



**Minutes of the Special Meeting of the Lompoc Planning Commission
Wednesday, September 25, 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 Steve Bridge
Commissioner Sasha Keller
Commissioner Ken Ostini

STAFF: Planning Manager Brian Halvorson
Principal Planner Greg Stones
Assistant City Attorney Brian Wright-Bushman

ORAL COMMUNICATIONS: None

PUBLIC HEARING ITEMS:

Chair Gonzales recused himself due to a conflict of interest and left the dais.

Brian Halvorson, Planning Manager noted that **Commissioner Ostini** was not present for prior meetings pertaining to CUP 18-04 and would be consulting with **Brian Wright-Bushman, Assistant City Attorney** regarding his participation in the presentation/discussion of this item.

ITEM 1:

**Conditional Use Permit for a Fifteen Unit Apartment Complex (CUP 18-04)
Continued from August 14, 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 Mixed Use (MU) zoning district. This action is categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA).

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

Brian Wright-Bushman, Assistant City Attorney, stated **Commissioner Ostini** may remain on the dais but should refrain from commenting and abstain from voting on this item.

Open Public Hearing for CUP 18-04

Tony Tomasello of RRM Design Group representing the Housing Authority of the County of Santa Barbara described the project benefits and spoke to the project's conformity with State Housing laws and willingness of the applicant to comply with all additional Conditions of Approval.

Bob Havlecek, Housing Authority of Santa Barbara County, spoke to follow up items from the last public hearing:

- Waitlist information – there are currently 5,806 persons in the City of Lompoc on a waitlist for properties within the City of Lompoc.
- There are 1,840 homeless people in Santa Barbara County of which 249 are in the City of Lompoc.
- Prospective applicants are ranked with a point system with local residents and veterans being weighted higher.
- Parking information – historically these types of projects are under parked due do to renters not owning vehicles.

Eddie Taylor, Santa Barbara County United Way, spoke in support of the project and provided the following statistics from the Homeless Management Information System (HMIS) regarding homelessness in the City of Lompoc:

- 415 total households are homeless of which 110 are families, 48 are veterans, and 140 are chronically homeless with disabilities

Sylvia Bernard, Good Samaritan Shelter operates emergency shelters and transitional housing within the City of Lompoc and stated that there are 150 beds that are currently at capacity and stated that there is a lengthy waitlist.

Pat Brady, resident spoke in favor of the project.

Brian Halterman, Pastor and Bridge House Manager, lives in the area and would like to see the utilization of the vacant lot and feels the project is aesthetically pleasing.

Mark Ashamalla, resident, has worked with homeless outreach the past four years and welcomes a project like this.

Mary Wollert, resident, lives in the area, does not approve of the project aesthetics nor the location.

Dr. Zillah Hodgkins, Team Lead Transitions Mental Health Association, spoke to the mental health of homeless persons and the struggle to live well when you do not have a place to live and the need for the City to have more services, not less.

Darrell Tullis, resident, volunteered with riverbed clean up project and expressed concerned that when people were moved out of the river bed they did not have a place to go and feels Lompoc needs many more projects like this.

Christina Lockner, homeless, tries to maintain a positive attitude, it is hard when you do not have access to “normal” everyday things, i.e. shower, bed, or shelter.

Ernest Kervin, resident of Cypress Court, spoke about flooding in the Cypress Court apartments.

Close Public Hearing for CUP 18-04

Commissioner Cioni commended the members of the audience for their efforts working with the homeless population of the City.

Commissioner Bridge requested a brief statement regarding the legality of the zone change from CO to MU being presented to the Council without prior review by the Planning Commission.

The Commission discussed the City of Lompoc Police and Fire Department Levels of Service and questioned if response times have increased or decreased. The Commission also questioned the cost of Public Safety to service a project that will not be on the tax rolls. The Commission requested that representatives from both Police and Fire Departments be present at the next meeting and that the item be continued until then.

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Keller** to continue CUP 18-04 to the regular meeting scheduled for Wednesday, October 9, 2019 at 6:30 p.m.

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

ITEM 2:

Presentation on the status of a LAFCO application for an Adjustment to the City’s Sphere of Influence and the Annexation of properties along Bailey Avenue

Brian Halvorson, Planning Manager, made a PowerPoint presentation on the status of the Bailey Avenue Corridor annexation process.

NEW BUSINESS: None

ORAL COMMUNICATIONS: None

WRITTEN COMMUNICATIONS: None

APPROVAL OF MINUTES:

MOTION: It was moved by **Chair Gonzales**, seconded by **Commissioner Bridge**, that the Commission adopt the minutes of August 14, 2019, as amended.

VOTE: The motion passed on a voice vote 4-0-1, with **Commissioner Ostini** Not Participating.

DIRECTOR/STAFF COMMUNICATIONS:

- Recent Council Actions: At the September 17, 2019 Council meeting the Zoning Code Update item was continued to a Special Council meeting on Thursday, October 3, 2019.
- Planning Commissioner Requests:
 - Completed Bailey Corridor annexation presentation this evening
 - Regarding the request for understanding the objective of the Overlays for the updated Zoning Code, there was a consensus that a presentation to the Commission after the adoption of the Zoning Code Update would be acceptable.
 - Fire review fees for Use permits in the Planning Division should be \$199.00, the Recreation Division has its own projects for which they charge Fire review fees depending upon the size of the event.
 - Comparative analysis, crime rates, traffic, and effect of loss of tax roll income:
 - Limited Staff resources and expertise prevent the completion of a request for a comparative analysis (comparing impacts from existing similar affordable apartment sites built)
 - The Police Department does not release crime rates and does not currently employ a crime analyst
 - Traffic (provided estimated engineering trip generation rates but a traffic study was not completed nor required for this project)
 - Loss of tax income (completed)
 - Provide standard of service levels at the next meeting with Police and Fire present

COMMISSION REQUESTS:

Chair Gonzales requested that any significant information on projects or the General Plan be disseminated to the Planning Commission.

ADJOURNMENT:

MOTION: It was moved by **Chair Gonzales**, seconded by **Commissioner Cioni** to adjourn the meeting at 8:24 P.M. to a regular meeting on Wednesday, October 9, 2019, at 6:30 P.M. in City of Lompoc, Council Chambers.

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



Brian Halvorson
Secretary



Nicholas Gonzales
Chair