

**Excerpt from the Lompoc Planning Commission Meeting
of April 10, 2013**

Commissioner Leach recused herself from discussion of item No. 1 as she serves on the Good Samaritan Board of Directors and there could be a perception of a conflict of interest.

**1. CUP 12-10 – Conditional Use Permit
Continued from January 9, 2013**

A request by Pastor Doug Conley of New Life Christian Center, the applicant, for Planning Commission consideration of an amendment to Conditional Use Permit (CUP 80-26) for the operation of a homeless shelter in the existing church multipurpose room. The facility would house up to sixteen (16) adults from 5:30 p.m. to 6:30 a.m. daily. The project is located at 816 North C Street in the *Medium Density Residential (R-2)* Zoning District (Assessor Parcel Number: 87-040-65). This action is exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

Planning Manager Lucille Breese summarized the written staff report and introduced Captain Ed Lardner of the Lompoc Police Department to address crime statistics collected by the Department. Captain Lardner provided a handout listing calls for 2011, 2012, and 2013. He explained a prominent address in an area is often used as a reference when the call has nothing to do with the address.

Planning Commissioners discussed with Captain Lardner the types of calls which could be anticipated at a facility where people gather and are present all day and advised the Commission calls for service Citywide had increased in the past two (2) years.

Commissioner Fink advised the audience due to the lengthy hearing previously held on the item, testimony from all parties would be limited to five (5) minutes each.

OPEN PUBLIC HEARING AT 6:40 P.M.

Pat Brady of Good Samaritan – reminded the Commission of the struggle for approval when Good Samaritan attempted to open the detox center in Lompoc; noted homelessness is an ongoing problem; stated Pastor Doug is filling an need with limited resource; indicated Mr. Panther has done research, and noted all facilities request clients contribute in some way to establish self sufficiency.

Marlin Panther, neighbor at 821 North C St – provided supplemental information which he is willing to discuss with the Commission and noted he has spent the past 90 days attempting to understand the homeless situation.

Charles Chunn – past resident of the homeless shelter; did experience random drug testing; had a spiritual connection; is currently employed and rebuilding a sense of self worth and contribution to the community.

Pam Wall, representing the Human Services Commission – read letter of support into the record. Commissioner Fink inquired is the letter was a result of the Human Services Commission meeting. Ms. Wall concurred and Commissioner Fink thanked the Commission for their input.

Rebecca Goodchild, neighbor – has children who wait at bus stop nearby and noted homeless would not be in the neighborhood if the shelter were not there; expressed concern all questions were not being answered; and noted need to provide safe environment for children.

James Leyva, past resident of shelter – discusses dispute regarding a bike that occurred when he was a resident and lack of hygiene opportunities.

Corbett Brown, past resident of shelter – expressed believe shelter should remain; stated he had been asked to leave after experiencing a seizure; and noted people should be allowed to sit in a bus shelter if they have no funds.

Karen Frankenberger, resident – stated for 27 years she has provided a haven for low-income individuals; expressed concern with lack of activities for homeless during the day; stated there is an incredible need in the community for the service; expressed appreciation for the clarification provided regarding the police calls; and noted Pastor Doug has helped people obtain employment and turn their lives around.

Nona Davis, resident – asked that CUP be granted and noted churches are places of compassion providing needed services.

Ann Rughe resident – affiliated with Good Samaritan and is on Library Board and requests CUP be granted for one (1) year to allow Pastor Doug and Mr. Panther to reach out to each other; participated in Homeless Count; and agreed lack of daytime activities are concern.

Christopher Brock, Youth Commissioner and Homeless Advocate – noted he was previously homeless in Santa Barbara; stated of 42 churches in Lompoc only one (1) has opened the doors to the homeless; and expressed need for rehabilitation.

Darren Hunt, pastor – expressed support for use and requested CUP be granted.

Rod Pope, neighbor – noted Trinity provides showers for homeless; stated property values won't go down because of church use; noted C Street is a pathway through the City to various shopping activities; indicated he had called police and given his address even if the problem was elsewhere; and observed people driving their children to the neighborhood bus stop.

Ray Lara, neighbor – agreed with need for shelter but not in a residential neighborhood.

Joyce Howerton, resident – noted in her neighborhood on the Southside there had been an increase in criminal activity; stated community needs to look at solution; and encouraged citizens to assist the homeless.

Mark Stortecky, resident – attends Pastor Darren's church; volunteers at shelter; and noted in this economy people have lost jobs and homes; and stated churches are there to assist.

Victor Bobo, member of NLCC – stated they have done as the PC asked and noted they are requesting the right decision be made to allow the shelter to continue.

Cherri Hoffman, real estate broker – stated she knows Mr. Panther as a detail oriented person; expressed concern with shelter in a residential area; asked if the CUP would allow other churches to run similar shelters; and noted night time activities only don't make sense.

Pastor Doug Conley, applicant – noted he was asked to mediate on January 9; stated he has reached out; and briefly summarized his journal, attached to the staff report. Commissioner Cioni asked about individual approaching neighbors early in the morning and Pastor Doug responded, that he attempts to deal with any problem immediately.

Nicky Wallace, past resident of shelter – discussed some personal experiences and was asked by Attorney Ward to keep her testimony on the CUP. She began her testimony again and Commissioner Fink asked her to focus her testimony on the land use issue.

Hillary Eubanks, volunteer at shelter – discussed how NLCC has attempted to mediate with neighbors and only Mr. Panther attended dinner/meetings; noted her function at the church is to protect the children in the school and she sees no threat from the shelter operation; and noted they are doing the best they can.

Jan Martinez, resident – noted she has been to the church; observed the shelter is working; and requested allowing the CUP for a year.

Denise Wilson, resident of shelter – noted Mr. Panther had pressed her about her specific situation; stated some guests have been asked to leave when they don't follow the rules become disgruntled; and indicated most guests at the shelter are respectful of the neighbors and don't hang out during the day.

CLOSE PUBLIC HEARING AT 8:20 P.M.

Captain Lardner returned to the podium and noted that after hearing the testimony it appears to be a neighborhood issue. He noted he has the ability to look at future situations and can have additional information included on Police Department records of service calls in the future, although it would be extra work it might provide additional information on which to base a decision.

The Commission took a 5 minute break.

Commissioner Clark noted the failure to identify the real issue; stated he has done internet research regarding the location of homeless shelters in residential areas; indicated neighbors are not objecting to activities inside the shelter but to activities outside the shelter; noted the shelter has high standards and doesn't accept all who apply which leaves the neighbors to deal with any problems from rejected people; and noted he cannot support shelter.

Commissioner Cioni indicated he believe there is a way to address the concerns in a positive manner allowing the shelter to exist and the neighbors to feel safe and noted he could support the CUP for a one (1) year period.

Commissioner Rodenhi expressed the need to return to the land use issue and ask if the use is compatible; noted churches co-exist in residential neighborhoods citywide but the shelter attracts problems associated with the homeless population which is a larger issue than one neighborhood and requires additional resources; and indicated he cannot support the shelter.

Commissioner Fink asked Pat Brady to address the Commission. Ms. Brady advised the Commission as a result of the Homeless Count in January, a coalition had been formed to work on the homeless problem, to discuss the misconceptions, to attempt to find solutions; she acknowledged Good Sam has had some police calls but they attempted to be good neighbors.

Commissioner Fink indicated based upon the fact a coalition was to begin meeting in May and the fact Captain Lardner had agreed to provide additional information regarding police activity in the neighborhood, he could support the CUP for one (1) year.

MOTION: It was moved by Commissioner Fink and seconded by Commissioner Cioni that the Commission adopt Resolution No. 746 (13), allowing New Life Christian Center to operate the homeless shelter for a one-year period with a return to the PC for review of the operation, including the proposed Conditions of Approval.

VOTE: The roll call vote was Commissioner Clark and Rodenhi voted no, Commissioners Cioni and Fink voted yes, and Commissioner Leach did not participate.

The Commission was advised there had to be a majority vote to approve the CUP, therefore it was denied.

The Commission took a 5 minute break and returned at 8:50 p.m. Commissioner Leach returned to the dais.