  
Chair