

August 8, 2024

VIA ELECTRONIC MAIL

Larry Appel
Integrity Planning
4352 Foxenwood Circle
Santa Maria, CA 93455
E-Mail: smlarry@aol.com

Re: **Good Samaritan Request for Clean & Sober Living Facility**
531 North G Street, APN: 087-192-004
Lompoc, CA 93436

Dear Mr. Appel:

This letter responds to your letters to Brian Halvorson dated May 16, 2024 and June 19, 2024. I serve as the City Attorney for the City of Lompoc.

As described in a letter from Hector Giron of Good Samaritan Shelter, received by the City in October 2023, and as modified by your May 16, 2024 letter, the proposed “Project” is rebuilding the existing house on the property to construct a residential care home where individuals would be able to live on site for up to two years, in which they will receive case management services to achieve their personal goals. Mr. Giron stated the construction would address the pressing need for housing among justice-involved individuals while being designed to offer a supportive environment that caters to their unique needs. The number of residents will be limited to a maximum of six. You do not plan to alter or expand the footprint of the existing building (as seen in the attached photos). The determinations in this letter are based on the descriptions of the Project in this paragraph. Should you propose to change the project description, the City will re-evaluate the determinations made in this letter based on the new project description.

As previously determined, the Project best fits the definition of a “Residential Care Home” under Section 17.708.020(D) of the Lompoc Municipal Code. 531 North G Street is located in the City’s Central Business zone and H Street Overlay zone, in which Residential Care Homes that serve six or fewer persons are permitted by right in the H Street Overlay zone. (LMC 17.224.030(D).) Therefore, no discretionary review is required to establish the Project’s proposed use at the 531 North G Street site.

With respect to design review, any new structure or addition or alteration to an existing structure would require Architectural Design and Site Development Review approval by the Planning

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Commission pursuant to LMC Chapter 17.512, unless an exception applies. You assert the exception in LMC 17.512.020(D) applies. If the Project will not alter or expand the footprint of the existing building (as shown in the attached photos), then we agree that exception would apply and the Project would not require design review approval.

Finally, the Project as described is exempt from CEQA review under one or all of CEQA Guidelines sections 15301, 15303, or Public Resources Code section 21080(b)(1).

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeff Malawy', with a stylized flourish at the end.

Jeff Malawy
City Attorney
City of Lompoc

cc:

Christie Alarcon, Community Development Director

Brian Halvorson, Planning Manager

Hector Giron, Good Samaritan Shelter (hgiron@goodsamaritanshelter.org)

Attachment: Current photos of property



Front of property



Rear of property as seen from alley