



Adopted November 13, 2019

**Minutes of the Regular Meeting of the Lompoc Planning Commission  
Wednesday, October 9, 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:** City Attorney Jeff Malawy  
Planning Manager Brian Halvorson  
Principal Planner Greg Stones

**ORAL COMMUNICATIONS:** None

**PUBLIC HEARING ITEMS:**

**Chair Gonzales** recused himself due to a conflict of interest, stepped down from the dais, and left the Council Chambers.

**Commissioner Ostini** stated that he will remain on the dais, refrain from commenting, and abstain from voting on this item, since he has not heard the project in its entirety.

**1. Conditional Use Permit for a Fifteen Unit Apartment Complex (CUP 18-04)**  
**(Continued from September 25, 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**, noted a correction in the staff report, the project was deemed complete when the property was zoned Commercial Office (CO). Mr. Stones summarized the written staff report with a PowerPoint presentation.

**Open Public Hearing for CUP 18-04**

**Tony Tomasello of RRM Design Group** representing the Housing Authority of the County of Santa Barbara noted that this the 5th Planning Commission meeting on this project and highlighted items from the RRM letter dated October 3, 2019, to the Planning Commission.

**Dr. Zillah Hodgkins, Team Lead Transitions Mental Health Association** mentioned that she thought it is the responsibility of the City to provide resources for its residents. Research shows that when homeless people are provided housing they do not utilize as many City resources (Police & Fire) or require the same level of medical attention they did when they were homeless.

**Brian Halterman, Pastor, and Bridge House Manager** agreed with previous comments that the statistics prove that money is saved when housing is available. Emergency calls to Police and Fire and Emergency room visits decrease when people are housed. Social Justice is doing what is right.

**Regina Schmidt**, resident, spoke to her personal difficulty finding housing of her own in Lompoc.

Close Public Hearing for CUP 18-04

There was a discussion among Commission members regarding how residency is established for homeless persons and clarification that there are currently 5,800 people in the City of Lompoc who qualify for and are currently on the Housing Authority of Santa Barbara County subsidized housing waiting list. It was clarified that not all of these individuals are homeless, some are renting rooms, couch surfing, or staying with family until housing becomes available so they may have a home of their own.

**Fire Chief Kuras** responded to **Commissioner Cioni's** questions. The Lompoc Fire Department has a written Level of Service (LOS) and the Department is meeting the LOS with his current staffing. There has not been an increase in regular overtime (OT) levels for the Fire Department. **Chief Kuras** stated he thinks that this project will bring less than 10 calls per year to his staff that is currently responding to 80-90 service calls per week.

**Police Chief Mariani** responded to **Commissioner Cioni's** questions and stated that the Lompoc Police Department has a written Level of Service (LOS) and the Department is meeting the minimum LOS with his current staffing levels. **Chief Mariani** noted that a 15-unit apartment complex is not a major concern, and that the Department has responded to more than 23,000 calls since January 1, 2019, and Beat 16, where this project is located has had 884 calls, less than 4% of all calls for the City. **Chief Mariani** also stated that housing is critical for Lompoc and the Housing Authority of Santa Barbara County has done a good job at crime prevention through design.

**Commissioner Cioni** thanked the Fire and Police Chief for attending the meeting and being available to answer the **Commissioner's** questions.

In response to a question posed by **Commissioner Bridge**, City Attorney **Jeff Malawy** stated that based on the information Staff has obtained there is no legal reason to recommend denial of the project.

**MOTION:** It was moved by **Commissioner Cioni**, seconded by **Commissioner Keller**, that the Commission adopt Resolution No. 914 (19), approving CUP 18-04 for a fifteen unit apartment complex based upon the Findings in the Resolution, and subject to the attached amended Conditions of Approval.

**VOTE:** The motion passed on a roll call vote of 2-1-1-1.

<b>Commissioner Cioni</b>	Aye
<b>Commissioner Bridge</b>	No
<b>Commissioner Keller</b>	Aye
<b>Chair Gonzales</b>	Not Participating
<b>Commissioner Ostini</b>	Abstaining

**Chair Gonzales** returned to the dais.

**Commissioner Bridge** recused himself due to a conflict of interest, stepped down from the dais and left the Council Chambers.

## **2. Development Review Permit (DR 19-03) for the 233 Mixed Use project**

A request for a Development Review Permit from Joe Riley with Joe Riley Construction (applicant), representing Brad Boulton and Julie Darrah (property owners), for Planning Commission consideration to construct a 14,550 square foot three story mixed use building (residential and commercial) within the Old Town Commercial (OTC) zone. The project is located at 233 and 239 North H Street (APN's: 085-081-001 and 085-081-002) and includes 9,906 square feet of commercial space and 6 residential apartments. 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.

**Thomas Reay**, Architect for the project, stated the applicant has been working with Staff and that he agrees with the Conditions of Approval and understands that the Comprehensive Zoning Ordinance has not been adopted yet and that some items may need to be updated.

**Julie Darrah**, Property Owner, noted that the building will be built with the first floor intended to be offices for her business Vivid Financial.

Open Public Hearing for DR 19-03 / Close Public Hearing for DR 19-03

**MOTION:** It was moved by **Commissioner Ostini**, seconded by **Commissioner Cioni**, that the Commission adopt Resolution No. 917 (19), approving Development Plan DR 19-03 for the 233 mixed-use project, based upon the Findings in the Resolution, and subject to the attached amended Conditions of Approval.

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

**Time Extension for the Central Coast Business Park Tentative Map (LOM 599)**

A request from Chad Penrod (applicant) with Parkstone Companies, representing the McGaelic Group (property owner), for Planning Commission consideration of a 1-year time extension for the Central Coast Business Park Tentative Map. The project site is within the Central Coast Business Park Specific Plan located at 1101, 1301 and 1401 West Central Avenue (APN's: 093-450-014, 093-450-015 and 093-450-016) in the Business Park (BP) zoning district and includes the subdivision of twelve (12) lots on a 40-acre project site. A Final Environmental Impact Report (SCH # 2014021048) was certified for the Central Coast Business Park Specific Plan and an Addendum to the EIR has been prepared for the time extension request pursuant to the California Environmental Quality Act (CEQA).

**Brian Halvorson, Planning Manager**, summarized the written staff report with a PowerPoint presentation.

**Chad Penrod**, with Parkstone Companies representing the McGaelic Group, noted that the tenant they were working with to lease the property, fell through. Which is why we are requesting an extension.

Open Public Hearing for LOM 599 / Close Public Hearing for LOM 599

**MOTION:** It was moved by **Chair Gonzales**, seconded by **Commissioner Ostini**, that the Commission adopt Resolution No. 918 (19), adopting an addendum to the Environmental Impact Report (SCH No. 2014021048) and approving a one-year time extension for the Central Coast Business Park Vesting Tentative Parcel Map (LOM 599) 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

**NEW BUSINESS:** None

**ORAL COMMUNICATIONS:** None

**WRITTEN COMMUNICATIONS:** None

**APPROVAL OF MINUTES:**

**MOTION:** It was moved by **Chair Gonzales**, seconded by **Commissioner Cioni**, that the Commission adopt the minutes of September 25, 2019.

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

**DIRECTOR/STAFF COMMUNICATIONS:**

- The Zoning Ordinance Update has been continued to November 7, 2019, Special City Council Meeting at 6:30 P.M.
- Reviewed items from the Commission Request log.
- Council has requested items in the Zoning Ordinance Update that will require General Plan Amendments.
- On October 24, 2019, we have a meeting with the Santa Barbara County Planning Department regarding the Bailey Avenue Annexation.

**COMMISSION REQUESTS:**

- **Commissioner Bridge** requested a list of General Plan amendments. **City Attorney Jeff Malawy** noted that you may have 4 Resolutions to amend the General Plan per calendar year.
- **The Commission** requested information regarding the legality of the Zone Change from CO to MU for the property located at 1401 East Cypress Avenue presented to City Council without prior review by Planning Commission. **City Attorney Jeff Malawy** made a statement: the rule is the City Council cannot adopt an item that has not been considered by the Planning Commission. Mr. Malawy also stated that if the Planning Commission has reviewed the property and made a recommendation to the Council for a Zone Change for a property, when the Council reviews that recommendation along with the Staff Report and Public comment, the Council may legally change the Zoning of the property to any Zone in the City as they see suitable for the property (this may not be the Zone recommended by the Commission) without the item being returned to the Planning Commission for consideration since they have already reviewed the zone change for that property. Noting that there have been frustrations on the Planning Commission, **Brian Halvorson, Planning Manager, and Legal** have agreed to be mindful in returning items to the Planning Commission for review even if they are not legally required to do so.

**ADJOURNMENT:**

**MOTION:** It was moved by **Chair Gonzales**, seconded by **Commissioner Cinoi** to adjourn the meeting at 8:10 P.M. to a regular meeting on Wednesday, November 13, 2019, at 6:30 P.M. in 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