

CUP 18-04

Fifteen Unit Apartment Complex

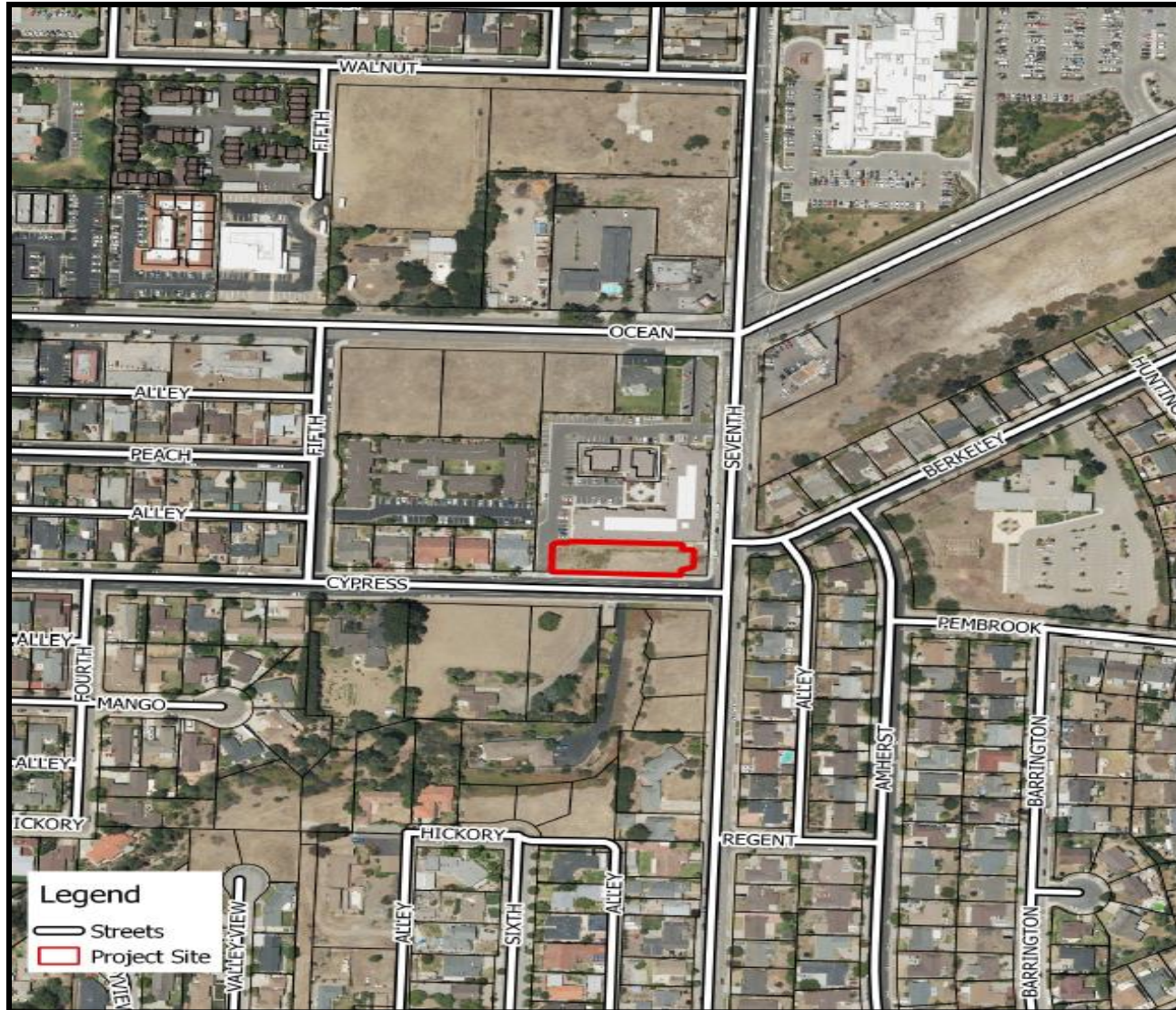
Planning Commission Meeting
September 25, 2019

Follow Up Items

- Fire/Police level of services (pertaining to health/safety and the ability to serve the project)
- Findings for Denial

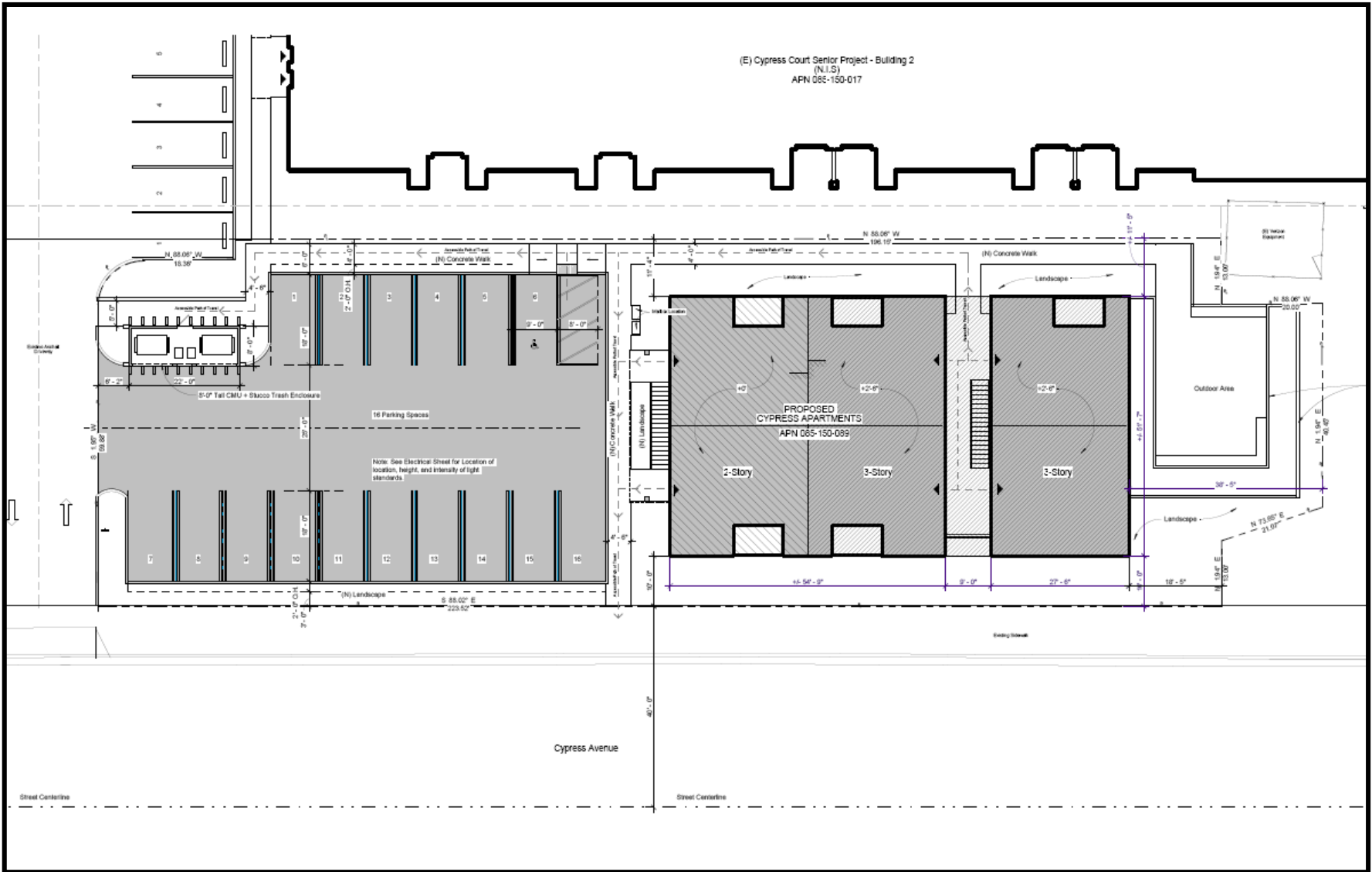
Project Location

1401 East Cypress Avenue

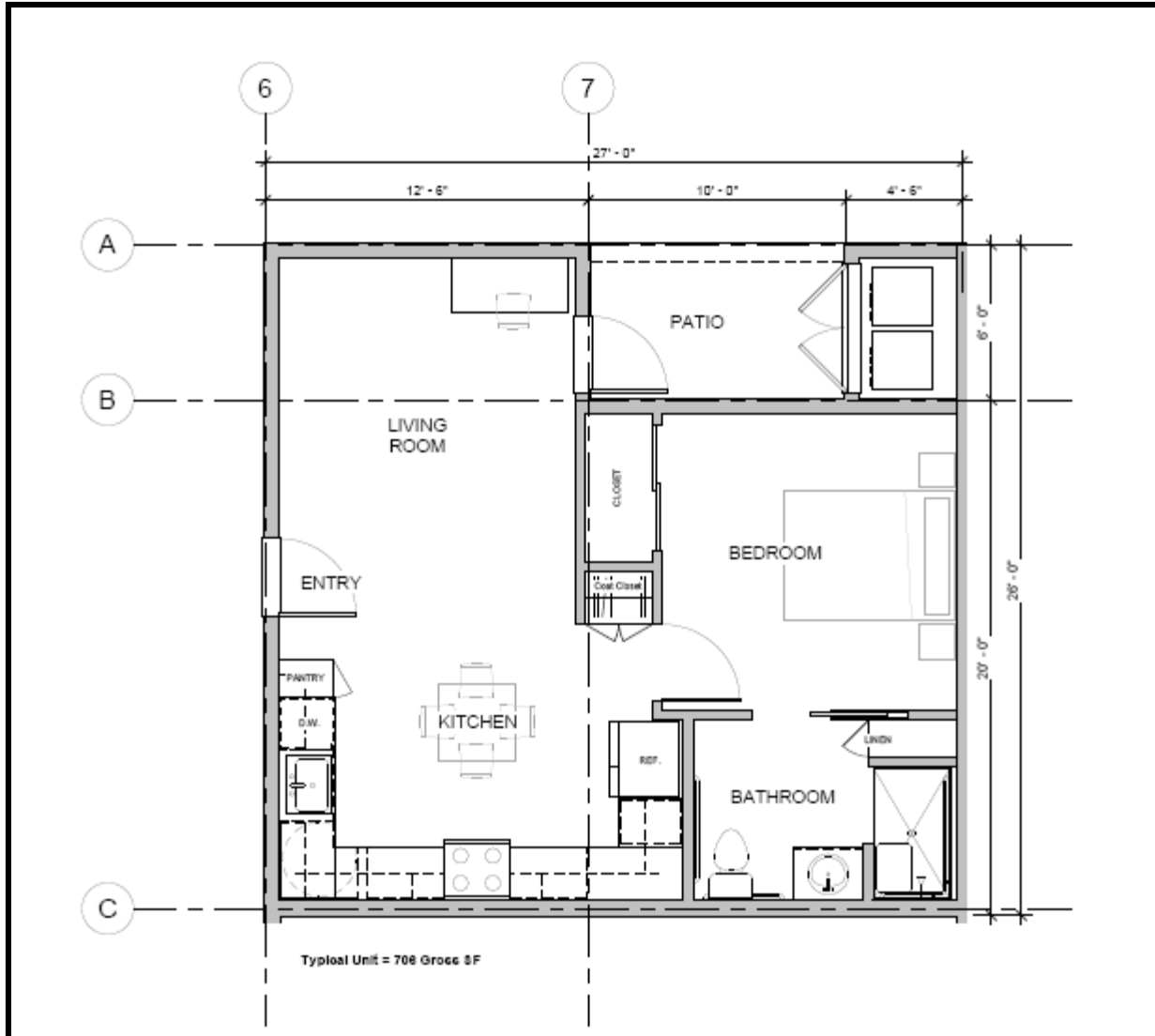


Site Plan

(E) Cypress Court Senior Project - Building 2
(N.I.S.)
APN 065-150-017



Typical Unit



Elevations

Elevation Keynotes	
Keynote	Description
1007	COMP. SHINGLE ROOF, TYP.
1011	AWNING, TYP. SEE COLOR BOARD
1012	CEMENT PLASTER STUCCO MATERIAL 01, TYP. SEE COLOR BOARD
1013	CEMENT PLASTER STUCCO MATERIAL 02, TYP. SEE COLOR BOARD
1054	GUARDRAIL, TYP.
1055	VINYL WINDOWS, TYP.



3 North Elevation
SCALE: 1/8" = 1'-0"



1 East Elevation
SCALE: 1/8" = 1'-0"



4 South Elevation
SCALE: 1/8" = 1'-0"



2 West Elevation
SCALE: 1/8" = 1'-0"

Impact on Services

- Police and Fire
- Findings from Draft Initial Environmental Study



September 4, 2019

Lompoc Planning Commission
c/o Brian Halvorson, Planning Manager
100 Civic Center Plaza
Lompoc, CA 93436

SUBJECT: HACSB 15-UNIT AFFORDABLE HOUSING
1401 EAST CYPRESS AVENUE

I would like to provide clarification in regards to my position and my department's ability to serve a new housing development currently being considered by the Planning Commission. I am not opposed to the proposed housing development.

The Lompoc Police Department has assessed and determined that the housing development will not create a notable impact on the delivery of service. Additionally, the Housing Authority has been a positive partner in the community and works closely with the Lompoc Police Department in a proactive effort to educate their staff and in the design of their properties incorporating security measures that deter criminal activity on their properties.

Should you have any questions or concerns, please feel free to reach out to me directly at jmariansi@ci.lompoc.ca.us.


JOSEPH A. MARIANI
Chief of Police



LOMPOC FIRE DEPARTMENT

Gerald P. Kuras, Fire Chief

September 5, 2019

Lompoc Planning Commission
c/o Brian Halvorson, Planning Manager
100 Civic Center Plaza
Lompoc, CA 93436

**RE: HACSB 15-UNIT AFFORDABLE HOUSING
1401 EAST CYPRESS AVENUE**

Lompoc Planning Commission:

A public comment was made at a recent Planning Commission meeting regarding the Lompoc Fire Departments ability, or inability to serve an existing senior housing project commonly known as Cypress Court Apartments, managed by the Housing Authority of the County of Santa Barbara. As the Lompoc Fire Chief, I'd like to state that the Lompoc Fire Department can and will respond to any calls for service. We have the ability to serve all floors of this building. Furthermore, the Lompoc Fire Department supports the development of the proposed 15-unit apartment complex at 1401 East Cypress Avenue.

Should you have any questions or concerns, please reach out to myself directly at g_kuras@ci.lompoc.ca.us or (805) 875-8054.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gerald P. Kuras".

Gerald P. Kuras
Fire Chief

General Plan Housing **Element Policies**

- Policy 1.8 - The City shall work with the County Housing Authority and non-profit housing groups to pursue affordable housing for target income groups and the special needs population, with particular emphasis on the needs of the disabled, homeless and extremely low income.
- Policy 1.18 - The City shall work with lending institutions, private developers, the County Housing Authority, and non-profit housing sponsors, to make a good faith effort to provide its regional share of affordable housing. To this end, the City shall participate with the County in meeting housing needs.

Housing Accountability Act

- GC § 65589.5(d) & GC § 65589.5(j)(1):

The project would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.

Planning Commission Action

- Adopt Resolution approving CUP 18-04

OR

- Provide other direction