



Adopted September 25, 2019

**Minutes of the Regular Meeting of the Lompoc Planning Commission
Wednesday, August 14, 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
Associate Planner Cody Graybehl
Assistant Planner Hannah Nguyen
Assistant City Attorney Brian Wright-Bushman

ORAL COMMUNICATIONS:

Andrew Puckett expressed concern regarding the grading for the Summit View Homes (Purisima Hills) project.

PUBLIC HEARING ITEMS:

ITEM 1:

Conditional Use Permit for AT&T Wireless Telecommunications Facility (CUP 18-05)

A request for a Conditional Use Permit from Jerry Ambrose of Eukon Group, representing AT&T Mobility (applicant), LLC for Planning Commission consideration of a proposal to operate an unmanned wireless telecommunications facility on the rooftop of an existing hotel building with supporting ground equipment. The project site is approximately 3 acres in size and located at 1621 North H Street (APN: 093-450-023) in the Planned Commercial Development (PCD) Zoning District. This action is exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

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

Open Public Hearing for CUP 18-05 / Close Public Hearing for CUP 18-05

Commissioner Braxton inquired if the FAA requirements for the project are being met.

Hannah Nguyen stated that the Director of the Transportation and Aviation Department reviewed the plans and found them to be in compliance.

MOTION: It was moved by **Chair Gonzales**, seconded by **Commissioner Cioni** that the Commission adopt Resolution No. 915 (19) approving a Conditional Use Permit (CUP 18-05) for the operation of an unmanned wireless telecommunications facility 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.

Brian Halvorson, Planning Manager, announced that this would be the last Planning Commission meeting for **Hannah Nguyen** and **Cody Graybehl** with the City of Lompoc due to budget cuts and they have accepted positions at other Cities. They have done outstanding work with the City of Lompoc and will be missed.

ITEM 2:

Staff Presentation on the Regional Housing Needs Assessment (RHNA)

Brian Halvorson made a PowerPoint presentation on the Regional Housing Needs Assessment (RHNA) and that the City is currently compliant with State RHNA requirements.

Open Public Hearing for RHNA / Close Public Hearing for RHNA

ITEM 3:

Chair Gonzales recused himself (left the dais) from the project discussion due to a conflict of interest.

Conditional Use Permit for a Fifteen Unit Apartment Complex (CUP 18-04)
Continued from June 10, 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).

Cody Graybehl summarized the written staff report with a PowerPoint presentation.

Open Public Hearing for CUP 18-04

Tony Tomasello, with RRM Design Group, representing the Housing Authority of the County of Santa Barbara, gave a short presentation of project features and compliance with State law. Mr. Tomasello mentioned that the project will increase the capacity for stormwater runoff with an underground infiltration chamber and detention basin.

Bob Havlecek, with the Housing Authority of the County of Santa Barbara, stated that the project would contain an on-site manager suite. Mr. Havlecek mentioned that the City's current security system allows for the Police department to view and download footage remotely. Additionally, security footage is kept for 30-45 days. He also mentioned that the HACSB is currently having an engineering firm provide an analysis to address drainage issues on the site of the Cypress Court project.

Louise Gray, a resident of Cypress Court, reviewed the letter she distributed to the Commission and expressed concern that the surveillance system currently installed does not have enough cameras for the size of the complex she lives in.

Whitey Wolleri expressed concern with pedestrian and vehicular safety, and the lack of current police force to assist with safety issues.

Cecilia Frederick expressed concern with traffic safety and location of the project.

Close Public Hearing for CUP 18-04

During a lengthy discussion, the **Commission** expressed concerns with public safety resources (health and safety), and security issues with the project.

Commission Cioni expressed concern regarding the impact and cost of public safety resources for the project. He stated that he will not be able to make a decision without this information.

Brian Halvorson stated that when the project was being reviewed, each department stated that they would be able to serve the project.

Commissioner Cioni inquired if a third party could perform a study to formulate the financial impact of this project on the City's public safety resources and can we ask the applicant to pay for the study.

Jeff Malawy, City Attorney, stated that generally the applicant pays for studies that are required for staff to evaluate an application. To deny the project, the commission would need to identify a specific adverse impact upon the public health which could not be mitigated by Conditions of Approval.

The **Commission** requested that Staff find and return with the City of Lompoc public safety level and standards of service and verify if these standards were being met at the time the project was deemed complete in December 2018.

MOTION: It was moved by **Commissioner Cioni, with No 2nd** that the Commission continue CUP 18-04 for a fifteen unit apartment complex to the September 11, 2019 Planning Commission meeting with the level of service for public safety at the time the application was deemed complete and if those levels or standards are being met.

VOTE: No vote.

Commissioner Keller asked if it was possible to move the meeting from September 11, 2019 to another date in September.

The **Commission** recessed for five (5) minutes to allow time to review the calendar for September meeting dates.

Brian Halvorson stated that September 25, 2019 was available to hold a Special Planning Commission meeting. Brian also verified direction from the Commission to cancel the September 11, 2019 meeting, and move all items to a Special meeting on September 25, 2019.

Commissioner Cioni rescinded his previous motion.

MOTION: It was moved by **Commissioner Cioni** seconded by **Commissioner Braxton** that the Commission continue CUP 18-04 for a fifteen unit apartment complex to a Special Planning Commission meeting to be held on September 25, 2019 and staff to report the Level or Standard of Service for Public Safety at the time the application was deemed complete and if those levels or standards were being met.

VOTE: The motion passed on a roll call vote of 4-0-1 with Commissioner Gonzales Not Participating.

NEW BUSINESS: None

ORAL COMMUNICATIONS:

Louise Gray noted that on June 18, 2019, at 5:00 p.m the Fire Department made a presentation to the Cypress Court residents and stated that they would not be able to respond with the hook and ladder to the 3rd floor apartments.

WRITTEN COMMUNICATIONS: None

APPROVAL OF MINUTES:

MOTION: It was moved by **Chair Gonzales**, seconded by **Commissioner Cioni**, that the Commission adopt the minutes of July 10, 2019.

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

DIRECTOR/STAFF COMMUNICATIONS:

- Staff presented the Planning Commissioner Request list. **Commissioner Bridge** stated he had requested the list, he likes the format, and after items have been completed they can be deleted from the list.
- Staff reported that the Zoning Ordinance Update is tentatively scheduled for review at the September 17, 2019 City Council meeting.
- Planning Commission and Staff Recommendations. **Brian Halvorson** noted that there are times when Staff recommendations are presented to City Council along with the recommendations adopted by the Planning Commission.
 - **Commissioner Cioni** inquired if it is possible for Staff to make a recommendation that differs from the Planning Commission and under which circumstance. **Jeff Malawy** stated yes, Staff must present the Commission's recommendation to Council but may also present a Staff recommendation.
 - **Chair Gonzales** inquired about an item that was not discussed at Planning Commission but is presented to the Council. **Jeff Malawy** stated that an item that was not considered at the Planning Commission needs to be presented to the Planning Commission prior to presentation to the City Council.
 - **Brian Halvorson** stated that he will ensure that items that have a Planning Commission and a Staff recommendation will be discussed at a Planning Commission meeting prior to being presented to City Council.

COMMISSION REQUESTS:

- **Commissioner Braxton** inquired if there were minutes for the DRB meeting that was held for CUP 18-04. **Brian Halvorson** stated minutes are not kept for DRB meetings.
- **Commissioner Gonzales** requested a presentation regarding the Bailey Avenue Annexation.

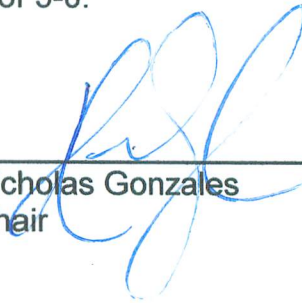
ADJOURNMENT:

MOTION: It was moved by **Chair Gonzales**, seconded by **Commissioner Cioni** to adjourn the meeting which occurred at 9:23 P.M. and to hold a Special Meeting on Wednesday, September 25, 2019 at 6:30 P.M. in the City of Lompoc Council Chambers.

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



Brian Halvorson
Secretary



Nicholas Gonzales
Chair